

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 1 - Adopted Budget:
(Adopted at 8/20/2018 meeting)

Prepared by:



MONTERRA

Community Development District

Table of Contents

	<u>Page #</u>
<u>GENERAL FUND</u>	
Summary Report by Department	1
Detailed Report by Department	2 - 5
Detailed Report by Subdepartment	6 - 10
Reserve Schedule	11
Assessment Tables	12 - 15
<u>DEBT SERVICE BUDGETS</u>	
Series 2005A Debt Service Fund	16
Amortization Schedule - Series 2005A	17
Series 2015 Debt Service Fund	18
Amortization Schedule - Series 2015	19
<u>SUPPORTING SCHEDULE</u>	
Assessment Summary (with Debt)	20

Monterra
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114
EXPENDITURES						
Administrative	103,931	98,440	95,728	21,237	116,966	98,662
Property management and security	515,462	520,246	432,865	89,838	522,704	520,246
Maintenance: Gate/Fence	58,963	71,183	70,658	14,132	84,789	71,183
Maintenance: Lakes	146,658	206,458	122,474	25,295	147,769	206,458
Maintenance: Landscape/Hardscape	858,051	788,011	628,205	125,564	753,769	788,011
Maintenance: Pool	29,736	23,900	18,430	3,412	21,842	24,900
Maintenance: Other	166,084	145,704	213,653	25,243	238,896	145,704
Utilities	239,437	249,300	199,411	39,882	239,293	249,300
Other Expenses	41,656	45,641	38,434	6,160	44,593	51,818
Contingency	30,582	278,231	87,614	-	87,614	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	(0)
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,441,170	\$ -	\$ 2,441,170	\$ 2,427,114
Special Assmnts- Discounts	-	-	-	-	-	-
Interest - Investments	16,800	-	12,935	2,587	15,522	-
Interest - Tax Collector	-	-	1,041	208	1,249	-
Room Rental	-	-	-	-	-	-
Rental Income	2,260	-	250	25	275	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	855	100	955	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-
Gate repair refunds	-	-	4,489	898	5,387	-
Decal headlamp/windshield	-	-	11,925	250	12,175	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114

EXPENDITURES

Administrative

P/R-Board of Supervisors	2,000	2,800	-	-	-	2,800
FICA Taxes	153	214	-	-	-	214
Dissemination Agent	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	40,143	8,029	48,172	22,100
Auditing Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	9,610	5,390	15,000	10,000
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	932	186	1,118	1,400
Postage and Freight	312	750	306	61	367	750
Rentals & Leases	2,400	2,400	133	27	160	2,400
Insurance - Property	22,883	25,743	22,883	-	22,883	25,965
Insurance	6,676	7,242	6,676	-	6,676	7,242
Printing and Binding	2,506	2,500	1,063	213	1,276	2,500
Legal Advertising	1,182	1,500	433	87	519	1,500
Office Supplies	198	350	311	62	374	350
Other Current Charges	806	750	915	183	1,098	750
Dues, Licenses, Subscriptions	175	175	200	-	200	175
Misc-Assessmnt Collection Cost	-	-	-	-	-	-
Total Administrative	103,931	98,440	95,728	21,237	116,966	98,662

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Property management and security						
ProfServ-Mgmt Consulting Serv	53,045	53,045	45,743	8,500	54,243	53,045
Onsite Maintenance	46,515	43,051	35,876	7,175	43,051	43,051
Onsite Property Manager	28,706	26,697	23,297	4,659	27,957	26,697
Attendant	117,286	112,845	94,038	18,808	112,845	112,845
Security	269,910	284,608	233,912	50,696	284,608	284,608
Total Property management and security	515,462	520,246	432,865	89,838	522,704	520,246
Maintenance: Gate/Fence						
R&M-Fence	10,304	12,750	20,654	4,131	24,785	12,750
R&M-Gate	29,345	38,000	29,898	5,980	35,877	38,000
R&M-Access & Surveillance Systems	15,363	13,433	11,668	2,334	14,002	13,433
Gate Transponders	3,951	7,000	8,437	1,687	10,124	7,000
Total Maintenance: Gate/Fence	58,963	71,183	70,658	14,132	84,789	71,183
Maintenance: Lakes						
R&M-Pump Station	15,402	23,338	12,254	2,451	14,705	23,338
Lake & Wetlands Maintenance	26,075	28,320	23,600	4,720	28,320	28,320
Pest Control-Midge Lake Banks	15,155	65,000	26,120	5,224	31,344	65,000
Pest Control-Midge Lakes	50,000	50,000	38,000	7,600	45,600	50,000
Mitigation Maintenance	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Reporting	8,000	8,000	6,000	2,000	8,000	8,000
Pump Station Reserve	12,225	12,000	-	-	-	12,000
Total Maintenance: Lakes	146,658	206,458	122,474	25,295	147,769	206,458
Maintenance: Landscape/Hardscape						
R&M-Mulch	45,000	50,001	42,550	8,510	51,060	50,001
R&M-Pest Control	102,726	101,000	85,265	17,053	102,318	101,000
R&M-Trees and Trimming	26,935	30,000	-	-	-	30,000
Royal Palm Treatment	70,422	15,000	2,579	516	3,094	15,000
R&M-Pressure Washing	51,650	61,980	58,396	11,679	70,076	61,980
Rust Control	9,600	9,600	8,000	1,600	9,600	9,600
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	425,081	368,400	319,390	63,878	383,267	368,400
Landscape Replacement	-	30,000	11,025	2,205	13,229	30,000
Landscape Replacement-Annuals	6,400	10,000	385	-	385	10,000
Irrigation Maintenance	80,944	76,912	58,652	11,730	70,382	76,912
Irrigation Repairs & Replacements	39,293	23,118	41,965	8,393	50,358	23,118
Total Maintenance: Landscape/Hardscape	858,051	788,011	628,205	125,564	753,769	788,011

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Maintenance: Pool						
R&M-Pools	20,839	20,000	17,060	3,412	20,472	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Pool Furniture	2,250	3,600	820	-	820	3,600
Pool Permits	1,257	300	550	-	550	300
Total Maintenance: Pool	29,736	23,900	18,430	3,412	21,842	24,900
Maintenance: Other						
Gym Equipment Maintenance	2,901	6,500	2,498	500	2,997	6,500
R&M-General	30,634	58,400	59,780	11,956	71,736	58,400
Janitorial Maintenance	68,494	66,254	55,380	11,076	66,456	66,254
R&M - Water Feature	3,300	3,300	6,970	1,394	8,364	3,300
IT Maintenance	2,119	1,750	1,585	317	1,902	1,750
A/C Maintenance	7,295	3,500	353	-	353	3,500
Tot Lot Maintenance	4,086	6,000	2,951	-	2,951	6,000
Misc-Hurricane Expense	47,255	-	84,137	-	84,137	-
Total Maintenance: Other	166,084	145,704	213,653	25,243	238,896	145,704
Utilities						
Communication - Telephone	18,972	12,000	17,620	3,524	21,144	12,000
Utility - Water	11,570	20,000	11,348	2,270	13,617	20,000
Electricity - Entrance	-	12,500	11,234	2,247	13,481	12,500
Electricity - Pump Station	68,458	62,500	41,610	8,322	49,932	62,500
Electricity - Streetlighting	111,135	114,500	93,357	18,671	112,028	114,500
Electricity - Monuments	-	300	226	45	271	300
Utilities-Electric	24,667	22,500	20,141	4,028	24,169	22,500
Utility - Refuse Removal	4,634	5,000	3,877	775	4,652	5,000
Total Utilities	239,437	249,300	199,411	39,882	239,293	249,300
Other Expenses						
Fire Alarm Monitoring	723	480	821	-	821	480
Contracts-Security Alarms	-	-	-	-	-	-
Contracts-Fire Exting. Insp.	60	120	106	-	106	120
Lease - Copier	2,776	-	2,068	414	2,481	2,877
Golf Cart	4,969	-	1,802	360	2,162	1,800
Backflow Assembly Testing	-	170	-	-	-	170
Gym Wipes	2,316	3,000	2,287	457	2,745	3,000
Misc-Holiday Lighting	8,650	8,650	8,650	865	9,515	8,650
Misc-Special Events	92	6,000	173	-	173	6,000
Misc-Licenses & Permits	-	721	-	-	-	721
Entry System-Key Fob	693	1,000	2,210	-	2,210	1,000
Office Supplies	2,536	12,000	14,137	2,827	16,964	12,000
Op Supplies - Clubhouse	8,788	-	3,816	763	4,579	500
Janitorial / Cleaning Supplies	6,066	5,500	294	59	353	5,500
Water Cooler	3,400	3,000	1,784	357	2,141	4,000
Electrical Supplies	587	3,000	286	57	343	3,000
Reserve - Equipment	-	2,000	-	-	-	2,000
Total Other Expenses	41,656	45,641	38,434	6,160	44,593	51,818

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<i>Contingency</i>						
Misc-Contingency	16,666	133,956	-	-	-	131,156
Capital Projects / Reserve	13,916	144,275	87,614	-	87,614	139,675
Total Contingency	30,582	278,231	87,614	-	87,614	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	(0)
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,441,170	\$ -	\$ 2,441,170	\$ 2,427,114
Interest - Investments	16,800	-	12,935	2,587	15,522	-
Interest - Tax Collector	-	-	1,041	208	1,249	-
Rental Income	2,260	-	250	25	275	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	855	100	955	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-
Gate repair refunds	-	-	4,489	898	5,387	-
Decal headlamp/windshield	-	-	11,925	250	12,175	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,476,574	5,708	2,482,282	2,427,114

EXPENDITURES

Administrative Expenditures

Supervisor Fees	2,000	2,800	-	-	-	2,800
FICA Expense	153	214	-	-	-	214
Dissemination	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	40,143	8,029	48,172	22,100
Annual Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	9,610	5,390	15,000	10,000
Management Fees	53,045	53,045	45,743	8,500	54,243	53,045
Postage and Freight	312	750	306	61	367	750
Printing & Binding	2,506	2,500	1,063	213	1,276	2,500
Rentals & Leases	2,400	2,400	133	27	160	2,400
Insurance	6,676	7,242	6,676	-	6,676	7,242
Legal Advertising	1,182	1,500	433	87	519	1,500
Other Current Charges	806	750	915	183	1,098	750
Office Supplies	198	350	311	62	374	350
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	932	186	1,118	1,400
Dues, Licenses & Subscriptions	175	175	200	-	200	175
Contingency	-	6,426	-	-	-	6,426
Total Administrative Expenditures	134,093	132,168	118,588	29,737	148,326	132,168

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<u>Maintenance Expenditures</u>						
Overall Project Maintenance						
Electricity - Pump Station	25,107	27,500	18,724	3,745	22,469	27,500
Electricity - Streetlighting	50,011	51,500	42,166	8,433	50,599	51,500
R&M-Fence	2,388	5,000	400	80	480	5,000
R&M-General	12,515	7,500	17,756	3,551	21,307	7,500
Golf Cart	799	-	1,802	360	2,162	1,800
Irrigation Maintenance	35,000	31,884	10,962	2,192	13,155	31,884
Irrigation Repairs	19,370	12,000	11,073	2,215	13,287	12,000
Janitorial Maintenance	14,677	15,000	12,354	2,471	14,824	15,000
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	166,626	161,438	138,593	27,719	166,312	161,438
Landscape Replacement	-	13,146	420	84	504	13,146
Landscape Replacement-Annuals	4,200	4,382	-	-	-	4,382
R&M-Mulch	19,720	21,911	18,722	3,744	22,466	21,911
Royal Palm Treatment	70,422	15,000	2,579	516	3,094	15,000
R&M-Pest Control	45,585	45,450	38,835	7,767	46,602	45,450
R&M-Pressure Washing	26,083	27,891	26,278	5,256	31,534	27,891
Insurance - Property	3,185	3,584	3,185	-	3,185	3,584
Property Management	46,515	43,051	35,876	7,175	43,051	43,051
R&M-Pump Station	9,585	10,000	5,437	1,087	6,524	10,000
Pump Station Reserve	4,662	5,400	-	-	-	5,400
Rust Control	4,320	4,320	3,960	792	4,752	4,320
Tot Lot Maintenance	4,086	6,000	2,951	-	2,951	6,000
R&M-Trees and Trimming	12,121	13,500	-	-	-	13,500
Hurricane Expenses	21,265	-	26,801	-	26,801	-
Capital Reserve	-	51,611	-	-	-	51,611
Contingency	7,330	87,409	-	-	-	85,609
Total Overall Project Maintenance	605,573	676,477	418,874	77,187	496,062	676,477

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Linear Parks Maintenance						
Electricity - Monuments	-	300	226	45	271	300
Electricity - Pump Station	8,513	10,000	6,241	1,248	7,490	10,000
Electricity - Streetlighting	16,670	18,000	13,961	2,792	16,753	18,000
R&M-Fence	2,919	1,750	8,080	1,616	9,696	1,750
R&M-General	794	12,900	2,751	550	3,301	12,900
Golf Cart	150	-	-	-	-	-
Insurance - Property	1,062	1,195	1,062	-	1,062	1,195
Irrigation Maintenance	10,911	10,629	3,343	669	4,011	10,629
Irrigation Repairs	3,022	3,150	1,428	286	1,714	3,150
Janitorial Maintenance	5,438	4,707	3,923	785	4,708	4,707
Landscape Replacement	-	4,382	7,210	1,442	8,651	4,382
Landscape Replacement-Annuals	-	1,461	-	-	-	1,461
Landscape Maintenance	80,464	53,813	47,840	9,568	57,408	53,813
R&M-Mulch	6,573	7,304	6,383	1,277	7,659	7,304
R&M-Pest Control	16,855	15,150	12,910	2,582	15,492	15,150
R&M-Pressure Washing	6,973	9,297	8,759	1,752	10,511	9,297
R&M-Pump Station	1,484	7,000	2,529	506	3,035	7,000
Pump Station Reserve	2,487	1,800	-	-	-	1,800
Rust Control	1,440	1,440	1,320	264	1,584	1,440
R&M-Trees and Trimming	4,040	4,500	-	-	-	4,500
Capital Reserve	4,353	13,348	69,337	-	69,337	13,348
Hurricane Expense	6,616	-	22,576	-	22,576	-
Contingency	2,584	10,128	-	-	-	10,128
Total Linear Parks Maintenance	183,348	192,254	219,880	25,381	245,261	192,254
Mitigation						
Mitigation Maintenance	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Monitoring	8,000	8,000	6,000	2,000	8,000	8,000
Total Mitigation Maintenance	27,800	27,800	22,500	5,300	27,800	27,800
Lakes						
Lake Maintenance	26,075	28,320	23,600	4,720	28,320	28,320
Pest Control - Midge Lake Banks	15,155	65,000	26,120	5,224	31,344	65,000
Pest Control - Midge Lakes	50,000	50,000	38,000	7,600	45,600	50,000
Total Lake Maintenance	91,230	143,320	87,720	17,544	105,264	143,320

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Secured Area Operations & Maintenance						
Electricity - Entrance	-	12,500	11,234	2,247	13,481	12,500
Electricity - Pump Station	34,838	25,000	16,644	3,329	19,973	25,000
Electricity - Streetlighting	44,454	45,000	37,230	7,446	44,676	45,000
R&M-Fence	4,997	6,000	12,174	2,435	14,609	6,000
R&M-Gate	29,345	38,000	29,898	5,980	35,877	38,000
Gate Transponders	3,951	7,000	8,437	1,687	10,124	7,000
R&M-General	5,558	28,000	30,713	6,143	36,855	28,000
Golf Cart	4,020	-	-	-	-	-
Misc-Holiday Lighting	4,325	4,325	4,325	-	4,325	4,325
Insurance - Property	2,833	3,186	2,833	-	2,833	3,186
Irrigation Maintenance	35,033	34,399	44,347	8,869	53,216	34,399
Irrigation Repairs	16,900	7,968	29,464	5,893	35,356	7,968
Janitorial Maintenance	13,046	12,552	13,293	2,659	15,952	12,552
Janitorial Supplies	1,318	3,000	294	59	353	3,000
Landscape Maintenance	165,604	143,500	118,985	23,797	142,782	143,500
Landscape Replacement	-	11,686	3,395	679	4,074	11,686
Landscape Replacement-Annuals	1,800	3,895	-	-	-	3,895
R&M-Mulch	17,529	19,476	16,595	3,319	19,913	19,476
R&M-Pest Control	40,286	40,400	33,519	6,704	40,223	40,400
R&M-Pressure Washing	18,594	24,792	23,359	4,672	28,030	24,792
R&M-Pump Station	4,333	6,338	4,288	858	5,146	6,338
Pump Station Reserve	5,077	4,800	-	-	-	4,800
Rust Control	3,840	3,840	2,720	544	3,264	3,840
Security	269,910	284,608	233,912	50,696	284,608	284,608
Gate Camera Systems	15,363	13,433	11,668	2,334	14,002	13,433
R&M-Trees and Trimming	10,774	12,000	-	-	-	12,000
Utility - Water	4,273	12,000	11,348	2,270	13,617	12,000
Communication - Telephone	11,778	4,500	6,604	1,321	7,925	4,500
R&M - Water Feature	3,300	3,300	6,970	1,394	8,364	3,300
Water Cooler	532	-	226	45	272	1,000
Capital Projects/Reserve	9,500	40,000	5,218	-	5,218	40,000
Hurricane Expense	17,957	-	33,946	-	33,946	-
Contingency	6,539	28,993	-	-	-	27,993
Total Secured Area O&M	807,605	884,491	753,636	145,377	899,013	884,491

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Clubhouse						
A/C Maintenance	7,295	3,500	353	-	353	3,500
Fire Alarm Monitoring	723	480	821	-	821	480
Attendants	117,286	112,845	94,038	18,808	112,845	112,845
Backflow Assembly Testing	-	170	-	-	-	170
Copier - Lease	2,776	-	2,068	414	2,481	2,877
Electrical Supplies	587	3,000	286	57	343	3,000
Utilities-Electric	24,667	22,500	20,141	4,028	24,169	22,500
Entry System- Key FOB	693	1,000	2,210	-	2,210	1,000
Equipment Reserve	-	2,000	-	-	-	2,000
Fire Extinguisher	60	120	106	-	106	120
R&M-General	11,767	10,000	8,560	1,712	10,272	10,000
Gym Equipment Maintenance Contract	2,901	6,500	2,498	500	2,997	6,500
Gym Wipes	2,316	3,000	2,287	457	2,745	3,000
Misc-Holiday Lighting	4,325	4,325	4,325	865	5,190	4,325
IT Maintenance	2,119	1,750	1,585	317	1,902	1,750
Janitorial Maintenance	35,333	33,995	25,810	5,162	30,972	33,995
Janitorial/Cleaning Supplies	4,748	2,500	-	-	-	2,500
Landscape Maintenance	12,387	9,649	13,971	2,794	16,765	9,649
Landscape Replacement	-	786	-	-	-	786
Landscape Replacement-Annuals	400	262	385	-	385	262
R&M-Mulch	1,179	1,310	851	170	1,021	1,310
Misc-Licenses & Permits	-	721	-	-	-	721
Office Supplies	2,536	12,000	14,137	2,827	16,964	12,000
Onsite Property Management	28,706	26,697	23,297	4,659	27,957	26,697
Op Supplies - Clubhouse	8,788	-	3,816	763	4,579	500
Pool Furniture	2,250	3,600	820	-	820	3,600
Pool Permits	1,257	300	550	-	550	300
R&M-Pools	20,839	20,000	17,060	3,412	20,472	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Insurance - Property	15,803	17,778	15,803	-	15,803	18,000
Misc-Special Events	92	6,000	173	-	173	6,000
Telephone	7,194	7,500	11,015	2,203	13,218	7,500
Utility - Refuse Removal	4,634	5,000	3,877	775	4,652	5,000
Utility - Water	7,298	8,000	-	-	-	8,000
Water Cooler	2,869	3,000	1,557	311	1,869	3,000
Contingency	211	1,000	-	-	-	1,000
Hurricane Expense	1,418	-	814	-	814	-
Capital Reserve	63	39,316	13,059	-	13,059	34,716
Total Clubhouse Maintenance	340,910	370,604	286,274	50,236	336,510	370,604
Total Maintenance	2,056,466	2,294,946	1,788,884	321,025	2,109,909	2,294,946
Total Expenditures	2,190,559	2,427,114	1,907,473	350,762	2,258,235	2,427,114
Excess (deficiency) of revenues Over (under) expenditures	307,107	-	569,101	(345,054)	224,047	-
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	1,200,035
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 1,545,089	\$ (345,054)	\$ 1,200,035	\$ 1,200,035

Exhibit "A"
Allocation of Operating Reserve

<i>Description</i>	<i>Amount</i>
Beginning Balance - Carry Forward Surplus (As of 10/1/2017)	\$ 975,988
<i>Estimated Excess Revenues over Expenditures (FY 2018)</i>	<i>224,047</i>
<i>Less:</i>	
<i>Funding for First Quarter Operating Expenditures:</i>	<i>(\$573,736)</i>
<i>Reserved for Capital Projects / Renewal and Replacement:</i>	
<i>Gates/Guardhouses</i>	<i>(\$53,000)</i>
<i>Clubhouse</i>	<i>(\$80,654)</i>
<i>Pool</i>	<i>(\$53,000)</i>
<i>Wall & Fence Perimeter</i>	<i>(\$26,500)</i>
<i>Walks/Roads/Curbs</i>	<i>(\$106,000)</i>
<i>Security Features</i>	<i>(\$53,000)</i>
<i>Landscape Replacement</i>	<i>(\$53,000)</i>
<i>Irrigation System</i>	<i>(\$53,000)</i>
<i>Lighting</i>	<i>(\$26,500)</i>
<i>Storm Reserve</i>	<i>(\$53,000)</i>
<i>Total</i>	<u><i>(\$557,653)</i></u> <i>(\$1,131,389)</i>
Total Undesignated Cash as of 09/30/2018	\$68,645

Reserve Summary by Fiscal Year					
	FY 2016	FY 2017	FY 2018	FY 2019	TOTAL
Capital (1)					
<i>Overall Project Maintenance</i>	<i>\$51,611</i>	<i>\$111,092</i>	<i>\$51,611</i>	<i>\$51,611</i>	<i>\$265,925</i>
<i>Linear Parks Maintenance</i>	<i>\$13,348</i>	<i>\$28,731</i>	<i>\$13,348</i>	<i>\$13,348</i>	<i>\$68,775</i>
<i>Secured Area Operations & Maintenance</i>	<i>\$53,056</i>	<i>\$114,202</i>	<i>\$40,000</i>	<i>\$40,000</i>	<i>\$247,258</i>
<i>Clubhouse</i>	<i>\$0</i>	<i>\$41,338</i>	<i>\$39,316</i>	<i>\$39,316</i>	<i>\$119,970</i>
Total Reserves as of 09/30/2019	\$118,015	\$295,363	\$144,275	\$144,275	\$701,928

(1) Each are represented on the FY 2019 Proposed Budget on pages 3 and 4.

FY 2019 Assessment Allocation Tables

Table 1 - Assessment Allocation- ADMINISTRATIVE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$51.68	\$13,023.18
Townhome - 2H	148	1	148.00	\$82.69	\$12,237.65
Townhome - 2F	146	1	146.00	\$82.69	\$12,072.28
SF 34'	109	1	109.00	\$82.69	\$9,012.86
SF 50'	361	1.25	451.25	\$103.36	\$37,312.43
SF 65'	187	1.25	233.75	\$103.36	\$19,328.05
SF 65' Estada	149	1.25	186.25	\$103.36	\$15,400.42
Retail	140,000	1/1800	77.78	\$6,431.20	\$6,431.20
Office	70,000	1/1800	38.89	\$3,215.60	\$3,215.60
Out Parcels	60,000	1/1200	50.00	\$4,134.34	\$4,134.34
			1598.42		\$132,168.00

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$264.51	\$66,656.69
Townhome - 2H	148	1	148.00	\$423.22	\$62,636.13
Townhome - 2F	146	1	146.00	\$423.22	\$61,789.69
SF 34'	109	1	109.00	\$423.22	\$46,130.66
SF 50'	361	1.25	451.25	\$529.02	\$190,976.71
SF 65'	187	1.25	233.75	\$529.02	\$98,926.99
SF 65' Estada	149	1.25	186.25	\$529.02	\$78,824.18
Retail	140,000	1/1800	77.78	\$32,916.88	\$32,916.88
Office	70,000	1/1800	38.89	\$16,458.44	\$16,458.44
Out Parcels	60,000	1/1200	50.00	\$21,160.85	\$21,160.85
			1598.42		\$676,477.23

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$75.17	\$18,943.73
Townhome - 2H	148	1	148.00	\$120.28	\$17,801.09
Townhome - 2F	146	1	146.00	\$120.28	\$17,560.54
SF 34'	109	1	109.00	\$120.28	\$13,110.26
SF 50'	361	1.25	451.25	\$150.35	\$54,275.29
SF 65'	187	1.25	233.75	\$150.35	\$28,114.90
SF 65' Estada	149	1.25	186.25	\$150.35	\$22,401.71
Retail	140,000	1/1800	77.78	\$9,354.93	\$9,354.93
Office	70,000	1/1800	38.89	\$4,677.46	\$4,677.46
Out Parcels	60,000	1/1200	50.00	\$6,013.88	\$6,013.88
			1598.42		\$192,253.80

FY 2019 Assessment Allocation Tables

Table 4 - Assessment Allocation- MITIGATION

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$10.87	\$2,739.27
Townhome - 2H	148	1	148.00	\$17.39	\$2,574.05
Townhome - 2F	146	1	146.00	\$17.39	\$2,539.26
SF 34'	109	1	109.00	\$17.39	\$1,895.75
SF 50'	361	1.25	451.25	\$21.74	\$7,848.24
SF 65'	187	1.25	233.75	\$21.74	\$4,065.43
SF 65' Estada	149	1.25	186.25	\$21.74	\$3,239.30
Retail	140,000	1/1800	77.78	\$1,352.73	\$1,352.73
Office	70,000	1/1800	38.89	\$676.36	\$676.36
Out Parcels	60,000	1/1200	50.00	\$869.61	\$869.61
			1598.42		\$27,800.00

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units /		Run Off	Percentage of Weighted		Rate per Unit	Total
	Square Feet*	Acres		Weighted Acres	Acres		
MultiFamily - 2F	252	12.07	90%	10.86	7.48%	\$42.52	\$10,715.14
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$48.91	\$7,238.51
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$48.91	\$7,141.45
SF 34'	109	17.97	75%	13.48	9.28%	\$121.96	\$13,294.05
SF 50'	361	59.57	75%	44.68	30.75%	\$122.08	\$44,069.38
SF 65'	187	30.86	75%	23.15	15.93%	\$122.09	\$22,829.96
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$122.09	\$18,191.47
Retail	140,000	16.18	70%	11.33	7.80%	\$0.08	\$11,174.60
Office	70,000	5.78	70%	4.05	2.78%	\$0.06	\$3,990.93
Out Parcels	60,000	6.77	70%	4.74	3.26%	\$0.08	\$4,674.50
		192.02		145.30	100.00%		\$143,320.00

Table 6 - Assessment Allocation - SECURED AREA OPERATIONS & MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	0.00	\$0.00	\$0.00
Townhome - 2F	146	1	0.00	\$0.00	\$0.00
SF 34'	109	1	109.00	\$1,113.97	\$121,422.56
SF 50'	361	1.25	451.25	\$1,392.46	\$502,678.25
SF 65'	187	1.25	233.75	\$1,392.46	\$260,390.12
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	00.00	\$0.00	\$0.00
			794.00		\$884,490.93

FY 2019 Assessment Allocation Tables

Table 7 - Assessment Allocation - CLUBHOUSE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
Multifamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$340.63	\$50,412.98
Townhome - 2F	146	1	146.00	\$340.63	\$49,731.73
SF 34'	109	1	109.00	\$340.63	\$37,128.48
SF 50'	361	1.25	451.25	\$425.79	\$153,708.51
SF 65'	187	1.25	233.75	\$425.79	\$79,621.86
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$370,603.56

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Tax Roll Amount *
MultiFamily - 2F	252	\$112,078.01	\$444.75	\$473.14
Townhome - 2H	148	\$152,900.42	\$1,033.11	\$1,099.05
Townhome - 2F	146	\$150,834.95	\$1,033.12	\$1,099.06
SF 34'	109	\$241,994.63	\$2,220.13	\$2,361.84
SF 50'	361	\$990,868.80	\$2,744.79	\$2,919.99
SF 65'	187	\$513,277.31	\$2,744.80	\$2,920.00
SF 65' Estada	149	\$138,057.09	\$926.56	\$985.70
Retail	140000	\$61,230.34	\$0.44	\$0.47
Office	70000	\$29,018.80	\$0.41	\$0.44
Out Parcels	60000	\$36,853.18	\$0.61	\$0.65
Total		\$2,427,113.52		

* Includes gross up of 6% for early payment discount(4%) and Broward County collection fees (2%)

Operating and Maintenance Assessment Rates

Subdivision	Product	No of Units	FY 2015 Rate per Unit*	FY 2016 Rate per Unit*	FY 2017 Rate per Unit*	FY 2018 Rate per Unit*	FY 2019 Rate per Unit*	Net FY 2019 Total
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$48,842.95
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$84,365.10
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$108,786.58
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$216,838.32
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$156,452.97
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$134,494.66
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$194,880.01
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$203,114.38
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$19,213.59
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$392,506.18
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$101,557.54
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$85,088.75
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.56	\$138,057.09
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.11	\$150,834.19
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$112,078.01
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$152,901.18
Total Residential								\$2,300,011.51

Subdivision	Product	Sq Ft.	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Total
Retail	Retail	140000	\$0.39	\$0.40	\$0.44	\$0.44	\$0.44	\$61,230.34
Office	Office	70000	\$0.37	\$0.38	\$0.41	\$0.41	\$0.41	\$29,018.80
Out Parcels	Out Parcels	60000	\$0.54	\$0.55	\$0.61	\$0.61	\$0.61	\$36,853.18
Total Commercial								127,102.32

Total Net Assessment \$2,427,113.83

* These amounts are net but will be grossed up 6% to cover early payment discounts and Broward County collection fee.

Monterra
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 151	\$ -	\$ 786	\$ 157	\$ 943	\$ -
Special Assmnts- Tax Collector	409,001	-	30,774	-	30,774	30,150
Special Assmnts- CDD Collected	-	419,250	256,950	162,300	419,250	394,009
Special Assmnts- Prepayments	-	-	155,161	-	155,161	-
Special Assmnts- Discounts	-	-	-	-	-	(1,206)
TOTAL REVENUES	409,152	419,250	443,671	162,457	606,128	422,953
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	-	-	-	603
Total Administrative	-	-	-	-	-	603
<i>Debt Service</i>						
Principal Debt Retirement	140,000	150,000	150,000	-	150,000	160,000
Interest Expense	278,300	270,400	270,600	-	270,600	262,350
Total Debt Service	418,300	420,400	420,600	-	420,600	422,350
TOTAL EXPENDITURES	418,300	420,400	420,600	-	420,600	422,953
Excess (deficiency) of revenues Over (under) expenditures	(9,148)	(1,150)	23,071	162,457	185,528	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(1,150)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(1,150)	-	-	-	-
Net change in fund balance	(9,148)	(1,150)	23,071	162,457	185,528	-
FUND BALANCE, BEGINNING	147,731	138,584	138,584	-	138,584	324,112
FUND BALANCE, ENDING	\$ 138,583	\$ 137,434	\$ 161,655	\$ 162,457	\$ 324,112	\$ 324,112

Amortization Schedule
Series 2005A, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$4,770,000	5.500%	\$131,175	\$0	
5/1/19	\$4,770,000	5.500%	\$131,175	\$160,000	\$422,350
11/1/19	\$4,610,000	5.500%	\$126,775	\$0	
5/1/20	\$4,610,000	5.500%	\$126,775	\$170,000	\$423,550
11/1/20	\$4,440,000	5.500%	\$122,100	\$0	
5/1/21	\$4,440,000	5.500%	\$122,100	\$180,000	\$424,200
11/1/21	\$4,260,000	5.500%	\$117,150	\$0	
5/1/22	\$4,260,000	5.500%	\$117,150	\$190,000	\$424,300
11/1/22	\$4,070,000	5.500%	\$111,925	\$0	
5/1/23	\$4,070,000	5.500%	\$111,925	\$200,000	\$423,850
11/1/23	\$3,870,000	5.500%	\$106,425	\$0	
5/1/24	\$3,870,000	5.500%	\$106,425	\$210,000	\$422,850
11/1/24	\$3,660,000	5.500%	\$100,650	\$0	
5/1/25	\$3,660,000	5.500%	\$100,650	\$220,000	\$421,300
11/1/25	\$3,440,000	5.500%	\$94,600	\$0	
5/1/26	\$3,440,000	5.500%	\$94,600	\$235,000	\$424,200
11/1/26	\$3,205,000	5.500%	\$88,138	\$0	
5/1/27	\$3,205,000	5.500%	\$88,138	\$245,000	\$421,275
11/1/27	\$2,960,000	5.500%	\$81,400	\$0	
5/1/28	\$2,960,000	5.500%	\$81,400	\$260,000	\$422,800
11/1/28	\$2,700,000	5.500%	\$74,250	\$0	
5/1/29	\$2,700,000	5.500%	\$74,250	\$275,000	\$423,500
11/1/29	\$2,425,000	5.500%	\$66,688	\$0	
5/1/30	\$2,425,000	5.500%	\$66,688	\$290,000	\$423,375
11/1/30	\$2,135,000	5.500%	\$58,713	\$0	
5/1/31	\$2,135,000	5.500%	\$58,713	\$310,000	\$427,425
11/1/31	\$1,825,000	5.500%	\$50,188	\$0	
5/1/32	\$1,825,000	5.500%	\$50,188	\$325,000	\$425,375
11/1/32	\$1,500,000	5.500%	\$41,250	\$0	
5/1/33	\$1,500,000	5.500%	\$41,250	\$345,000	\$427,500
11/1/33	\$1,155,000	5.500%	\$31,763	\$0	
5/1/34	\$1,155,000	5.500%	\$31,763	\$365,000	\$428,525
11/1/34	\$790,000	5.500%	\$21,725	\$0	
5/1/35	\$790,000	5.500%	\$21,725	\$385,000	\$428,450
11/1/35	\$405,000	5.500%	\$11,138	\$0	
5/1/36	\$405,000	5.500%	\$11,138	\$405,000	\$427,275
		Total	\$2,872,100	\$4,770,000	\$7,642,100

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 3,505	\$ -	\$ 4,139	\$ 828	\$ 4,967	\$ -
Interest - Tax Collector	-	-	347	50	397	-
Special Assmnts- Tax Collector	1,017,486	1,010,562	1,015,719	-	1,015,719	1,075,066
Special Assmnts- Discounts	-	-	-	-	-	(43,003)
TOTAL REVENUES	1,020,991	1,010,562	1,020,205	878	1,021,083	1,032,063
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	-	-	-	21,501
Total Administrative	-	-	-	-	-	21,501
<i>Debt Service</i>						
Principal Debt Retirement	570,000	580,000	580,000	-	580,000	590,000
Interest Expense	446,813	435,413	435,413	-	435,413	423,813
Total Debt Service	1,016,813	1,015,413	1,015,413	-	1,015,413	1,013,813
TOTAL EXPENDITURES	1,016,813	1,015,413	1,015,413	-	1,015,413	1,035,314
Excess (deficiency) of revenues Over (under) expenditures	4,178	(4,851)	4,792	878	5,670	(3,250)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(4,851)	-	-	-	(3,250)
TOTAL OTHER SOURCES (USES)	-	(4,851)	-	-	-	(3,250)
Net change in fund balance	4,178	(4,851)	4,792	878	5,670	(3,250)
FUND BALANCE, BEGINNING	-	492,154	492,154	-	492,154	497,824
FUND BALANCE, ENDING	\$ 492,154	\$ 487,303	\$ 496,946	\$ 878	\$ 497,824	\$ 494,573

Amortization Schedule

Series 2015, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$13,135,000	\$211,906	\$0	
5/1/19	\$13,135,000	\$211,906	\$590,000	\$1,013,813
11/1/19	\$12,545,000	\$206,006	\$0	
5/1/20	\$12,545,000	\$206,006	\$605,000	\$1,017,013
11/1/20	\$11,940,000	\$199,200	\$0	
5/1/21	\$11,940,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,320,000	\$192,225	\$0	
5/1/22	\$11,320,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$10,685,000	\$184,288	\$0	
5/1/23	\$10,685,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,035,000	\$175,350	\$0	
5/1/24	\$10,035,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,365,000	\$166,138	\$0	
5/1/25	\$9,365,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$8,680,000	\$156,291	\$0	
5/1/26	\$8,680,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$7,970,000	\$145,641	\$0	
5/1/27	\$7,970,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,240,000	\$134,691	\$0	
5/1/28	\$7,240,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$6,485,000	\$121,950	\$0	
5/1/29	\$6,485,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$5,705,000	\$108,788	\$0	
5/1/30	\$5,705,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$4,900,000	\$95,203	\$0	
5/1/31	\$4,900,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,065,000	\$81,113	\$0	
5/1/32	\$4,065,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,200,000	\$65,975	\$0	
5/1/33	\$3,200,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,305,000	\$50,313	\$0	
5/1/34	\$2,305,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,380,000	\$34,125	\$0	
5/1/35	\$1,380,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$420,000	\$17,325	\$0	
5/1/36	\$420,000	\$17,325	\$420,000	\$454,650
		\$4,693,050	\$13,135,000	\$17,828,050

Monterra
Community Development District

Supporting Budget Schedules
Fiscal Year 2019

Assessment Summary - Total Assessment Per Unit (With Debt)

Product Type	Product Code	O&M* Rate per Unit	2015 DS* Rate per Unit	2005 DS* Rate per Unit	Gross Total Per Unit
Multifamily	MR	\$473.14	\$0.00	\$0.00	\$473.14
Townhome	MZ	\$1,099.06	\$506.09	\$0.00	\$1,605.15
Townhome	MS	\$1,099.05	\$534.81	\$0.00	\$1,633.86
SF 34' La Costa	MU	\$2,361.84	\$643.52	\$0.00	\$3,005.36
SF 34'	MT	\$2,361.84	\$772.22	\$0.00	\$3,134.06
SF 50' Bella Terra	MW	\$2,919.99	\$900.93	\$0.00	\$3,820.92
SF 50'	MV	\$2,919.99	\$1,029.63	\$0.00	\$3,949.62
SF 65'	MX	\$2,920.00	\$1,287.03	\$0.00	\$4,207.03
SF 65' Estada	MY	\$985.70	\$1,623.72	\$0.00	\$2,609.42
Retail		\$0.47	\$0.00	\$1.81	\$2.28
Office		\$0.44	\$0.00	\$1.53	\$1.97
Out Parcels		\$0.65	\$0.00	\$2.01	\$2.66