

**MONTERRA**  
Community Development District

*Annual Operating and Debt Service Budget*  
Fiscal Year 2020

Version 1 - Adopted Budget  
Adopted - 08/19/19

Prepared by:



**Monterra**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2020

**MONTERRA**

Community Development District

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**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
<b>TOTAL REVENUES</b>	<b>2,497,666</b>	<b>2,486,618</b>	<b>2,427,114</b>	<b>2,493,090</b>	<b>8,882</b>	<b>2,501,972</b>	<b>2,548,469</b>
<b>EXPENDITURES</b>							
Administrative	103,931	139,609	98,662	75,210	50,798	126,009	126,221
Property management and security	515,462	503,131	520,246	426,892	80,301	507,193	529,194
Maintenance: Gate/Fence	58,963	88,918	71,183	40,757	8,151	48,908	45,000
Maintenance: Lakes	146,658	153,755	206,460	178,782	35,156	213,938	211,476
Maintenance: Landscape/Hardscape	858,051	770,128	788,011	772,589	151,969	924,557	881,749
Maintenance: Pool	29,736	22,192	24,900	22,923	3,998	26,921	26,700
Maintenance: Other	166,084	230,892	145,704	136,612	28,466	165,078	207,054
Utilities	239,437	237,504	249,300	192,209	38,442	230,651	236,090
Other Expenses	41,656	43,814	51,818	37,917	11,286	49,202	67,260
Contingency	30,582	127,674	270,830	17,596	59,283	76,879	217,725
<b>TOTAL EXPENDITURES</b>	<b>2,190,559</b>	<b>2,317,617</b>	<b>2,427,114</b>	<b>1,901,488</b>	<b>467,850</b>	<b>2,369,336</b>	<b>2,548,469</b>
Excess (deficiency) of revenues Over (under) expenditures	307,107	169,001	(1)	591,602	(458,968)	132,637	0
Net change in fund balance	307,107	169,001	(1)	591,602	(458,968)	132,637	0
<b>FUND BALANCE, BEGINNING</b>	668,881	975,988	1,144,992	1,144,992	-	1,144,992	1,277,629
<b>FUND BALANCE, ENDING</b>	<b>\$ 975,988</b>	<b>\$ 1,144,992</b>	<b>\$ 1,144,991</b>	<b>\$ 1,736,594</b>	<b>\$ (458,968)</b>	<b>\$ 1,277,628</b>	<b>\$ 1,277,629</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY-2019	ANNUAL BUDGET FY-2020
<b>REVENUES</b>							
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,441,170	\$ 2,427,114	\$ 2,439,630	\$ -	\$ 2,439,630	\$ 2,548,469
Special Assmnts- Discounts	-	200	-	-	-	-	-
Interest - Investments	16,800	18,494	-	30,001	6,000	36,001	-
Interest - Tax Collector	-	1,041	-	2,546	-	2,546	-
Room Rental	-	-	-	-	-	-	-
Rental Income	2,260	1,050	-	1,850	370	2,220	-
Non Resident Fee	2,175	60	-	-	-	-	-
Membership Cards	1,230	985	-	885	177	1,062	-
Transponders	17,125	-	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-	-
Gate repair refunds	-	5,619	-	6,503	-	6,503	-
Decal headlamp/windshield	-	14,150	-	11,675	2,335	14,010	-
Other Miscellaneous Revenues	12,392	3,349	-	-	-	-	-
Gate Bar Code/Remotes	-	415	-	-	-	-	-
Access Cards	-	85	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>2,497,666</b>	<b>2,486,618</b>	<b>2,427,114</b>	<b>2,493,090</b>	<b>8,882</b>	<b>2,501,972</b>	<b>2,548,469</b>

**EXPENDITURES**

*Administrative*

P/R-Board of Supervisors	2,000	-	2,800	-	2,800	2,800	2,800
FICA Taxes	153	-	214	-	214	214	214
Dissemination Agent	1,800	139	1,800	-	1,800	1,800	1,800
Arbitrage	1,800	-	1,800	600	1,200	1,800	1,800
Attorney Fees	38,676	45,043	22,100	17,075	24,785	41,860	40,000
Auditing Services	4,550	5,100	4,200	4,600	-	4,600	4,000
Trustee Fees	10,928	13,268	10,500	6,853	-	6,853	7,000
Engineering	4,171	38,414	10,000	8,213	13,080	21,293	20,000
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	1,132	1,400	1,487	297	1,785	1,400
Postage and Freight	312	406	750	1,007	201	1,208	1,600
Rentals & Leases	2,400	133	2,400	-	2,400	2,400	2,400
Insurance - Property	22,883	22,883	25,965	25,743	-	25,743	27,999
Insurance	6,676	6,676	7,242	3,816	3,426	7,242	7,242
Printing and Binding	2,506	1,655	2,500	776	155	931	1,000
Legal Advertising	1,182	1,058	1,500	1,646	329	1,975	3,000
Office Supplies	198	242	350	-	-	-	350
Other Current Charges	806	1,044	750	553	111	663	750
Dues, Licenses, Subscriptions	175	200	175	626	-	626	650
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
<b>Total Administrative</b>	<b>103,931</b>	<b>139,609</b>	<b>98,662</b>	<b>75,210</b>	<b>50,798</b>	<b>126,009</b>	<b>126,221</b>

*Property management and security*

ProfServ-Mgmt Consulting Serv	53,045	54,643	53,045	44,204	8,841	53,045	53,045
Onsite Maintenance	46,515	39,338	43,051	39,487	3,564	43,051	51,999
Onsite Property Manager	28,706	25,672	26,697	22,508	4,502	27,010	26,697
Attendant	117,286	103,441	112,845	94,658	18,187	112,845	112,845
Security	269,910	280,037	284,608	226,035	45,207	271,242	284,608
<b>Total Property management and security</b>	<b>515,462</b>	<b>503,131</b>	<b>520,246</b>	<b>426,892</b>	<b>80,301</b>	<b>507,193</b>	<b>529,194</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY-2019	ANNUAL BUDGET FY-2020
<b>Maintenance: Gate/Fence</b>							
R&M-Fence	10,304	22,590	12,750	4,134	827	4,961	7,500
R&M-Gate	29,345	34,659	38,000	21,978	4,396	26,374	22,000
R&M-Access & Surveillance Systems	15,363	21,755	13,433	10,034	2,007	12,041	12,000
Gate Transponders	3,951	9,914	7,000	4,611	922	5,533	3,500
<b>Total Maintenance: Gate/Fence</b>	<b>58,963</b>	<b>88,918</b>	<b>71,183</b>	<b>40,757</b>	<b>8,151</b>	<b>48,908</b>	<b>45,000</b>
<b>Maintenance: Lakes</b>							
R&M-Pump Station	15,402	16,985	23,338	20,297	11,059	31,356	24,000
Lake & Wetlands Maintenance	26,075	28,320	28,320	74,120	14,824	88,944	91,306
Pest Control-Midge Lake Banks	15,155	32,650	65,000	29,215	5,843	35,058	39,180
Pest Control-Midge Lakes	50,000	50,000	50,000	38,000	-	38,000	20,000
Mitigation Maintenance	19,800	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Reporting	8,000	6,000	8,000	650	130	780	1,500
Contingency	-	-	-	-	-	-	7,890
Pump Station Reserve	12,225	-	12,002	-	-	-	7,800
<b>Total Maintenance: Lakes</b>	<b>146,658</b>	<b>153,755</b>	<b>206,460</b>	<b>178,782</b>	<b>35,156</b>	<b>213,938</b>	<b>211,476</b>
<b>Maintenance: Landscape/Hardscape</b>							
R&M-Mulch	45,000	42,550	50,001	42,954	-	42,954	43,500
R&M-Pest Control	102,726	102,199	101,000	84,820	16,184	101,004	100,854
R&M-Trees and Trimming	26,935	-	30,000	64,729	4,990	69,718	39,500
Royal Palm Treatment	70,422	3,223	15,000	4,903	-	4,903	3,868
R&M-Pressure Washing	51,650	68,726	61,980	51,650	10,330	61,980	61,980
Rust Control	9,600	9,600	9,600	8,000	1,600	9,600	9,600
Landscape Contract Administration	-	-	12,000	-	12,000	12,000	12,000
Landscape Maintenance	425,081	396,903	368,400	359,733	71,947	431,680	417,967
Landscape Replacement	-	16,511	30,000	68,384	9,445	77,829	77,382
Landscape Replacement-Annuals	6,400	-	10,000	2,184	8,428	10,612	10,738
Irrigation Maintenance	80,944	78,988	76,912	56,832	11,366	68,198	70,860
Irrigation Repairs & Replacements	39,293	51,428	23,118	28,400	5,680	34,079	33,500
<b>Total Maintenance: Landscape/Hardscape</b>	<b>858,051</b>	<b>770,128</b>	<b>788,011</b>	<b>772,589</b>	<b>151,969</b>	<b>924,557</b>	<b>881,749</b>
<b>Maintenance: Pool</b>							
R&M-Pools	20,839	20,822	20,000	19,988	3,998	23,986	20,400
Splash Pool Maintenance	5,390	-	1,000	125	-	125	-
Pool Furniture	2,250	820	3,600	2,310	-	2,310	1,000
Pool Permits	1,257	550	300	500	-	500	500
Pool Monitoring	-	-	-	-	-	-	4,800
<b>Total Maintenance: Pool</b>	<b>29,736</b>	<b>22,192</b>	<b>24,900</b>	<b>22,923</b>	<b>3,998</b>	<b>26,921</b>	<b>26,700</b>
<b>Maintenance: Other</b>							
Gym Equipment Maintenance	2,901	2,922	6,500	4,760	1,740	6,500	7,000
R&M-General	30,634	70,989	58,400	57,174	11,435	68,609	55,000
Janitorial Maintenance	68,494	60,901	66,254	55,211	11,042	66,253	66,254
R&M - Water Feature	3,300	7,520	3,300	3,630	726	4,356	3,300
R&M-Storm Draining Cleaning	-	-	-	-	-	-	64,000
IT Maintenance	2,119	1,885	1,750	2,619	524	3,143	3,000
A/C Maintenance	7,295	353	3,500	8,447	1,500	9,947	3,500
Tot Lot Maintenance	4,086	2,951	6,000	4,771	1,500	6,271	5,000
Misc-Hurricane Expense	47,255	83,371	-	-	-	-	-
<b>Total Maintenance: Other</b>	<b>166,084</b>	<b>230,892</b>	<b>145,704</b>	<b>136,612</b>	<b>28,466</b>	<b>165,078</b>	<b>207,054</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY-2019	ANNUAL BUDGET FY-2020
<b>Utilities</b>							
Communication - Telephone	18,972	21,078	12,000	16,599	3,320	19,918	19,500
Utility - Water	11,570	13,047	20,000	7,391	1,478	8,869	9,000
Electricity - Entrance	-	13,504	12,500	10,706	2,141	12,847	13,500
Electricity - Pump Station	68,458	74,078	62,500	42,734	8,547	51,280	57,000
Electricity - Streetlighting	111,135	110,887	114,500	90,697	18,139	108,837	109,000
Electricity - Monuments	-	258	300	197	39	237	300
Utilities-Electric	24,667	-	22,500	19,893	3,979	23,872	23,000
Utility - Refuse Removal	4,634	4,652	5,000	3,992	798	4,790	4,790
<b>Total Utilities</b>	<b>239,437</b>	<b>237,504</b>	<b>249,300</b>	<b>192,209</b>	<b>38,442</b>	<b>230,651</b>	<b>236,090</b>
<b>Other Expenses</b>							
Fire Alarm Monitoring	723	895	480	736	147	883	1,050
Cleaning Supplies	-	-	-	617	123	740	2,500
Coffee Supplies	-	-	-	-	-	-	9,500
Contracts-Fire Exting. Insp.	60	106	120	105	-	105	105
Lease - Copier	2,776	2,386	2,877	2,374	475	2,849	2,700
Golf Cart	4,969	2,053	1,800	247	-	247	250
Backflow Assembly Testing	-	-	170	-	170	170	170
Gym Wipes	2,316	2,287	3,000	2,493	499	2,991	3,000
Misc-Holiday Lighting	8,650	8,650	8,650	8,650	-	8,650	8,650
Misc-Special Events	92	209	6,000	1,551	310	1,861	3,000
Misc-Licenses & Permits	-	-	721	835	-	835	835
Entry System-Key Fob	693	3,161	1,000	951	190	1,141	1,500
Office Supplies	2,536	16,651	12,000	18,418	3,684	22,102	20,000
Op Supplies - Clubhouse	8,788	-	500	-	-	-	500
Janitorial / Cleaning Supplies	6,066	5,162	5,500	-	2,500	2,500	5,500
Water Cooler	3,400	1,968	4,000	940	188	1,128	3,000
Electrical Supplies	587	286	3,000	-	3,000	3,000	3,000
Reserve - Equipment	-	-	2,000	-	-	-	2,000
<b>Total Other Expenses</b>	<b>41,656</b>	<b>43,814</b>	<b>51,818</b>	<b>37,917</b>	<b>11,286</b>	<b>49,202</b>	<b>67,260</b>
<b>Contingency</b>							
Misc-Contingency	16,666	-	131,156	1,240	49,769	51,009	139,377
Capital Projects / Reserve	13,916	127,674	139,674	16,356	9,514	25,870	78,348
<b>Total Contingency</b>	<b>30,582</b>	<b>127,674</b>	<b>270,830</b>	<b>17,596</b>	<b>59,283</b>	<b>76,879</b>	<b>217,725</b>
<b>TOTAL EXPENDITURES</b>	<b>2,190,559</b>	<b>2,317,617</b>	<b>2,427,114</b>	<b>1,901,488</b>	<b>467,850</b>	<b>2,369,336</b>	<b>2,548,469</b>
Excess (deficiency) of revenues							
Over (under) expenditures	307,107	169,001	(1)	591,602	(458,968)	132,637	0
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	307,107	169,001	(1)	591,602	(458,968)	132,637	0
<b>FUND BALANCE, BEGINNING</b>	<b>668,881</b>	<b>975,988</b>	<b>1,144,992</b>	<b>1,144,992</b>	<b>-</b>	<b>1,144,992</b>	<b>1,277,629</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 975,988</b>	<b>\$ 1,144,992</b>	<b>\$ 1,144,991</b>	<b>\$ 1,736,594</b>	<b>\$ (458,968)</b>	<b>\$ 1,277,628</b>	<b>\$ 1,277,629</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,441,170	\$ 2,427,114	\$ 2,439,630	\$ -	\$ 2,439,630	\$ 2,548,469
Room Rentals	-	200	-	-	-	-	-
Interest - Investments	16,800	18,494	-	30,001	6,000	36,001	-
Interest - Tax Collector	-	1,041	-	2,546	-	2,546	-
Rental Income	2,260	1,050	-	1,850	370	2,220	-
Non Resident Fee	2,175	60	-	-	-	-	-
Membership Cards	1,230	985	-	885	177	1,062	-
Transponders	17,125	-	-	-	-	-	-
Gate Damage Income	500	-	-	-	-	-	-
Gate repair refunds	-	5,619	-	6,503	-	6,503	-
Decal headlamp/windshield	-	14,150	-	11,675	2,335	14,010	-
Other Miscellaneous Revenues	12,392	3,349	-	-	-	-	-
Gate Bar Code/Remotes	-	415	-	-	-	-	-
Access Cards	-	85	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>2,497,666</b>	<b>2,486,618</b>	<b>2,427,114</b>	<b>2,493,090</b>	<b>8,882</b>	<b>2,501,972</b>	<b>2,548,469</b>
<b>EXPENDITURES</b>							
<b><u>Administrative Expenditures</u></b>							
P/R-Board of Supervisors	2,000	-	2,800	-	2,800	2,800	2,800
FICA Expense	153	-	214	-	214	214	214
Dissemination	1,800	139	1,800	-	1,800	1,800	1,800
Arbitrage	1,800	-	1,800	600	1,200	1,800	1,800
Attorney Fees	38,676	45,043	22,100	17,075	24,785	41,860	40,000
Auditing Services	4,550	5,100	4,200	4,600	-	4,600	4,000
Trustee Fees	10,928	13,268	10,500	6,853	-	6,853	7,000
Engineering	4,171	38,414	10,000	8,213	13,080	21,293	20,000
Management Fees	53,045	54,643	53,045	44,204	8,841	53,045	53,045
Postage and Freight	312	406	750	1,007	201	1,208	1,600
Printing & Binding	2,506	1,655	2,500	776	155	931	1,000
Rentals & Leases	2,400	133	2,400	-	2,400	2,400	2,400
Insurance	6,676	6,676	7,242	3,816	3,426	7,242	7,242
Legal Advertising	1,182	1,058	1,500	1,646	329	1,975	3,000
Other Current Charges	806	1,044	750	553	111	663	750
Office Supplies	198	242	350	-	-	-	350
Communication - Telephone	-	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	1,132	1,400	1,487	297	1,785	1,400
Dues, Licenses & Subscriptions	175	200	175	626	-	626	650
Contingency	-	-	6,426	-	-	-	-
<b>Total Administrative Expenditures</b>	<b>134,093</b>	<b>171,369</b>	<b>132,168</b>	<b>93,671</b>	<b>59,639</b>	<b>153,311</b>	<b>151,267</b>
<b><u>Maintenance Expenditures</u></b>							
<b>Overall Project Maintenance</b>							
Electricity - Pump Station	25,107	26,500	27,500	19,231	3,846	23,077	24,000
Electricity - Streetlighting	50,011	49,899	51,500	40,363	8,073	48,436	48,000
R&M-Fence	2,388	22,590	5,000	2,464	493	2,957	5,000
R&M-General	12,515	-	7,500	5,903	1,181	7,083	7,500
Golf Cart	799	330	-	127	-	127	250
Irrigation Maintenance	35,000	33,999	31,884	10,571	2,114	12,685	14,094
Irrigation Repairs & Replacement	19,370	25,352	12,000	5,013	1,003	6,016	12,000
Janitorial Maintenance	14,677	12,984	15,000	12,500	2,500	15,000	15,000
Landscape Contract Administration	-	-	12,000	-	12,000	12,000	12,000
Landscape Maintenance	166,626	155,581	161,438	173,420	34,684	208,104	191,964



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Landscape Replacement	-	4,978	13,146	15,184	2,500	17,684	18,000
Landscape Replacement-Annuals	4,200	-	4,382	983	3,399	4,382	4,382
R&M-Mulch	19,720	18,646	21,911	18,722	-	18,722	19,000
Royal Palm Treatment	70,422	3,223	15,000	4,903	-	4,903	3,868
R&M-Pest Control	45,585	45,351	45,450	38,525	6,925	45,450	45,450
R&M-Pressure Washing	26,083	34,706	27,891	23,243	4,649	27,891	27,891
R&M-Storm Draining Cleaning	-	-	-	-	-	-	64,000
Insurance - Property	3,185	3,185	3,584	3,584	-	3,584	3,942
Onsite Maintenance	46,515	39,338	43,051	39,487	3,564	43,051	51,999
R&M-Pump Station	9,585	10,570	10,000	4,546	909	5,455	2,000
Pump Station Reserve	4,662	-	5,400	-	-	-	1,200
Rust Control	4,320	4,320	4,320	3,600	720	4,320	4,320
Tot Lot Maintenance	4,086	2,951	6,000	4,771	1,500	6,271	5,000
R&M-Trees and Trimming	12,121	-	13,500	30,735	-	30,735	15,000
Hurricane Expenses	21,265	31,582	-	-	-	-	-
Capital Projects / Reserve	-	87,614	51,611	-	-	-	15,000
Contingency	7,330	-	87,409	-	43,705	43,705	86,950
<b>Total Overall Project Maintenance</b>	<b>605,573</b>	<b>613,699</b>	<b>676,477</b>	<b>457,874</b>	<b>133,764</b>	<b>591,638</b>	<b>697,810</b>
<b>Linear Parks Maintenance</b>							
Electricity - Monuments	-	258	300	197	39	237	300
Electricity - Pump Station	8,513	22,802	10,000	6,397	1,279	7,676	8,000
Electricity - Streetlighting	16,670	16,633	18,000	13,360	2,672	16,032	16,000
R&M-Fence	2,919	-	1,750	1,469	294	1,763	1,000
R&M-General	794	-	12,900	3,839	768	4,607	7,500
Golf Cart	150	62	-	120	-	120	-
Insurance - Property	1,062	1,062	1,195	1,195	-	1,195	1,315
Irrigation Maintenance	10,911	10,959	10,629	3,915	783	4,698	4,698
Irrigation Repairs & Replacement	3,022	3,955	3,150	371	74	446	1,500
Janitorial Maintenance	5,438	4,881	4,707	3,922	784	4,707	4,707
Landscape Replacement	-	-	4,382	1,495	2,887	4,382	4,382
Landscape Replacement-Annuals	-	-	1,461	-	1,461	1,461	1,461
Landscape Maintenance	80,464	75,130	53,813	48,200	9,640	57,839	58,424
R&M-Mulch	6,573	6,215	7,304	6,383	-	6,383	6,500
R&M-Pest Control	16,855	16,769	15,150	12,625	2,525	15,150	15,000
R&M-Pressure Washing	6,973	9,278	9,297	7,748	1,550	9,297	9,297
R&M-Pump Station	1,484	1,637	7,000	-	7,000	7,000	7,000
Pump Station Reserve	2,487	-	1,800	-	-	-	1,800
Rust Control	1,440	1,440	1,440	1,200	240	1,440	1,440
R&M-Trees and Trimming	4,040	-	4,500	9,045	-	9,045	4,500
Capital Projects / Reserve	4,353	-	13,348	-	-	-	13,348
Hurricane Expense	6,616	9,031	-	-	-	-	-
Contingency	2,584	-	10,128	-	5,064	5,064	33,695
<b>Total Linear Parks Maintenance</b>	<b>183,348</b>	<b>180,112</b>	<b>192,254</b>	<b>121,481</b>	<b>37,060</b>	<b>158,542</b>	<b>201,866</b>
<b>Mitigation</b>							
Mitigation Maintenance	19,800	19,800	19,800	16,500	3,300	19,800	19,800
Mitigation Reporting	8,000	6,000	8,000	650	130	780	1,500
Contingency	-	-	-	-	-	-	7,890
<b>Total Mitigation Maintenance</b>	<b>27,800</b>	<b>25,800</b>	<b>27,800</b>	<b>17,150</b>	<b>3,430</b>	<b>20,580</b>	<b>29,190</b>
<b>Lakes</b>							
Lake Maintenance	26,075	28,320	28,320	74,120	14,824	88,944	91,306
Pest Control-Midge Lake Banks	15,155	32,650	65,000	29,215	5,843	35,058	39,180
Pest Control-Midge Lakes	50,000	50,000	50,000	38,000	-	38,000	20,000
Contingency	-	-	-	-	-	-	-
<b>Total Lake Maintenance</b>	<b>91,230</b>	<b>110,970</b>	<b>143,320</b>	<b>141,335</b>	<b>20,667</b>	<b>162,002</b>	<b>150,486</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>Secured Area Operations &amp; Maintenance</b>							
Electricity - Entrance	-	13,504	12,500	10,706	2,141	12,847	13,500
Electricity - Pump Station	34,838	24,776	25,000	17,106	3,421	20,528	25,000
Electricity - Streetlighting	44,454	44,355	45,000	36,974	7,395	44,368	45,000
R&M-Fence	4,997	-	6,000	200	40	240	1,500
R&M-Gate	29,345	34,659	38,000	21,978	4,396	26,374	22,000
Gate Transponders	3,951	9,914	7,000	4,611	922	5,533	3,500
R&M-General	5,558	-	28,000	24,534	4,907	29,440	25,000
Golf Cart	4,020	1,661	-	-	-	-	-
Misc-Holiday Lighting	4,325	4,325	4,325	4,325	-	4,325	4,325
Insurance - Property	2,833	2,833	3,186	3,186	-	3,186	3,186
Irrigation Maintenance	35,033	34,030	34,399	42,346	8,469	50,815	52,068
Irrigation Repairs & Replacement	16,900	22,121	7,968	23,015	4,603	27,618	20,000
Janitorial Maintenance	13,046	11,605	12,552	10,460	2,092	12,552	12,552
Janitorial/Cleaning Supplies	1,318	-	3,000	-	-	-	3,000
Landscape Maintenance	165,604	154,626	143,500	131,229	26,246	157,475	158,580
Landscape Replacement	-	-	11,686	43,913	2,500	46,413	45,000
Landscape Replacement-Annua	1,800	-	3,895	328	3,567	3,895	3,895
R&M-Mulch	17,529	16,574	19,476	16,999	-	16,999	17,000
R&M-Pest Control	40,286	40,079	40,400	33,670	6,734	40,404	40,404
R&M-Pressure Washing	18,594	24,742	24,792	20,660	4,132	24,792	24,792
R&M-Pump Station	4,333	4,778	6,338	15,751	3,150	18,901	15,000
Pump Station Reserve	5,077	-	4,800	-	-	-	4,800
Rust Control	3,840	3,840	3,840	3,200	640	3,840	3,840
Security	269,910	280,037	284,608	226,035	45,207	271,242	284,608
R&M-Access & Surveillance Systems	15,363	21,755	13,433	10,034	2,007	12,041	12,000
R&M-Trees and Trimming	10,774	-	12,000	24,949	4,990	29,938	20,000
Utility - Water	4,273	13,047	12,000	7,391	1,478	8,869	9,000
Communication - Telephone	11,778	21,078	4,500	2,374	475	2,849	4,500
R&M - Water Feature	3,300	7,520	3,300	3,630	726	4,356	3,300
Water Cooler	532	-	-	46	9	55	1,500
Capital Projects / Reserve	9,500	-	40,000	-	-	-	40,000
Hurricane Expense	17,957	37,258	-	-	-	-	-
Contingency	6,539	-	28,993	1,240	-	1,240	9,865
<b>Total Secured Area O&amp;M</b>	<b>807,605</b>	<b>829,117</b>	<b>884,491</b>	<b>740,888</b>	<b>140,247</b>	<b>881,135</b>	<b>928,715</b>
<b>Clubhouse</b>							
A/C Maintenance	7,295	353	3,500	8,447	1,500	9,947	3,500
Fire Alarm Monitoring	723	895	480	736	147	883	1,050
Attendants	117,286	103,441	112,845	94,658	18,187	112,845	112,845
Backflow Assembly Testing	-	-	170	-	170	170	170
Lease - Copier	2,776	2,386	-	2,374	475	2,849	2,700
Electrical Supplies	587	286	3,000	-	3,000	3,000	3,000
Utilities-Electric	24,667	-	22,500	19,893	3,979	23,872	23,000
Entry System- Key FOB	693	3,161	1,000	951	190	1,141	1,500
Reserve - Equipment	-	-	2,000	-	-	-	2,000
Fire Extinguisher	60	106	120	105	-	105	105
R&M-General	11,767	70,989	10,000	22,898	4,580	27,478	15,000
Gym Equipment Maintenance	2,901	2,922	6,500	4,760	1,740	6,500	7,000
Gym Wipes	2,316	2,287	3,000	2,493	499	2,991	3,000
Misc-Holiday Lighting	4,325	4,325	4,325	4,325	-	4,325	4,325
IT Maintenance	2,119	1,885	1,750	2,619	524	3,143	3,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Janitorial Maintenance	35,333	31,431	33,995	28,328	5,666	33,994	33,995
Janitorial/Cleaning Supplies	4,748	5,162	2,500	-	2,500	2,500	2,500
Landscape Maintenance	12,387	11,566	9,649	6,884	1,377	8,261	9,000
Landscape Replacement	-	11,533	786	7,792	1,558	9,350	10,000
Landscape Replacement-Annals	400	-	262	874	-	874	1,000
R&M-Mulch	1,179	1,115	1,310	851	-	851	1,000
Misc-Licenses & Permits	-	-	721	835	-	835	835
Office Supplies	2,536	16,651	12,000	18,418	3,684	22,102	20,000
Cleaning Supplies	-	-	-	617	123	740	2,500
Coffee Supplies	-	-	-	-	-	-	9,500
Onsite Property Management	28,706	25,672	26,697	22,508	4,502	27,010	26,697
Op Supplies - Clubhouse	8,788	-	-	-	-	-	500
Pool Furniture	2,250	820	3,600	2,310	-	2,310	1,000
Pool Permits	1,257	550	300	500	-	500	500
R&M-Pools	20,839	20,822	20,000	19,988	3,998	23,986	20,400
Pool Monitoring	-	-	-	-	-	-	4,800
Splash Pool Maintenance	5,390	-	-	125	-	125	-
Insurance - Property	15,803	15,803	17,778	17,778	-	17,778	19,556
Misc-Special Events	92	209	6,000	1,551	310	1,861	3,000
Communication - Telephone	7,194	-	7,500	14,225	2,845	17,070	15,000
Utility - Refuse Removal	4,634	4,652	5,000	3,992	798	4,790	4,790
Utility - Water	7,298	-	8,000	-	-	-	-
Water Cooler	2,869	1,968	3,000	894	179	1,073	1,500
Contingency	211	-	1,000	-	1,000	1,000	8,866
Hurricane Expense	1,418	5,500	-	-	-	-	-
Capital Projects / Reserve	63	40,060	39,316	16,356	9,514	25,870	10,000
<b>Total Clubhouse Maintenance</b>	<b>340,910</b>	<b>386,551</b>	<b>370,604</b>	<b>329,084</b>	<b>73,043</b>	<b>402,127</b>	<b>389,134</b>
<b>Total Maintenance</b>	<b>2,056,466</b>	<b>2,146,248</b>	<b>2,294,946</b>	<b>1,807,813</b>	<b>408,211</b>	<b>2,216,024</b>	<b>2,397,202</b>
<b>Total Expenditures</b>	<b>2,190,559</b>	<b>2,317,617</b>	<b>2,427,114</b>	<b>1,901,488</b>	<b>467,850</b>	<b>2,369,335</b>	<b>2,548,469</b>
Excess (deficiency) of revenues							
Over (under) expenditures	307,107	169,001	-	591,602	(458,968)	132,637	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	307,107	169,001	-	591,602	(458,968)	132,637	-
<b>FUND BALANCE, BEGINNING</b>	<b>668,881</b>	<b>975,988</b>	<b>1,144,992</b>	<b>1,144,992</b>	<b>-</b>	<b>1,144,992</b>	<b>1,277,629</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 975,988</b>	<b>\$ 1,144,992</b>	<b>\$ 1,144,991</b>	<b>\$ 1,736,594</b>	<b>\$ (458,968)</b>	<b>\$ 1,277,629</b>	<b>\$ 1,277,629</b>

**Exhibit "A"**  
Allocation of Fund Balance

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance	1,277,629
Net Change in Fund Balance	-
Reserves - Fiscal Year 2020 Additions	103,148
<b>Total Funds Available (Estimated) 9/30/2020</b>	<b>1,380,777</b>

ALLOCATION OF AVAILABLE FUNDS

**Assigned Fund Balance**

Operating Reserve - Operating Capital	611,330
Clubhouse	50,853
Clubhouse Expenditures FY19	(16,356)
Clubhouse Projected FY19 (Committed)	(9,514)
Gates/Guardhouses	48,506
Storm Reserve	50,000
Irrigation System	98,506
Landscape Replacement	48,506
Lighting	24,253
Pools	48,506
Walks/Roads/Curbs	97,011
Security Features	48,506
Wall & Fence Perimeter	74,253
	563,030

<b>Total Allocation of Available Funds</b>	<b>1,174,360</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>206,416</b>
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**FY 2020 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	\$59.15	\$14,905.12
Townhome - 2H	148	1	148.00	\$94.64	\$14,006.08
Townhome - 2F	146	1	146.00	\$94.64	\$13,816.81
SF 34'	109	1	109.00	\$94.64	\$10,315.29
SF 50'	361	1.25	451.25	\$118.29	\$42,704.36
SF 65'	187	1.25	233.75	\$118.29	\$22,121.09
SF 65' Estada	149	1.25	186.25	\$118.29	\$17,625.90
Retail	140,000	1/1800	77.78	\$7,360.55	\$7,360.55
Office	70,000	1/1800	38.89	\$3,680.28	\$3,680.28
Out Parcels	60,000	1/1200	50.00	\$4,731.78	\$4,731.78
			1598.42		\$151,267.28

**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	\$272.85	\$68,758.74
Townhome - 2H	148	1	148.00	\$436.56	\$64,611.38
Townhome - 2F	146	1	146.00	\$436.56	\$63,738.26
SF 34'	109	1	109.00	\$436.56	\$47,585.41
SF 50'	361	1.25	451.25	\$545.70	\$196,999.23
SF 65'	187	1.25	233.75	\$545.70	\$102,046.69
SF 65' Estada	149	1.25	186.25	\$545.70	\$81,309.93
Retail	140,000	1/1800	77.78	\$33,954.93	\$33,954.93
Office	70,000	1/1800	38.89	\$16,977.47	\$16,977.47
Out Parcels	60,000	1/1200	50.00	\$21,828.17	\$21,828.17
			1598.42		\$697,810.21

**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	\$78.93	\$19,890.92
Townhome - 2H	148	1	148.00	\$126.29	\$18,691.15
Townhome - 2F	146	1	146.00	\$126.29	\$18,438.56
SF 34'	109	1	109.00	\$126.29	\$13,765.78
SF 50'	361	1.25	451.25	\$157.86	\$56,989.05
SF 65'	187	1.25	233.75	\$157.86	\$29,520.65
SF 65' Estada	149	1.25	186.25	\$157.86	\$23,521.80
Retail	140,000	1/1800	77.78	\$9,822.67	\$9,822.67
Office	70,000	1/1800	38.89	\$4,911.34	\$4,911.34
Out Parcels	60,000	1/1200	50.00	\$6,314.58	\$6,314.58
			1598.42		\$201,866.49

**FY 2020 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	\$11.41	\$2,876.24
Townhome - 2H	148	1	148.00	\$18.26	\$2,702.75
Townhome - 2F	146	1	146.00	\$18.26	\$2,666.23
SF 34'	109	1	109.00	\$18.26	\$1,990.54
SF 50'	361	1.25	451.25	\$22.83	\$8,240.65
SF 65'	187	1.25	233.75	\$22.83	\$4,268.70
SF 65' Estada	149	1.25	186.25	\$22.83	\$3,401.26
Retail	140,000	1/1800	77.78	\$1,420.36	\$1,420.36
Office	70,000	1/1800	38.89	\$710.18	\$710.18
Out Parcels	60,000	1/1200	50.00	\$913.09	\$913.09
			1598.42		\$29,190.00

**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%	\$44.65	\$11,250.90
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$51.35	\$7,600.44
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$51.36	\$7,498.53
SF 34'	109	17.97	75%	13.48	9.28%	\$128.06	\$13,958.76
SF 50'	361	59.57	75%	44.68	30.75%	\$128.18	\$46,272.85
SF 65'	187	30.86	75%	23.15	15.93%	\$128.19	\$23,971.46
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$128.19	\$19,101.05
Retail	140,000	16.18	70%	11.33	7.80%	\$0.08	\$11,733.33
Office	70,000	5.78	70%	4.05	2.78%	\$0.06	\$4,190.47
Out Parcels	60,000	6.77	70%	4.74	3.26%	\$0.08	\$4,908.22
			192.02	145.30	100.00%		\$150,486.00

**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	\$1,169.67	\$127,493.69
SF 50'	361	1.25	451.25	\$1,462.08	\$527,812.16
SF 65'	187	1.25	233.75	\$1,462.08	\$273,409.63
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		\$928,715.48

**FY 2020 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	\$357.66	\$52,933.63
Townhome - 2F	146	1	146.00	\$357.66	\$52,218.31
SF 34'	109	1	109.00	\$357.66	\$38,984.91
SF 50'	361	1.25	451.25	\$447.07	\$161,393.93
SF 65'	187	1.25	233.75	\$447.07	\$83,602.95
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		\$389,133.74

**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	\$117,681.91	\$466.99	\$496.80
Townhome - 2H	148	\$160,545.44	\$1,084.77	\$1,154.01
Townhome - 2F	146	\$158,376.70	\$1,084.77	\$1,154.01
SF 34'	109	\$254,094.36	\$2,331.14	\$2,479.94
SF 50'	361	\$1,040,412.24	\$2,882.03	\$3,065.99
SF 65'	187	\$538,941.18	\$2,882.04	\$3,066.00
SF 65' Estada	149	\$144,959.94	\$972.89	\$1,034.98
Retail	140000	\$64,291.85	\$0.46	\$0.49
Office	70000	\$30,469.74	\$0.44	\$0.46
Out Parcels	60000	\$38,695.84	\$0.64	\$0.69
<b>Total</b>		<b>\$2,548,469.20</b>		

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

**Operating and Maintenance Assessment Rates - (Trend Analysis)**

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*	FY 2020 Rate per Unit*	Net FY 2020 Total	\$ Increase FY'19 - FY'20	% Increase FY'19 - FY'20
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$51,285.10	\$111.01	5.00%
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$88,583.36	\$111.01	5.00%
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$114,225.91	\$111.01	5.00%
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$227,680.24	\$137.24	5.00%
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$164,275.62	\$137.24	5.00%
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$141,219.39	\$137.24	5.00%
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$204,624.01	\$137.24	5.00%
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$213,270.10	\$137.24	5.00%
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$20,174.27	\$137.24	5.00%
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$412,131.49	\$137.24	5.00%
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$106,635.42	\$137.24	5.00%
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$89,343.19	\$137.24	5.00%
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.56	\$972.89	\$144,959.94	\$46.33	5.00%
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.11	\$1,084.77	\$158,375.90	\$51.66	5.00%
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$466.99	\$117,681.91	\$22.24	5.00%
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$1,084.77	\$160,546.24	\$51.66	5.00%
<b>Total Residential</b>									<b>\$2,415,012.08</b>		

Subdivision	Product	Sq Ft.	Rate per Unit	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	\$0.46	\$64,291.85
Office	Office	70000	\$0.37	\$0.38	\$0.41	\$0.41	\$0.41	\$0.44	\$30,469.74
Out Parcels	Out Parcels	60000	\$0.54	\$0.55	\$0.61	\$0.61	\$0.61	\$0.64	\$38,695.84
<b>Total Commercial</b>									<b>133,457.43</b>

**Total Net Assessment**      \$2,548,469.52

\* 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 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 152	\$ 1,277	\$ -	\$ 3,069	\$ 614	\$ 3,683	\$ -
Special Assmnts- Tax Collector	409,001	30,774	30,150	30,407	-	30,407	-
Special Assmnts- CDD Collected	-	388,476	394,009	242,825	-	242,825	383,250
Special Assmnts- Prepayments	-	155,161	-	311,674	-	311,674	-
Special Assmnts- Discounts	-	-	(1,206)	-	-	-	-
<b>TOTAL REVENUES</b>	<b>409,153</b>	<b>575,688</b>	<b>422,953</b>	<b>587,975</b>	<b>614</b>	<b>588,589</b>	<b>383,250</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	603	-	-	-	-
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>603</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Debt Service</i>							
Principal Debt Retirement	140,000	150,000	160,000	150,000	-	150,000	155,000
Prepayment	-	-	-	470,000	-	470,000	-
Interest Expense	278,300	270,600	262,350	258,088	-	258,088	228,250
<b>Total Debt Service</b>	<b>418,300</b>	<b>420,600</b>	<b>422,350</b>	<b>878,088</b>	<b>-</b>	<b>878,088</b>	<b>383,250</b>
<b>TOTAL EXPENDITURES</b>	<b>418,300</b>	<b>420,600</b>	<b>422,953</b>	<b>878,088</b>	<b>-</b>	<b>878,088</b>	<b>383,250</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,147)	155,088	-	(290,113)	614	(289,499)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(9,147)	155,088	-	(290,113)	614	(289,499)	-
<b>FUND BALANCE, BEGINNING</b>	<b>147,731</b>	<b>138,584</b>	<b>293,672</b>	<b>293,671</b>	<b>-</b>	<b>293,671</b>	<b>4,172</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 138,584</b>	<b>\$ 293,672</b>	<b>\$ 293,671</b>	<b>\$ 3,558</b>	<b>\$ 614</b>	<b>\$ 4,172</b>	<b>\$ 4,172</b>

**Amortization Schedule**  
Series 2005A Debt Service Fund

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/19	\$4,150,000	5.500%	\$114,125		
5/1/20	\$4,150,000	5.500%	\$114,125	\$155,000	\$383,250
11/1/20	\$3,995,000	5.500%	\$109,863		
5/1/21	\$3,995,000	5.500%	\$109,863	\$160,000	\$379,725
11/1/21	\$3,835,000	5.500%	\$105,463		
5/1/22	\$3,835,000	5.500%	\$105,463	\$170,000	\$380,925
11/1/22	\$3,665,000	5.500%	\$100,788		
5/1/23	\$3,665,000	5.500%	\$100,788	\$180,000	\$381,575
11/1/23	\$3,485,000	5.500%	\$95,838		
5/1/24	\$3,485,000	5.500%	\$95,838	\$190,000	\$381,675
11/1/24	\$3,295,000	5.500%	\$90,613		
5/1/25	\$3,295,000	5.500%	\$90,613	\$200,000	\$381,225
11/1/25	\$3,095,000	5.500%	\$85,113		
5/1/26	\$3,095,000	5.500%	\$85,113	\$210,000	\$380,225
11/1/26	\$2,885,000	5.500%	\$79,338		
5/1/27	\$2,885,000	5.500%	\$79,338	\$225,000	\$383,675
11/1/27	\$2,660,000	5.500%	\$73,150		
5/1/28	\$2,660,000	5.500%	\$73,150	\$235,000	\$381,300
11/1/28	\$2,425,000	5.500%	\$66,688		
5/1/29	\$2,425,000	5.500%	\$66,688	\$250,000	\$383,375
11/1/29	\$2,175,000	5.500%	\$59,813		
5/1/30	\$2,175,000	5.500%	\$59,813	\$265,000	\$384,625
11/1/30	\$1,910,000	5.500%	\$52,525		
5/1/31	\$1,910,000	5.500%	\$52,525	\$275,000	\$380,050
11/1/31	\$1,635,000	5.500%	\$44,963		
5/1/32	\$1,635,000	5.500%	\$44,963	\$295,000	\$384,925
11/1/32	\$1,340,000	5.500%	\$36,850		
5/1/33	\$1,340,000	5.500%	\$36,850	\$310,000	\$383,700
11/1/33	\$1,030,000	5.500%	\$28,325		
5/1/34	\$1,030,000	5.500%	\$28,325	\$325,000	\$381,650
11/1/34	\$705,000	5.500%	\$19,388		
5/1/35	\$705,000	5.500%	\$19,388	\$345,000	\$383,775
11/1/35	\$360,000	5.500%	\$9,900		
5/1/36	\$360,000	5.500%	\$9,900	\$360,000	\$379,800
	<b>Total</b>		<b>Total</b>	<b>\$4,150,000</b>	<b>\$6,495,475</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL - 2019	PROJECTED AUG - SEP - 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 3,505	\$ 5,576	\$ -	\$ 12,025	\$ 2,405	\$ 14,430	\$ -
Interest - Tax Collector	-	347	-	-	-	-	-
Special Assmnts- Tax Collector	1,017,486	1,015,719	1,075,066	1,015,454	59,612	1,075,066	1,075,066
Special Assmnts- Discounts	-	-	(43,003)	-	-	-	(43,003)
<b>TOTAL REVENUES</b>	<b>1,020,991</b>	<b>1,021,642</b>	<b>1,032,063</b>	<b>1,027,479</b>	<b>62,017</b>	<b>1,089,496</b>	<b>1,032,063</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	21,501	-	-	-	21,501
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>21,501</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,501</b>
<i>Debt Service</i>							
Principal Debt Retirement	570,000	580,000	590,000	590,000	-	590,000	605,000
Interest Expense	446,813	435,413	423,812	423,813	-	423,813	412,013
<b>Total Debt Service</b>	<b>1,016,813</b>	<b>1,015,413</b>	<b>1,013,812</b>	<b>1,013,813</b>	<b>-</b>	<b>1,013,813</b>	<b>1,017,013</b>
<b>TOTAL EXPENDITURES</b>	<b>1,016,813</b>	<b>1,015,413</b>	<b>1,035,313</b>	<b>1,013,813</b>	<b>-</b>	<b>1,013,813</b>	<b>1,038,514</b>
Excess (deficiency) of revenues Over (under) expenditures	4,178	6,229	(3,250)	13,666	62,017	75,683	(6,450)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(3,250)	-	-	-	(6,450)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(3,250)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(6,450)</b>
Net change in fund balance	4,178	6,229	(3,250)	13,666	62,017	75,683	(6,450)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>492,155</b>	<b>498,384</b>	<b>498,384</b>	<b>-</b>	<b>498,384</b>	<b>574,067</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 492,155</b>	<b>\$ 498,384</b>	<b>\$ 495,134</b>	<b>\$ 512,050</b>	<b>\$ 62,017</b>	<b>\$ 574,067</b>	<b>\$ 567,617</b>

**Amortization Schedule**  
Series 2015 Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/19	\$12,545,000	\$206,006		
5/1/20	\$12,545,000	\$206,006	\$605,000	\$1,017,013
11/1/20	\$11,940,000	\$199,200		
5/1/21	\$11,940,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,320,000	\$192,225		
5/1/22	\$11,320,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$10,685,000	\$184,288		
5/1/23	\$10,685,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,035,000	\$175,350		
5/1/24	\$10,035,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,365,000	\$166,138		
5/1/25	\$9,365,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$8,680,000	\$156,291		
5/1/26	\$8,680,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$7,970,000	\$145,641		
5/1/27	\$7,970,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,240,000	\$134,691		
5/1/28	\$7,240,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$6,485,000	\$121,950		
5/1/29	\$6,485,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$5,705,000	\$108,788		
5/1/30	\$5,705,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$4,900,000	\$95,203		
5/1/31	\$4,900,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,065,000	\$81,113		
5/1/32	\$4,065,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,200,000	\$65,975		
5/1/33	\$3,200,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,305,000	\$50,313		
5/1/34	\$2,305,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,380,000	\$34,125		
5/1/35	\$1,380,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$420,000	\$17,325		
5/1/36	\$420,000	\$17,325	\$420,000	\$454,650
	Total	\$4,269,238	\$12,545,000	\$16,814,238

**Monterra**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2020

**Assessment Summary - Total Assessment Per Unit (With Debt)**

<b>Product Type</b>	<b>Product Code</b>	<b>O&amp;M* Rate per Unit</b>	<b>2015 DS* Rate per Unit</b>	<b>2005 DS* Rate per Unit</b>	<b>Gross Total Per Unit</b>
Multifamily	MR	\$496.80	\$0.00	\$0.00	\$496.80
Townhome	MZ	\$1,154.01	\$506.09	\$0.00	\$1,660.10
Townhome	MS	\$1,154.01	\$534.81	\$0.00	\$1,688.82
SF 34' La Costa	MU	\$2,479.94	\$643.52	\$0.00	\$3,123.46
SF 34'	MT	\$2,479.94	\$772.22	\$0.00	\$3,252.16
SF 50' Bella Terra	MW	\$3,065.99	\$900.93	\$0.00	\$3,966.92
SF 50'	MV	\$3,065.99	\$1,029.63	\$0.00	\$4,095.62
SF 65'	MX	\$3,066.00	\$1,287.03	\$0.00	\$4,353.03
SF 65' Estada	MY	\$1,034.98	\$1,623.72	\$0.00	\$2,658.70
Retail		\$0.49	\$0.00	\$1.81	\$2.30
Office		\$0.46	\$0.00	\$1.53	\$1.99
Out Parcels		\$0.69	\$0.00	\$2.01	\$2.70