

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Adopted Budget
Adopted 08/17/20

Prepared by:



MONTERRA

Community Development District

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MONTERRA
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,638,467	6,264	2,644,731	2,548,469
EXPENDITURES							
Administrative	139,609	86,489	126,221	118,710	18,064	136,774	163,252
Property management and security	503,131	519,172	529,194	437,768	87,402	525,170	531,194
Maintenance: Gate/Fence	88,918	56,747	45,000	32,468	8,248	40,716	45,000
Maintenance: Lakes	153,755	207,286	211,476	103,606	43,821	147,427	203,786
Maintenance: Landscape/Hardscape	770,128	913,503	881,749	712,206	155,026	867,232	931,995
Maintenance: Pool	22,192	25,917	26,700	21,867	4,515	26,382	35,700
Maintenance: Other	230,892	157,117	207,054	122,531	86,915	209,446	219,365
Utilities	237,504	228,094	236,090	176,121	35,007	211,128	230,090
Other Expenses	43,814	47,438	67,260	38,030	8,433	46,463	65,883
Contingency	127,674	17,596	217,724	-	118,493	118,493	122,203
TOTAL EXPENDITURES	2,317,617	2,259,359	2,548,469	1,763,307	565,924	2,329,231	2,548,469
Excess (deficiency) of revenues Over (under) expenditures	169,001	263,396	0	875,161	(559,660)	315,500	-
Net change in fund balance	169,001	263,396	0	875,161	(559,660)	315,500	-
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,723,892
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,283,552	\$ (559,660)	\$ 1,723,892	\$ 1,723,892

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Special Assmnts- Tax Collector	\$ 2,441,170	\$ 2,439,630	\$ 2,548,469	\$ 2,559,755	\$ -	\$ 2,559,755	\$ 2,548,469
Special Assmnts- Discounts	200	-	-	-	-	-	-
Interest - Investments	18,494	34,828	-	18,817	3,763	22,580	-
Hurricane Irma FEMA Refund	-	19,580	-	40,513	-	40,513	-
Interest - Tax Collector	1,041	2,546	-	2,219	-	2,219	-
Room Rental	-	-	-	-	-	-	-
Rental Income	1,050	2,050	-	600	120	720	-
Non Resident Fee	60	-	-	900	-	900	-
Membership Cards	985	1,160	-	705	141	846	-
Transponders	-	-	-	-	-	-	-
Gate Damage Income	-	-	-	-	-	-	-
Gate repair refunds	5,619	7,186	-	2,701	-	2,701	-
Decal headlamp/windshield	14,150	15,775	-	11,200	2,240	13,440	-
Other Miscellaneous Revenues	3,349	-	-	1,057	-	1,057	-
Gate Bar Code/Remotes	415	-	-	-	-	-	-
Access Cards	85	-	-	-	-	-	-
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,638,467	6,264	2,644,731	2,548,469
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	2,800
FICA Taxes	-	-	214	-	214	214	214
Dissemination Agent	139	-	1,800	-	1,800	1,800	1,800
Arbitrage	-	1,200	1,800	600	1,200	1,800	1,800
Attorney Fees	45,043	23,225	40,000	28,568	5,566	34,134	45,000
Auditing Services	5,100	4,600	4,000	4,700	-	4,700	4,000
Trustee Fees	13,268	6,853	7,000	10,057	-	10,057	7,000
Engineering	38,414	9,228	20,000	34,977	2,500	37,477	24,000
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,132	1,721	1,400	5,558	1,112	6,670	18,630
Postage and Freight	406	2,004	1,600	247	49	296	500
Rentals & Leases	133	-	2,400	-	2,400	2,400	2,400
Insurance - Property	22,883	25,743	27,999	23,484	-	23,484	24,780
Insurance	6,676	3,816	7,242	6,242	-	6,242	7,735
Printing and Binding	1,655	875	1,000	464	93	557	750
Legal Advertising	1,058	3,554	3,000	674	135	809	500
Office Supplies	242	107	350	-	121	121	350
Other Current Charges	1,044	721	750	373	75	448	750
Dues, Licenses, Subscriptions	200	626	650	550	-	550	650
Reserve - Equipment	-	-	-	-	-	-	1,377
R&M General	-	-	-	-	-	-	16,000
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
Total Administrative	139,609	86,489	126,221	118,710	18,064	136,774	163,252
<i>Property management and security</i>							
ProfServ-Mgmt Consulting Serv	54,643	53,045	53,045	44,204	8,841	53,045	55,045
Onsite Maintenance	39,338	48,153	51,999	43,333	8,666	51,999	51,999
Onsite Property Manager	25,672	26,958	26,697	22,248	4,449	26,697	26,697
Attendant	103,441	113,465	112,845	94,038	18,807	112,845	112,845
Security	280,037	277,551	284,608	233,945	46,639	280,584	284,608
Total Property management and security	503,131	519,172	529,194	437,768	87,402	525,170	531,194

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Maintenance: Gate/Fence							
R&M-Fence	22,590	10,346	7,500	6,381	1,140	7,521	7,500
R&M-Gate	34,659	29,017	22,000	24,289	4,858	29,147	22,000
R&M-Access & Surveillance Systems	21,755	12,773	12,000	1,798	500	2,298	12,000
Gate Transponders	9,914	4,611	3,500	-	1,750	1,750	3,500
Total Maintenance: Gate/Fence	88,918	56,747	45,000	32,468	8,248	40,716	45,000
Maintenance: Lakes							
R&M-Pump Station	16,985	32,261	24,000	32,776	3,555	36,331	24,000
Lake & Wetlands Maintenance	28,320	77,650	91,306	49,390	9,878	59,268	111,306
Pest Control-Midge Lake Banks	32,650	34,575	39,180	21,440	4,288	25,728	39,180
Pest Control-Midge Lakes	50,000	44,000	20,000	-	-	-	-
Mitigation Maintenance	19,800	18,150	19,800	-	19,800	19,800	20,000
Mitigation Reporting	6,000	650	1,500	-	1,500	1,500	1,500
Contingency	-	-	7,890	-	-	-	-
Pump Station Reserve	-	-	7,800	-	4,800	4,800	7,800
Total Maintenance: Lakes	153,755	207,286	211,476	103,606	43,821	147,427	203,786
Maintenance: Landscape/Hardscape							
R&M-Mulch	42,550	43,048	43,500	50,467	-	50,467	43,500
R&M-Pest Control	102,199	106,433	100,854	109,712	21,942	131,654	100,854
R&M-Trees and Trimming	-	69,514	39,500	3,955	4,750	8,705	49,499
Royal Palm Treatment	3,223	5,548	3,868	3,223	645	3,868	3,868
R&M-Pressure Washing	68,726	61,980	61,980	51,651	10,329	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	-
Landscape Maintenance	396,903	429,908	417,967	350,177	69,004	419,181	470,214
Landscape Replacement	16,511	76,089	77,382	47,259	10,623	57,882	77,382
Landscape Replacement-Annuals	-	2,692	10,738	2,852	7,151	10,004	10,738
Irrigation Maintenance	78,988	65,347	70,860	58,006	11,601	69,607	70,860
Irrigation Repairs & Replacements	51,428	43,344	33,500	26,903	5,381	32,284	33,500
Total Maintenance: Landscape/Hardscape	770,128	913,503	881,749	712,206	155,026	867,232	931,995
Maintenance: Pool							
R&M-Pools	20,822	22,982	20,400	19,787	2,115	21,902	29,400
Splash Pool Maintenance	-	125	-	-	-	-	-
Pool Furniture	820	2,310	1,000	1,580	-	1,580	1,000
Pool Permits	550	500	500	500	-	500	500
Pool Monitoring	-	-	4,800	-	2,400	2,400	4,800
Total Maintenance: Pool	22,192	25,917	26,700	21,867	4,515	26,382	35,700
Maintenance: Other							
Gym Equipment Maintenance	2,922	8,175	7,000	3,401	680	4,081	13,311
R&M-General	70,989	62,485	55,000	47,424	8,097	55,521	125,000
Janitorial Maintenance	60,901	66,253	66,254	54,829	11,306	66,135	66,254
R&M - Water Feature	7,520	4,180	3,300	7,950	1,590	9,540	3,300
R&M-Storm Draining Cleaning	-	-	64,000	-	64,000	64,000	-
IT Maintenance	1,885	2,806	3,000	2,100	420	2,520	3,000
A/C Maintenance	353	8,447	3,500	5,217	500	5,717	3,500
Tot Lot Maintenance	2,951	4,771	5,000	1,610	322	1,932	5,000
Misc-Hurricane Expense	83,371	-	-	-	-	-	-
Total Maintenance: Other	230,892	157,117	207,054	122,531	86,915	209,446	219,365

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Utilities							
Communication - Telephone	21,078	19,991	19,500	17,035	3,190	20,225	19,500
Utility - Water	13,047	8,622	9,000	3,901	780	4,681	9,000
Electricity - Entrance	13,504	11,734	13,500	9,670	1,934	11,604	13,500
Electricity - Pump Station	74,078	53,413	57,000	39,378	7,876	47,254	51,000
Electricity - Streetlighting	110,887	104,938	109,000	85,349	17,070	102,419	109,000
Electricity - Monuments	258	225	300	196	39	235	300
Utilities-Electric	-	24,381	23,000	16,262	3,252	19,514	23,000
Utility - Refuse Removal	4,652	4,790	4,790	4,330	866	5,196	4,790
Total Utilities	237,504	228,094	236,090	176,121	35,007	211,128	230,090
Other Expenses							
Fire Alarm Monitoring	895	1,411	1,050	1,040	208	1,248	1,050
Cleaning Supplies	-	899	2,500	-	1,250	1,250	2,500
Coffee Supplies	-	-	9,500	6,857	1,371	8,228	9,500
Contracts-Fire Exting. Insp.	106	105	105	-	105	105	105
COVID Related Expenses	-	-	-	7,749	-	7,749	-
Lease - Copier	2,386	3,010	2,700	2,419	484	2,903	2,700
Golf Cart	2,053	127	250	-	250	250	250
Backflow Assembly Testing	-	-	170	-	170	170	170
Gym Wipes	2,287	2,593	3,000	1,659	332	1,991	3,000
Misc-Holiday Lighting	8,650	12,976	8,650	4,325	-	4,325	8,650
Misc-Special Events	209	1,689	3,000	483	97	580	3,000
Misc-Licenses & Permits	-	835	835	1,837	-	1,837	835
Entry System-Key Fob	3,161	951	1,500	3,537	457	3,994	1,500
Office Supplies	16,651	21,804	20,000	2,393	479	2,872	20,000
Op Supplies - Clubhouse	-	-	500	-	250	250	500
Janitorial / Cleaning Supplies	5,162	-	5,500	4,722	778	5,500	5,500
Water Cooler	1,968	1,038	3,000	1,009	202	1,211	3,000
Electrical Supplies	286	-	3,000	-	1,500	1,500	3,000
Reserve - Equipment	-	-	2,000	-	500	500	623
Total Other Expenses	43,814	47,438	67,260	38,030	8,433	46,463	65,883
Contingency							
Misc-Contingency	-	1,240	139,376	-	72,645	72,645	122,203
Capital Projects / Reserve	127,674	16,356	78,348	-	45,848	45,848	-
Total Contingency	127,674	17,596	217,724	-	118,493	118,493	122,203
TOTAL EXPENDITURES	2,317,617	2,259,359	2,548,469	1,763,307	565,924	2,329,231	2,548,469
Excess (deficiency) of revenues Over (under) expenditures	169,001	263,396	0	875,161	(559,660)	315,500	(0)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	169,001	263,396	0	875,161	(559,660)	315,500	(0)
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,723,892
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,283,552	\$ (559,660)	\$ 1,723,892	\$ 1,723,892

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Special Assmnts- Tax Collector	\$ 2,441,170	\$ 2,439,630	\$ 2,548,469	\$ 2,559,755	\$ -	\$ 2,559,755	\$ 2,548,469
Room Rentals	200	-	-	-	-	-	-
Interest - Investments	18,494	34,828	-	18,817	3,763	22,580	-
Hurricane Irma FEMA Refund	-	19,580	-	40,513	-	40,513	-
Interest - Tax Collector	1,041	2,546	-	2,219	-	2,219	-
Room Rental	-	-	-	-	-	-	-
Rental Income	1,050	2,050	-	600	120	720	-
Non Resident Fee	60	-	-	900	-	900	-
Membership Cards	985	1,160	-	705	141	846	-
Transponders	-	-	-	-	-	-	-
Gate Damage Income	-	-	-	-	-	-	-
Gate repair refunds	5,619	7,186	-	2,701	-	2,701	-
Decal headlamp/windshield	14,150	15,775	-	11,200	2,240	13,440	-
Other Miscellaneous Revenues	3,349	-	-	1,057	-	1,057	-
Gate Bar Code/Remotes	415	-	-	-	-	-	-
Access Cards	85	-	-	-	-	-	-
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,638,467	6,264	2,644,731	2,548,469
EXPENDITURES							
<u>Administrative Expenditures</u>							
P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	2,800
FICA Expense	-	-	214	-	214	214	214
Dissemination	139	-	1,800	-	1,800	1,800	1,800
Arbitrage	-	1,200	1,800	600	1,200	1,800	1,800
Attorney Fees	45,043	23,225	40,000	28,568	5,566	34,134	45,000
Auditing Services	5,100	4,600	4,000	4,700	-	4,700	4,000
Trustee Fees	13,268	6,853	7,000	10,057	-	10,057	7,000
Engineering	38,414	9,228	20,000	34,977	2,500	37,477	24,000
ProfServ-Mgmt Consulting Serv	54,643	53,045	53,045	44,204	8,841	53,045	55,045
Postage and Freight	406	2,004	1,600	247	49	296	500
Printing & Binding	1,655	875	1,000	464	93	557	750
Rentals & Leases	133	-	2,400	-	2,400	2,400	2,400
Insurance	6,676	3,816	7,242	6,242	-	6,242	7,735
Legal Advertising	1,058	3,554	3,000	674	135	809	500
Other Current Charges	1,044	721	750	373	75	448	750
Office Supplies	242	-	350	-	121	121	350
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,132	1,721	1,400	5,558	1,112	6,670	18,630
Dues, Licenses & Subscriptions	200	626	650	550	-	550	650
Reserve - Equipment	-	-	-	-	-	-	1,377
R&M General	-	-	-	-	-	-	16,000
Contingency	-	-	-	-	-	-	88,601
Total Administrative Expenditures	171,369	113,684	151,267	139,430	26,905	166,335	282,118
<u>Maintenance Expenditures</u>							
Overall Project Maintenance							
Electricity - Pump Station	26,500	22,471	24,000	16,580	3,316	19,896	19,833
Electricity - Streetlighting	49,899	48,341	48,000	37,585	7,517	45,102	48,000
R&M-Fence	22,590	10,346	5,000	4,254	746	5,000	5,000
R&M-General	-	5,903	7,500	6,467	1,293	7,760	42,500
Golf Cart	330	127	250	-	250	250	250
Irrigation Maintenance	33,999	12,920	14,094	11,537	2,307	13,844	14,094
Irrigation Repairs & Replacement	25,352	5,728	12,000	9,637	1,927	11,564	12,000
Janitorial Maintenance	12,984	15,000	15,000	12,413	2,587	15,000	15,000

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Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Landscape Contract Administration	-	-	12,000	-	12,000	12,000	-
Landscape Maintenance	155,581	204,914	191,964	160,829	31,135	191,964	215,960
Landscape Replacement	4,978	22,382	18,000	10,993	2,199	13,192	18,000
Landscape Replacement-Annals	-	983	4,382	1,164	3,218	4,382	4,382
R&M-Mulch	18,646	18,722	19,000	22,043	-	22,043	19,000
Royal Palm Treatment	3,223	5,548	3,868	3,223	645	3,868	3,868
R&M-Pest Control	45,351	47,556	45,450	49,442	9,888	59,330	45,450
R&M-Pressure Washing	34,706	27,891	27,891	23,243	4,648	27,891	27,891
R&M-Storm Draining Cleaning	-	-	64,000	-	64,000	64,000	-
Insurance - Property	3,185	3,584	3,942	3,306	-	3,306	2,420
Onsite Maintenance	39,338	48,153	51,999	43,333	8,666	51,999	51,999
R&M-Pump Station	10,570	4,546	2,000	2,731	546	3,278	2,000
Pump Station Reserve	-	-	1,200	-	600	600	1,200
Rust Control	4,320	4,320	4,320	3,600	720	4,320	4,320
Tot Lot Maintenance	2,951	4,771	5,000	1,610	322	1,932	5,000
R&M-Trees and Trimming	-	33,735	15,000	1,502	300	1,802	18,797
Hurricane Expenses	31,582	-	-	-	-	-	-
Capital Projects / Reserve	87,614	5,000	15,000	-	7,500	7,500	-
Contingency	-	-	86,950	-	43,475	43,475	-
Total Overall Project Maintenance	613,699	552,941	697,810	425,492	209,806	635,298	576,964
Linear Parks Maintenance							
Electricity - Monuments	258	225	300	196	39	235	300
Electricity - Pump Station	22,802	7,490	8,000	5,527	1,105	6,632	7,556
Electricity - Streetlighting	16,633	16,002	16,000	12,528	2,506	15,034	16,000
R&M-Fence	-	-	1,000	851	170	1,021	1,000
R&M-General	-	3,881	7,500	6,467	1,293	7,760	42,500
Golf Cart	62	-	-	-	-	-	-
Insurance - Property	1,062	1,195	1,315	1,103	-	1,103	1,545
Irrigation Maintenance	10,959	4,698	4,698	3,846	769	4,615	4,698
Irrigation Repairs & Replacement	3,955	466	1,500	1,205	241	1,446	1,500
Janitorial Maintenance	4,881	4,707	4,707	3,895	779	4,674	4,707
Landscape Replacement	-	1,495	4,382	2,676	1,706	4,382	4,382
Landscape Replacement-Annals	-	-	1,461	388	1,073	1,461	1,461
Landscape Maintenance	75,130	57,937	58,424	48,948	9,790	58,738	65,727
R&M-Mulch	6,215	6,476	6,500	7,541	-	7,541	6,500
R&M-Pest Control	16,769	16,358	15,000	16,317	3,263	19,581	15,000
R&M-Pressure Washing	9,278	9,297	9,297	7,748	1,550	9,298	9,297
R&M-Pump Station	1,637	-	7,000	9,560	1,912	11,472	7,000
Pump Station Reserve	-	-	1,800	-	1,800	1,800	1,800
Rust Control	1,440	1,440	1,440	1,200	240	1,440	1,440
R&M-Trees and Trimming	-	9,045	4,500	451	4,049	4,500	5,639
Capital Projects / Reserve	-	-	13,348	-	13,348	13,348	-
Hurricane Expense	9,031	-	-	-	-	-	-
Contingency	-	-	33,695	-	16,848	16,848	-
Total Linear Parks Maintenance	180,112	140,712	201,867	130,447	62,481	192,928	198,052
Mitigation							
Mitigation Maintenance	19,800	18,150	19,800	-	19,800	19,800	20,000
Mitigation Reporting	6,000	650	1,500	-	1,500	1,500	1,500
Contingency	-	-	7,890	-	7,890	7,890	1,500
Total Mitigation Maintenance	25,800	18,800	29,190	-	29,190	29,190	23,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Lakes							
Lake & Wetlands Maintenance	28,320	77,650	91,306	49,390	9,878	59,268	33,508
R&M Lake & Pond Bank	-	-	-	-	-	-	77,798
Pest Control-Midge Lake Banks	32,650	34,575	39,180	21,440	4,288	25,728	39,180
Pest Control-Midge Lakes	50,000	44,000	20,000	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Lake Maintenance	110,970	156,225	150,486	70,830	14,166	84,996	150,486
Secured Area Operations & Maintenance							
Electricity - Entrance	13,504	11,734	13,500	9,670	1,934	11,604	13,500
Electricity - Pump Station	24,776	23,452	25,000	17,271	3,454	20,725	23,611
Electricity - Streetlighting	44,355	40,595	45,000	35,236	7,047	42,283	45,000
R&M-Fence	-	-	1,500	1,276	224	1,500	1,500
R&M-Gate	34,659	29,017	22,000	24,289	4,858	29,147	22,000
Gate Transponders	9,914	4,611	3,500	-	1,750	1,750	3,500
R&M-General	-	28,684	25,000	21,556	3,444	25,000	25,000
Golf Cart	1,661	-	-	-	-	-	-
Misc-Holiday Lighting	4,325	6,488	4,325	-	-	-	4,325
Insurance - Property	2,833	3,186	3,186	2,672	-	2,672	3,403
Irrigation Maintenance	34,030	47,729	52,068	42,623	8,525	51,148	52,068
Irrigation Repairs & Replacement	22,121	37,150	20,000	16,061	3,212	19,273	20,000
Janitorial Maintenance	11,605	12,552	12,552	10,388	2,078	12,466	12,552
Janitorial/Cleaning Supplies	-	-	3,000	2,576	424	3,000	3,000
Landscape Maintenance	154,626	158,782	158,580	132,860	26,572	159,432	178,403
Landscape Replacement	-	43,913	45,000	27,483	5,497	32,980	45,000
Landscape Replacement-Annals	-	328	3,895	1,035	2,860	3,895	3,895
Office Supplies	-	107	-	-	-	-	-
R&M-Mulch	16,574	16,999	17,000	19,723	-	19,723	17,000
R&M-Pest Control	40,079	42,519	40,404	43,953	8,791	52,743	40,404
R&M-Pressure Washing	24,742	24,792	24,792	20,660	4,132	24,792	24,792
R&M-Pump Station	4,778	27,715	15,000	20,485	1,097	21,582	15,000
Pump Station Reserve	-	-	4,800	-	2,400	2,400	4,800
Rust Control	3,840	3,840	3,840	3,200	640	3,840	3,840
Security	280,037	277,551	284,608	233,945	46,639	280,584	284,608
R&M-Access & Surveillance Systems	21,755	12,773	12,000	1,798	500	2,298	12,000
R&M-Trees and Trimming	-	26,734	20,000	2,003	401	2,403	25,063
Utility - Water	13,047	8,622	9,000	3,901	780	4,681	9,000
Communication - Telephone	21,078	2,583	4,500	3,931	569	4,500	4,500
R&M - Water Feature	7,520	4,180	3,300	7,950	1,590	9,540	3,300
Water Cooler	-	-	1,500	506	101	607	1,500
Capital Projects / Reserve	-	11,356	40,000	-	20,000	20,000	-
Hurricane Expense	37,258	-	-	-	-	-	-
Contingency	-	1,240	9,865	-	-	-	26,152
Total Secured Area O&M	829,117	909,232	928,715	707,050	159,518	866,569	928,715
Clubhouse							
A/C Maintenance	353	8,447	3,500	5,217	500	5,717	3,500
Fire Alarm Monitoring	895	1,411	1,050	1,040	208	1,248	1,050
Attendant	103,441	113,465	112,845	94,038	18,807	112,845	112,845
Backflow Assembly Testing	-	-	170	-	170	170	170
COVID Related Expenses	-	-	-	7,749	-	7,749	-
Lease - Copier	2,386	3,010	2,700	2,419	484	2,903	2,700
Electrical Supplies	286	-	3,000	-	1,500	1,500	3,000
Electricity	-	24,381	23,000	16,262	3,252	19,514	23,000
Entry System- Key FOB	3,161	951	1,500	3,537	457	3,994	1,500
Reserve - Equipment	-	-	2,000	-	500	500	623
Fire Extinguisher	106	105	105	-	105	105	105
R&M-General	70,989	24,017	15,000	12,934	2,066	15,000	15,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Gym Equipment Maintenance	2,922	8,175	7,000	3,401	680	4,081	13,311
Gym Wipes	2,287	2,593	3,000	1,659	332	1,991	3,000
Misc-Holiday Lighting	4,325	6,488	4,325	4,325	-	4,325	4,325
IT Maintenance	1,885	2,806	3,000	2,100	420	2,520	3,000
Janitorial Maintenance	31,431	33,994	33,995	28,133	5,862	33,995	33,995
Janitorial/Cleaning Supplies	5,162	-	2,500	2,146	354	2,500	2,500
Landscape Maintenance	11,566	8,275	9,000	7,540	1,508	9,048	10,125
Landscape Replacement	11,533	8,299	10,000	6,107	1,221	7,328	10,000
Landscape Replacement-Annuals	-	1,381	1,000	266	-	266	1,000
R&M-Mulch	1,115	851	1,000	1,160	-	1,160	1,000
Misc-Licenses & Permits	-	835	835	1,837	-	1,837	835
Office Supplies	16,651	21,804	20,000	2,393	479	2,872	20,000
Cleaning Supplies	-	899	2,500	-	1,250	1,250	2,500
Food & Beverage/Coffee Supplies	-	-	9,500	6,857	1,371	8,228	9,500
Onsite Property Management	25,672	26,958	26,697	22,248	4,449	26,697	26,697
Op Supplies - Clubhouse	-	-	500	-	250	250	500
Pool Furniture	820	2,310	1,000	1,580	-	1,580	1,000
Pool Permits	550	500	500	500	-	500	500
R&M-Pools	20,822	22,982	20,400	19,787	2,115	21,902	29,400
Pool Monitoring	-	-	4,800	-	2,400	2,400	4,800
Splash Pool Maintenance	-	125	-	-	-	-	-
Insurance - Property	15,803	17,778	19,556	16,402	-	16,402	17,412
Misc-Special Events	209	1,689	3,000	483	97	580	3,000
Communication - Telephone	-	17,408	15,000	13,104	2,621	15,725	15,000
Utility - Refuse Removal	4,652	4,790	4,790	4,330	866	5,196	4,790
Water Cooler	1,968	1,038	1,500	503	101	604	1,500
Contingency	-	-	8,866	-	4,433	4,433	5,950
Hurricane Expense	5,500	-	-	-	-	-	-
Capital Projects / Reserve	40,060	-	10,000	-	5,000	5,000	-
Total Clubhouse Maintenance	386,551	367,765	389,134	290,057	63,857	353,915	389,134
Total Maintenance	2,146,248	2,145,675	2,397,202	1,623,877	539,019	2,162,896	2,266,351
Total Expenditures	2,317,617	2,259,359	2,548,469	1,763,307	565,924	2,329,231	2,548,469
Excess (deficiency) of revenues							
Over (under) expenditures	169,001	263,396	0	875,161	(559,660)	315,500	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	169,001	263,396	0	875,161	(559,660)	315,500	-
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,723,892
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,283,552	\$ (559,660)	\$ 1,723,892	\$ 1,723,892

Exhibit "A"
Allocation of Fund Balance

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Anticipated Beginning Fund Balance	\$1,723,892
Net Change in Fund Balance	-
Reserves - Fiscal Year 2021 Additions	8,423
Total Funds Available (Estimated) 9/30/2021	1,732,315
 ALLOCATION OF AVAILABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - Operating Capital	628,694 (1)
Clubhouse	80,654
Gates/Guardhouses	53,000
Hurricane	53,000
Irrigation System	53,000
Landscape	53,000
Lighting	26,500
Pools	53,000
Roads and Sidewalks	106,000
Security Features	53,000
Wall & Fence Perimeter	10,144
	<u>541,298</u>
Total Allocation of Available Funds	1,169,992
Total Unassigned (undesignated) Cash	562,322

(1) Represents three months reserve of operating expenses.

FY 2021 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	\$110.31	\$27,798.51
Townhome - 2H	148	1	148.00	\$176.50	\$26,121.78
Townhome - 2F	146	1	146.00	\$176.50	\$25,768.78
SF 34'	109	1	109.00	\$176.50	\$19,238.33
SF 50'	361	1.25	451.25	\$220.62	\$79,644.94
SF 65'	187	1.25	233.75	\$220.62	\$41,256.52
SF 65' Estada	149	1.25	186.25	\$220.62	\$32,872.84
Retail	140,000	1/1800	77.78	\$13,727.66	\$13,727.66
Office	70,000	1/1800	38.89	\$6,863.83	\$6,863.83
Out Parcels	60,000	1/1200	50.00	\$8,824.92	\$8,824.92
			1598.42		\$282,118.12

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	\$225.60	\$56,851.13
Townhome - 2H	148	1	148.00	\$360.96	\$53,422.01
Townhome - 2F	146	1	146.00	\$360.96	\$52,700.09
SF 34'	109	1	109.00	\$360.96	\$39,344.59
SF 50'	361	1.25	451.25	\$451.20	\$162,882.99
SF 65'	187	1.25	233.75	\$451.20	\$84,374.29
SF 65' Estada	149	1.25	186.25	\$451.20	\$67,228.71
Retail	140,000	1/1800	77.78	\$28,074.63	\$28,074.63
Office	70,000	1/1800	38.89	\$14,037.32	\$14,037.32
Out Parcels	60,000	1/1200	50.00	\$18,047.98	\$18,047.98
			1598.42		\$576,963.75

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	\$77.44	\$19,515.07
Townhome - 2H	148	1	148.00	\$123.91	\$18,337.97
Townhome - 2F	146	1	146.00	\$123.91	\$18,090.16
SF 34'	109	1	109.00	\$123.91	\$13,505.66
SF 50'	361	1.25	451.25	\$154.88	\$55,912.21
SF 65'	187	1.25	233.75	\$154.88	\$28,962.84
SF 65' Estada	149	1.25	186.25	\$154.88	\$23,077.34
Retail	140,000	1/1800	77.78	\$9,637.07	\$9,637.07
Office	70,000	1/1800	38.89	\$4,818.53	\$4,818.53
Out Parcels	60,000	1/1200	50.00	\$6,195.26	\$6,195.26
			1598.42		\$198,052.11

FY 2021 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	\$8.99	\$2,266.31
Townhome - 2H	148	1	148.00	\$14.39	\$2,129.61
Townhome - 2F	146	1	146.00	\$14.39	\$2,100.83
SF 34'	109	1	109.00	\$14.39	\$1,568.43
SF 50'	361	1.25	451.25	\$17.99	\$6,493.14
SF 65'	187	1.25	233.75	\$17.99	\$3,363.48
SF 65' Estada	149	1.25	186.25	\$17.99	\$2,680.00
Retail	140,000	1/1800	77.78	\$1,119.16	\$1,119.16
Office	70,000	1/1800	38.89	\$559.58	\$559.58
Out Parcels	60,000	1/1200	50.00	\$719.46	\$719.46
			1598.42		\$23,000.00

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units / Square Feet*	Acres	Run Off	Weighted Acres	Percentage of Weighted Acres	Rate per Unit	Total
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 2021 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	\$52,933.61
Townhome - 2F	146	1	146.00	\$357.66	\$52,218.29
SF 34'	109	1	109.00	\$357.66	\$38,984.89
SF 50'	361	1.25	451.25	\$447.07	\$161,393.86
SF 65'	187	1.25	233.75	\$447.07	\$83,602.91
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		\$389,133.56

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	\$117,681.91	\$466.99	\$496.80
Townhome - 2H	148	\$160,545.41	\$1,084.77	\$1,154.01
Townhome - 2F	146	\$158,376.67	\$1,084.77	\$1,154.01
SF 34'	109	\$254,094.35	\$2,331.14	\$2,479.94
SF 50'	361	\$1,040,412.16	\$2,882.03	\$3,065.99
SF 65'	187	\$538,941.14	\$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
Total		\$2,548,469.02		

* 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*	FY 2021 Rate per Unit*	Net FY 2021 Total	\$ Increase FY'20 - FY'21	% Increase FY'20 - FY'21
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$51,285.10	(\$0.00)	0.00%
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$88,583.35	(\$0.00)	0.00%
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$114,225.90	(\$0.00)	0.00%
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$227,680.22	(\$0.00)	0.00%
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$164,275.60	(\$0.00)	0.00%
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$141,219.38	(\$0.00)	0.00%
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$204,624.00	(\$0.00)	0.00%
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$213,270.08	(\$0.00)	0.00%
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$20,174.27	(\$0.00)	0.00%
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$412,131.46	(\$0.00)	0.00%
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$106,635.41	(\$0.00)	0.00%
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$89,343.18	(\$0.00)	0.00%
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.56	\$972.89	\$972.89	\$144,959.94	(\$0.00)	0.00%
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.11	\$1,084.77	\$1,084.77	\$158,375.88	(\$0.00)	0.00%
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$466.99	\$466.99	\$117,681.91	(\$0.00)	0.00%
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$1,084.77	\$1,084.77	\$160,546.22	(\$0.00)	0.00%
Total Residential										\$2,415,011.90		

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

Total Net Assessment \$2,548,469.34

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

* Retail/office/Outparcels are for future retail or apartments and low income families also rentals for 55 and older.

MONTERRA
Community Development District

Debt Service Budgets
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,277	\$ 3,083	\$ -	\$ 199	\$ 40	\$ 239	\$ -
Special Assmnts- Tax Collector	30,774	30,407	-	-	-	-	-
Special Assmnts- CDD Collected	388,476	311,674	383,250	268,693	114,557	383,250	379,725
Special Assmnts- Prepayments	155,161	356,950	-	1,300,379	-	1,300,379	-
Special Assmnts- Discounts	-	-	-	-	-	-	-
TOTAL REVENUES	575,688	702,114	383,250	1,569,271	114,597	1,683,868	379,725
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
Total Administrative	-	-	-	-	-	-	-
<i>Debt Service</i>							
Principal Debt Retirement	150,000	150,000	155,000	155,000	-	155,000	160,000
Prepayment	-	470,000	-	-	-	-	-
Interest Expense	270,600	258,088	228,250	228,250	-	228,250	219,725
Total Debt Service	420,600	878,088	383,250	383,250	-	383,250	379,725
TOTAL EXPENDITURES	420,600	878,088	383,250	383,250	-	383,250	379,725
Excess (deficiency) of revenues Over (under) expenditures	155,088	(175,974)	-	1,186,021	114,597	1,300,618	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	155,088	(175,974)	-	1,186,021	114,597	1,300,618	-
FUND BALANCE, BEGINNING	138,582	293,670	117,696	117,695	-	117,695	1,418,313
FUND BALANCE, ENDING	\$ 293,670	\$ 117,696	\$ 117,695	\$ 1,303,717	\$ 114,597	\$ 1,418,313	\$ 1,418,313

Amortization Schedule
Series 2005A Debt Service Fund

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/20	\$3,995,000	\$109,863		
5/1/21	\$3,995,000	\$109,863	\$160,000	\$379,725
11/1/21	\$3,835,000	\$105,463		
5/1/22	\$3,835,000	\$105,463	\$170,000	\$380,925
11/1/22	\$3,665,000	\$100,788		
5/1/23	\$3,665,000	\$100,788	\$180,000	\$381,575
11/1/23	\$3,485,000	\$95,838		
5/1/24	\$3,485,000	\$95,838	\$190,000	\$381,675
11/1/24	\$3,295,000	\$90,613		
5/1/25	\$3,295,000	\$90,613	\$200,000	\$381,225
11/1/25	\$3,095,000	\$85,113		
5/1/26	\$3,095,000	\$85,113	\$210,000	\$380,225
11/1/26	\$2,885,000	\$79,338		
5/1/27	\$2,885,000	\$79,338	\$225,000	\$383,675
11/1/27	\$2,660,000	\$73,150		
5/1/28	\$2,660,000	\$73,150	\$235,000	\$381,300
11/1/28	\$2,425,000	\$66,688		
5/1/29	\$2,425,000	\$66,688	\$250,000	\$383,375
11/1/29	\$2,175,000	\$59,813		
5/1/30	\$2,175,000	\$59,813	\$265,000	\$384,625
11/1/30	\$1,910,000	\$52,525		
5/1/31	\$1,910,000	\$52,525	\$275,000	\$380,050
11/1/31	\$1,635,000	\$44,963		
5/1/32	\$1,635,000	\$44,963	\$295,000	\$384,925
11/1/32	\$1,340,000	\$36,850		
5/1/33	\$1,340,000	\$36,850	\$310,000	\$383,700
11/1/33	\$1,030,000	\$28,325		
5/1/34	\$1,030,000	\$28,325	\$325,000	\$381,650
11/1/34	\$705,000	\$19,388		
5/1/35	\$705,000	\$19,388	\$345,000	\$383,775
11/1/35	\$360,000	\$9,900		
5/1/36	\$360,000	\$9,900	\$360,000	\$379,800
	Total	\$2,117,225	\$3,995,000	\$6,112,225

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUL-2020	PROJECTED AUG- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 5,576	\$ 13,809	\$ -	\$ 4,203	\$ 841	\$ 5,044	\$ -
Interest - Tax Collector	347	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,015,719	1,015,454	1,075,066	1,018,188	56,878	1,075,066	1,075,066
Special Assmnts- Discounts	-	-	(43,003)	-	(43,003)	(43,003)	(43,003)
TOTAL REVENUES	1,021,642	1,029,263	1,032,063	1,022,391	14,716	1,037,107	1,032,063
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	21,501	-	-	-	21,501
Total Administrative	-	-	21,501	-	-	-	21,501
<i>Debt Service</i>							
Principal Debt Retirement	580,000	590,000	605,000	605,000	-	605,000	620,000
Interest Expense	435,413	423,813	412,013	412,013	-	412,013	398,400
Total Debt Service	1,015,413	1,013,813	1,017,013	1,017,013	-	1,017,013	1,018,400
TOTAL EXPENDITURES	1,015,413	1,013,813	1,038,514	1,017,013	-	1,017,013	1,039,901
Excess (deficiency) of revenues Over (under) expenditures	6,229	15,450	(6,451)	5,378	14,716	20,094	(7,838)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(6,451)	-	-	-	(7,838)
TOTAL OTHER SOURCES (USES)	-	-	(6,451)	-	-	-	(7,838)
Net change in fund balance	6,229	15,450	(6,451)	5,378	14,716	20,094	(7,838)
FUND BALANCE, BEGINNING	492,155	498,384	513,834	513,834	-	513,834	533,928
FUND BALANCE, ENDING	\$ 498,384	\$ 513,834	\$ 507,383	\$ 519,212	\$ 14,716	\$ 533,928	\$ 526,090

Amortization Schedule
Series 2015 Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
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	\$3,857,225	\$11,940,000	\$15,797,225

MONTERRA
Community Development District

Supporting Budget Schedules
Fiscal Year 2021

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	\$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