

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2022

Version 3 - Approved Budget

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Prepared by:



MONTERRA

Community Development District

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MONTERRA
Community Development District

Operating Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
REVENUES							
TOTAL REVENUES	2,522,755	2,642,169	2,548,469	2,548,758	24,733	2,573,491	2,726,862
EXPENDITURES							
Administrative	86,382	145,609	163,252	107,093	20,481	127,574	124,693
Property management and security	519,172	526,517	531,194	352,528	176,264	528,792	581,317
Maintenance: Gate/Fence	56,747	43,386	45,000	23,801	11,080	34,881	133,500
Maintenance: Lakes	207,286	123,856	205,286	86,037	249,584	335,621	358,543
Maintenance: Landscape/Hardscape	913,503	874,774	931,996	637,642	398,191	1,035,833	1,021,553
Maintenance: Pool	25,917	30,634	35,700	23,136	62,988	86,124	26,600
Maintenance: Other	157,117	139,873	219,365	100,486	105,059	205,545	209,254
Utilities	228,094	214,064	230,090	141,405	70,703	212,108	216,769
Other Expenses	47,545	39,188	65,883	21,167	18,030	39,197	39,133
Contingency	17,596	12,913	120,702	-	-	-	15,500
TOTAL EXPENDITURES	2,259,359	2,150,815	2,548,469	1,493,294	1,112,379	2,605,674	2,726,862
Excess (deficiency) of revenues Over (under) expenditures	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
Net change in fund balance	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
FUND BALANCE, BEGINNING	1,144,996	1,408,392	1,899,746	1,899,746	-	1,899,746	1,867,564
FUND BALANCE, ENDING	\$ 1,408,392	\$ 1,899,746	\$ 1,899,746	\$ 2,955,210	\$ (1,087,646)	\$ 1,867,564	\$ 1,867,564

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
REVENUES							
Special Assmnts- Tax Collector	\$ 2,439,630	\$ 2,559,755	\$ 2,548,469	\$ 2,531,611	\$ 16,858	\$ 2,548,469	\$ 2,726,862
Interest - Investments	34,828	19,919	-	2,517	1,259	3,776	-
Hurricane Irma FEMA Refund	19,580	40,513	-	-	-	-	-
Interest - Tax Collector	2,546	2,219	-	47	-	47	-
Rental Income	2,050	600	-	-	-	-	-
Non Resident Fee	-	975	-	-	-	-	-
Membership Cards	1,160	705	-	255	128	383	-
Gate repair refunds	7,186	2,701	-	4,103	2,052	6,155	-
Decal headlamp/windshield	15,775	13,725	-	8,875	4,438	13,313	-
Other Miscellaneous Revenues	-	1,057	-	1,350	-	1,350	-
TOTAL REVENUES	2,522,755	2,642,169	2,548,469	2,548,758	24,733	2,573,491	2,726,862
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	-
FICA Taxes	-	-	214	-	214	214	-
Dissemination Agent	-	-	1,800	-	1,800	1,800	1,800
Arbitrage	1,200	1,800	1,800	600	1,200	1,800	1,800
Attorney Fees	23,225	40,037	45,000	26,450	5,181	31,631	30,000
Auditing Services	4,600	4,700	4,000	4,800	-	4,800	4,000
Trustee Fees	6,853	10,057	7,000	9,756	-	9,756	9,756
Engineering	9,228	47,542	24,000	23,243	5,142	28,385	25,369
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,721	5,798	18,630	2,043	1,022	3,065	5,000
Postage and Freight	2,004	293	500	250	125	375	500
Rentals & Leases	-	-	2,400	-	2,400	2,400	2,400
Insurance - Property	25,743	23,484	24,780	24,610	-	24,610	31,223
Insurance	3,816	6,242	7,735	7,735	-	7,735	7,735
Printing and Binding	875	473	750	196	98	294	750
Legal Advertising	3,554	1,999	500	383	192	575	500
Office Supplies	-	-	350	-	200	200	294
Other Current Charges	721	418	750	215	108	323	750
Dues, Licenses, Subscriptions	626	550	650	4,596	-	4,596	600
Reserve - Equipment	-	-	1,377	-	-	-	-
R&M General	-	-	16,000	-	-	-	-
Total Administrative	86,382	145,609	163,252	107,093	20,481	127,574	124,693
<i>Property management and security</i>							
ProfServ-Mgmt Consulting Serv	53,045	53,045	55,045	36,697	18,348	55,045	56,972
Onsite Maintenance	48,153	51,999	51,999	34,666	17,333	51,999	51,999
Onsite Property Manager	26,958	26,697	26,697	17,798	8,899	26,697	26,697
Attendant	113,465	112,845	112,845	75,230	37,615	112,845	112,845
Security	277,551	281,931	284,608	188,137	94,069	282,206	332,804
Total Property management and security	519,172	526,517	531,194	352,528	176,264	528,792	581,317

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
Maintenance: Gate/Fence							
R&M-Fence	10,346	8,070	7,500	3,872	1,936	5,808	98,500
R&M-Gate	29,017	28,673	22,000	14,538	7,269	21,807	22,000
R&M-Access & Surveillance Systems	12,773	3,836	12,000	5,276	1,000	6,276	12,000
Gate Transponders	4,611	2,807	3,500	115	875	990	1,000
Total Maintenance: Gate/Fence	56,747	43,386	45,000	23,801	11,080	34,881	133,500
Maintenance: Lakes							
R&M-Pump Station	32,261	37,578	24,000	30,028	15,014	45,042	39,000
Lake & Wetlands Maintenance	77,650	59,478	111,306	39,929	218,530	258,459	266,063
Pest Control-Midge Lake Banks	34,575	26,800	39,180	16,080	8,040	24,120	39,180
Pest Control-Midge Lakes	44,000	-	-	-	-	-	-
Mitigation Maintenance	18,150	-	20,000	-	5,000	5,000	12,800
Mitigation Reporting	650	-	1,500	-	1,500	1,500	1,500
Contingency	-	-	1,500	-	-	-	-
Pump Station Reserve	-	-	7,800	-	1,500	1,500	-
Total Maintenance: Lakes	207,286	123,856	205,286	86,037	249,584	335,621	358,543
Maintenance: Landscape/Hardscape							
R&M-Mulch	43,048	50,467	43,500	58,850	-	58,850	54,500
R&M-Pest Control	106,433	130,758	100,854	72,801	28,854	101,655	100,854
R&M-Trees and Trimming	69,514	34,725	49,499	27,000	13,500	40,500	101,863
Royal Palm Treatment	5,548	3,868	3,868	2,579	1,290	3,869	3,868
R&M-Pressure Washing	61,980	61,980	61,980	41,320	20,660	61,980	61,980
Rust Control	9,600	9,600	9,600	6,400	3,200	9,600	9,600
Landscape Maintenance	429,908	418,152	470,215	291,776	239,400	531,176	489,420
Landscape Replacement	76,089	53,516	77,382	29,758	40,080	69,838	65,500
Landscape Replacement-Annuals	2,692	4,980	10,738	2,484	9,277	11,761	10,738
Irrigation Maintenance	65,347	70,860	70,860	72,171	26,850	99,021	78,230
Irrigation Repairs & Replacements	43,344	35,869	33,500	32,503	15,080	47,583	45,000
Total Maintenance: Landscape/Hardscape	913,503	874,774	931,996	637,642	398,191	1,035,833	1,021,553
Maintenance: Pool							
R&M-Pools	22,982	24,170	29,400	19,162	62,738	81,900	25,000
Splash Pool Maintenance	125	-	-	-	-	-	-
Pool Furniture	2,310	1,580	1,000	1,750	-	1,750	1,000
Pool Permits	500	500	500	600	-	600	600
Pool Monitoring	-	4,384	4,800	1,624	250	1,874	-
Total Maintenance: Pool	25,917	30,634	35,700	23,136	62,988	86,124	26,600
Maintenance: Other							
Gym Equipment Maintenance	8,175	3,751	13,311	1,544	772	2,316	2,500
R&M-General	62,485	53,604	125,000	33,485	76,743	110,228	123,000
Janitorial Maintenance	66,253	65,871	66,254	44,169	22,085	66,254	66,254
R&M - Water Feature	4,180	4,085	3,300	2,552	1,276	3,828	4,000
R&M-Storm Draining Cleaning	-	1,350	-	-	-	-	-
IT Maintenance	2,806	2,100	3,000	2,769	1,385	4,154	3,000
A/C Maintenance	8,447	7,502	3,500	417	209	626	3,500
Tot Lot Maintenance	4,771	1,610	5,000	5,181	2,591	7,772	7,000
Total Maintenance: Other	157,117	139,873	219,365	100,486	105,059	205,545	209,254

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
Utilities							
Communication - Telephone	19,991	20,481	19,500	14,650	7,325	21,975	22,000
Utility - Water	8,622	4,903	9,000	3,560	1,780	5,340	5,000
Electricity - Entrance	11,734	11,661	13,500	7,314	3,657	10,971	12,000
Electricity - Pump Station	53,413	47,158	51,000	30,215	15,108	45,323	47,389
Electricity - Streetlighting	104,938	104,952	109,000	72,006	36,003	108,009	109,000
Electricity - Monuments	225	228	300	139	70	209	300
Utilities-Electric	24,381	19,516	23,000	10,068	5,034	15,102	16,000
Utility - Refuse Removal	4,790	5,165	4,790	3,453	1,727	5,180	5,080
Total Utilities	228,094	214,064	230,090	141,405	70,703	212,108	216,769
Other Expenses							
Fire Alarm Monitoring	1,411	1,040	1,050	329	165	494	1,050
Cleaning Supplies	899	5,749	2,500	1,512	756	2,268	2,500
Coffee Supplies	-	7,069	9,500	1,795	898	2,693	3,500
Contracts-Fire Exting. Insp.	105	-	105	480	-	480	105
COVID Related Expenses	-	6,299	-	2,920	730	3,650	-
Lease - Copier	3,010	3,139	2,700	2,146	554	2,700	2,700
Golf Cart	127	-	250	1,183	-	1,183	1,000
Backflow Assembly Testing	-	-	170	-	170	170	170
Gym Wipes	2,593	1,939	3,000	1,050	525	1,575	1,500
Misc-Holiday Lighting	12,976	4,325	8,650	-	8,650	8,650	8,650
Misc-Special Events	1,689	483	3,000	-	500	500	1,000
Misc-Licenses & Permits	835	1,837	835	-	835	835	835
Entry System-Key Fob	951	3,537	1,500	4,684	500	5,184	1,500
Office Supplies	21,911	2,668	20,000	2,956	1,478	4,434	5,000
Op Supplies - Clubhouse	-	-	500	-	100	100	500
Janitorial / Cleaning Supplies	-	-	5,500	1,264	1,132	2,396	4,000
Water Cooler	1,038	1,103	3,000	848	538	1,386	1,500
Electrical Supplies	-	-	3,000	-	500	500	3,000
Reserve - Equipment	-	-	623	-	-	-	623
Total Other Expenses	47,545	39,188	65,883	21,167	18,030	39,197	39,133
Contingency							
Misc-Contingency	1,240	-	120,702	-	-	-	15,500
Capital Projects / Reserve	16,356	12,913	-	-	-	-	-
Total Contingency	17,596	12,913	120,702	-	-	-	15,500
TOTAL EXPENDITURES	2,259,359	2,150,815	2,548,469	1,493,294	1,112,379	2,605,674	2,726,862
Excess (deficiency) of revenues Over (under) expenditures	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
FUND BALANCE, BEGINNING	1,144,996	1,408,392	1,899,746	1,899,746	-	1,899,746	1,867,564
FUND BALANCE, ENDING	\$ 1,408,392	\$ 1,899,746	\$ 1,899,746	\$ 2,955,210	\$ (1,087,646)	\$ 1,867,564	\$ 1,867,564

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
REVENUES							
Special Assmnts- Tax Collector	\$ 2,439,630	\$ 2,559,755	\$ 2,548,469	\$ 2,531,611	\$ 16,858	\$ 2,548,469	\$ 2,726,862
Interest - Investments	34,828	19,919	-	2,517	1,259	3,776	-
Hurricane Irma FEMA Refund	19,580	40,513	-	-	-	-	-
Interest - Tax Collector	2,546	2,219	-	47	-	47	-
Rental Income	2,050	600	-	-	-	-	-
Non Resident Fee	-	975	-	-	-	-	-
Membership Cards	1,160	705	-	255	128	383	-
Gate repair refunds	7,186	2,701	-	4,103	2,052	6,155	-
Decal headlamp/windshield	15,775	13,725	-	8,875	4,438	13,313	-
Other Miscellaneous Revenues	-	1,057	-	1,350	-	1,350	-
TOTAL REVENUES	2,522,755	2,642,169	2,548,469	2,548,758	24,733	2,573,491	2,726,862

EXPENDITURES

Administrative Expenditures

P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	-
FICA Expense	-	-	214	-	214	214	-
Dissemination	-	-	1,800	-	1,800	1,800	1,800
Arbitrage	1,200	1,800	1,800	600	1,200	1,800	1,800
Attorney Fees	23,225	40,037	45,000	26,450	5,181	31,631	30,000
Auditing Services	4,600	4,700	4,000	4,800	-	4,800	4,000
Trustee Fees	6,853	10,057	7,000	9,756	-	9,756	9,756
Engineering	9,228	47,542	24,000	23,243	5,142	28,385	25,369
ProfServ-Mgmt Consulting Serv	53,045	53,045	55,045	36,697	18,348	55,045	56,972
Postage and Freight	2,004	293	500	250	125	375	500
Printing & Binding	875	473	750	196	98	294	750
Rentals & Leases	-	-	2,400	-	2,400	2,400	2,400
Insurance	3,816	6,242	7,735	7,735	-	7,735	7,735
Legal Advertising	3,554	1,999	500	383	192	575	500
Other Current Charges	721	418	750	215	108	323	750
Office Supplies	-	-	350	-	200	200	294
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,721	5,798	18,630	2,043	1,022	3,065	5,000
Dues, Licenses & Subscriptions	626	550	650	4,596	-	4,596	600
Reserve - Equipment	-	-	1,377	-	-	-	-
R&M General	-	-	16,000	-	-	-	-
Contingency	-	-	88,601	-	-	-	-
Total Administrative Expenditures	113,684	175,170	282,118	119,180	38,829	158,009	150,441

Maintenance Expenditures

Overall Project Maintenance

Electricity - Pump Station	22,471	21,406	19,833	13,597	6,799	20,396	19,833
Electricity - Streetlighting	48,341	46,704	48,000	32,520	16,260	48,780	48,000
R&M-Fence	10,346	1,696	5,000	1,900	950	2,850	95,000
R&M-General	5,903	8,481	42,500	-	60,000	60,000	70,000
Golf Cart	127	-	250	1,183	-	1,183	1,000
Irrigation Maintenance	12,920	14,100	14,094	13,902	192	14,094	15,928
Irrigation Repairs & Replacement	5,728	5,262	12,000	4,444	1,051	5,495	7,500
Janitorial Maintenance	15,000	15,000	15,000	10,000	5,000	15,000	15,000
Landscape Maintenance	204,914	192,803	215,960	128,857	148,064	276,921	225,133
Landscape Replacement	22,382	22,603	18,000	5,581	16,911	22,492	18,000
Landscape Replacement-Annals	983	85	4,382	-	4,382	4,382	4,382
R&M-Mulch	18,722	21,300	19,000	23,150	-	23,150	19,000
Royal Palm Treatment	5,548	3,868	3,868	2,579	1,290	3,869	3,868

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

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R&M-Pest Control	47,556	74,554	45,450	35,331	10,119	45,450	45,450
R&M-Pressure Washing	27,891	27,891	27,891	18,594	9,297	27,891	27,891
R&M-Storm Draining Cleaning	-	1,350	-	-	-	-	-
Insurance - Property	3,584	3,288	2,420	2,420	-	2,420	2,770
Onsite Maintenance	48,153	51,999	51,999	34,666	17,333	51,999	51,999
R&M-Pump Station	4,546	3,444	2,000	4,378	2,189	6,567	7,000
Pump Station Reserve	-	-	1,200	-	-	-	-
Rust Control	4,320	4,320	4,320	2,880	1,440	4,320	4,320
Tot Lot Maintenance	4,771	1,610	5,000	5,181	2,591	7,772	7,000
R&M-Trees and Trimming	33,735	15,532	18,797	10,225	5,113	15,338	15,000
Capital Projects / Reserve	5,000	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Overall Project Maintenance	552,941	537,295	576,964	351,388	308,979	660,367	704,074
Linear Parks Maintenance							
Electricity - Monuments	225	228	300	139	70	209	300
Electricity - Pump Station	7,490	7,023	7,556	4,532	2,266	6,798	7,556
Electricity - Streetlighting	16,002	15,446	16,000	10,769	5,385	16,154	16,000
R&M-Fence	-	4,035	1,000	1,222	611	1,833	2,000
R&M-General	3,881	425	42,500	2,300	1,150	3,450	3,000
Insurance - Property	1,195	1,174	1,545	1,545	-	1,545	1,895
Irrigation Maintenance	4,698	4,694	4,698	4,953	-	4,953	6,540
Irrigation Repairs & Replacement	466	338	1,500	221	111	332	1,500
Janitorial Maintenance	4,707	4,707	4,707	3,138	1,569	4,707	4,707
Landscape Replacement	1,495	298	4,382	-	1,000	1,000	1,000
Landscape Replacement-Annually	-	-	1,461	2,484	-	2,484	1,461
Landscape Maintenance	57,937	58,424	65,727	43,178	22,549	65,727	68,519
R&M-Mulch	6,476	7,500	6,500	13,700	-	13,700	14,000
R&M-Pest Control	16,358	15,151	15,000	10,507	5,254	15,761	15,000
R&M-Pressure Washing	9,297	9,297	9,297	6,198	3,099	9,297	9,297
R&M-Pump Station	-	837	7,000	1,181	591	1,772	7,000
Pump Station Reserve	-	-	1,800	-	-	-	-
Rust Control	1,440	1,440	1,440	960	480	1,440	1,440
R&M-Trees and Trimming	9,045	2,585	5,639	1,200	600	1,800	1,800
Contingency	-	-	-	-	-	-	-
Total Linear Parks Maintenance	140,712	133,602	198,052	108,227	44,733	152,960	163,015
Mitigation							
Mitigation Maintenance	18,150	-	20,000	-	5,000	5,000	12,800
Mitigation Reporting	650	-	1,500	-	1,500	1,500	1,500
Contingency	-	-	1,500	-	-	-	2,500
Total Mitigation Maintenance	18,800	-	23,000	-	6,500	6,500	16,800
Lakes							
Lake & Wetlands Maintenance	77,650	59,478	33,508	39,578	19,789	59,367	60,528
R&M Lake & Pond Bank	-	-	77,798	351	198,741	199,092	205,535
Pest Control-Midge Lake Banks	34,575	26,800	39,180	16,080	8,040	24,120	39,180
Pest Control-Midge Lakes	44,000	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	5,000
Total Lake Maintenance	156,225	86,278	150,486	56,009	226,570	282,579	310,243
Secured Area Operations & Maintenance							
Electricity - Entrance	11,734	11,661	13,500	7,314	3,657	10,971	12,000
Electricity - Pump Station	23,452	18,729	23,611	12,086	6,043	18,129	20,000
Electricity - Streetlighting	40,595	42,803	45,000	28,717	14,359	43,076	45,000
R&M-Fence	-	2,340	1,500	750	375	1,125	1,500
R&M-Gate	29,017	28,673	22,000	14,538	7,269	21,807	22,000
Gate Transponders	4,611	2,807	3,500	115	875	990	1,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
R&M-General	28,684	36,467	25,000	19,162	9,581	28,743	30,000
Misc-Holiday Lighting	6,488	2,163	4,325	-	4,325	4,325	4,325
Insurance - Property	3,186	2,583	3,403	3,403	-	3,403	7,703
Irrigation Maintenance	47,729	52,067	52,068	53,316	26,658	79,974	55,762
Irrigation Repairs & Replacement	37,150	30,269	20,000	27,838	13,919	41,757	36,000
Janitorial Maintenance	12,552	12,552	12,552	8,368	4,184	12,552	12,552
Cleaning Supplies	-	2,971	3,000	1,264	632	1,896	2,750
Landscape Maintenance	158,782	158,580	178,403	109,949	68,454	178,403	185,980
Landscape Replacement	43,913	30,115	45,000	23,280	21,720	45,000	45,000
Landscape Replacement-Annually	328	3,895	3,895	-	3,895	3,895	3,895
Office Supplies	107	-	-	-	-	-	-
R&M-Mulch	16,999	19,300	17,000	17,500	-	17,500	17,000
R&M-Pest Control	42,519	41,052	40,404	26,963	13,482	40,445	40,404
R&M-Pressure Washing	24,792	24,792	24,792	16,528	8,264	24,792	24,792
R&M-Pump Station	27,715	33,298	15,000	24,469	12,235	36,704	25,000
Pump Station Reserve	-	-	4,800	-	1,500	1,500	-
Rust Control	3,840	3,840	3,840	2,560	1,280	3,840	3,840
Security	277,551	281,931	284,608	188,137	94,069	282,206	332,804
R&M-Access & Surveillance Systems	12,773	3,836	12,000	5,276	1,000	6,276	12,000
R&M-Trees and Trimming	26,734	16,607	25,063	15,575	7,788	23,363	85,063
Utility - Water	8,622	4,903	9,000	3,560	1,780	5,340	5,000
Communication - Telephone	2,583	10,175	4,500	7,995	3,998	11,993	12,000
R&M - Water Feature	4,180	4,085	3,300	2,552	1,276	3,828	4,000
Water Cooler	-	505	1,500	424	326	750	750
Capital Projects / Reserve	11,356	12,913	-	-	-	-	-
Hurricane Expense	-	-	-	7,777	-	7,777	-
Contingency	1,240	-	26,152	-	-	-	8,000
Total Secured Area O&M	909,232	895,912	928,716	629,416	332,941	962,357	1,056,120
Clubhouse							
A/C Maintenance	8,447	7,502	3,500	417	209	626	3,500
Fire Alarm Monitoring	1,411	1,040	1,050	329	165	494	1,050
Attendant	113,465	112,845	112,845	75,230	37,615	112,845	112,845
Backflow Assembly Testing	-	-	170	-	170	170	170
COVID Expenses	-	6,299	-	2,920	730	3,650	-
Lease - Copier	3,010	3,139	2,700	2,146	554	2,700	2,700
Electrical Supplies	-	-	3,000	-	500	500	3,000
Electricity	24,381	19,516	23,000	10,068	5,034	15,102	16,000
Entry System- Key FOB	951	3,537	1,500	4,684	500	5,184	1,500
Reserve - Equipment	-	-	623	-	-	-	623
Fire Extinguisher	105	-	105	480	-	480	105
R&M-General	24,017	8,231	15,000	12,023	6,012	18,035	20,000
Gym Equipment Maintenance	8,175	3,751	13,311	1,544	772	2,316	2,500
Gym Wipes	2,593	1,939	3,000	1,050	525	1,575	1,500
Misc-Holiday Lighting	6,488	2,163	4,325	-	4,325	4,325	4,325
IT Maintenance	2,806	2,100	3,000	2,769	1,385	4,154	3,000
Janitorial Maintenance	33,994	33,612	33,995	22,663	11,332	33,995	33,995
Janitorial/Cleaning Supplies	-	-	2,500	-	500	500	1,250
Landscape Maintenance	8,275	8,345	10,125	9,792	333	10,125	9,788
Landscape Replacement	8,299	500	10,000	897	449	1,346	1,500
Landscape Replacement-Annually	1,381	999	1,000	-	1,000	1,000	1,000
R&M-Mulch	851	2,367	1,000	4,500	-	4,500	4,500
Misc-Licenses & Permits	835	1,837	835	-	835	835	835
Office Supplies	21,804	2,668	20,000	2,956	1,478	4,434	5,000
Cleaning Supplies	899	2,778	2,500	1,512	756	2,268	2,500
Food & Beverage/Coffee Supplies	-	7,069	9,500	1,795	898	2,693	3,500
Onsite Property Management	26,958	26,697	26,697	17,798	8,899	26,697	26,697
Op Supplies - Clubhouse	-	-	500	-	100	100	500
Pool Furniture	2,310	1,580	1,000	1,750	-	1,750	1,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
Pool Permits	500	500	500	600	-	600	600
R&M-Pools	22,982	24,170	29,400	19,162	62,738	81,900	25,000
Pool Monitoring	-	4,384	4,800	1,624	250	1,874	-
Splash Pool Maintenance	125	-	-	-	-	-	-
Insurance - Property	17,778	16,438	17,412	17,242	-	17,242	18,855
Misc-Special Events	1,689	483	3,000	-	500	500	1,000
Communication - Telephone	17,408	10,306	15,000	6,655	3,328	9,983	10,000
Utility - Refuse Removal	4,790	5,165	4,790	3,453	1,727	5,180	5,080
Water Cooler	1,038	597	1,500	424	212	636	750
Contingency	-	-	5,949	-	-	-	-
Hurricane Expense	-	-	-	2,592	-	2,592	-
Total Clubhouse Maintenance	367,765	322,558	389,132	229,075	153,827	382,902	326,169
Total Maintenance	2,145,675	1,975,645	2,266,350	1,374,115	1,073,550	2,447,665	2,576,421
Total Expenditures	2,259,359	2,150,815	2,548,469	1,493,294	1,112,379	2,605,674	2,726,862
Excess (deficiency) of revenues Over (under) expenditures	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	263,396	491,354	0	1,055,464	(1,087,646)	(32,183)	-
FUND BALANCE, BEGINNING	1,144,996	1,408,392	1,899,746	1,899,746	-	1,899,746	1,867,564
FUND BALANCE, ENDING	\$ 1,408,392	\$ 1,899,746	\$ 1,899,746	\$ 2,955,210	\$ (1,087,646)	\$ 1,867,564	\$ 1,867,564

Exhibit "A"
Allocation of Fund Balance

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Anticipated Beginning Fund Balance	\$ 1,867,564
Net Change in Fund Balance	-
Reserves - Fiscal Year 2022 Additions	623
Total Funds Available (Estimated) 9/30/2022	1,868,187

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital		681,560 (1)
Clubhouse Prior years	24,983	
Clubhouse FY21	623	
Clubhouse FY22	<u>623</u>	26,229
Irrigation System Prior Years	98,506	
Irrigation System FY21	-	
Irrigation System FY 22	<u>-</u>	98,506
Hurricane Prior Years	50,000	
Hurricane FY21 Expenditures	<u>(2,592)</u>	47,408
Gates/Guardhouses	48,506	
Landscape	48,506	
Lighting	24,253	
Pools	48,506	
Roads and Sidewalks	97,011	
Security Features	48,506	
Wall & Fence Perimeter	<u>74,253</u>	389,541
Total Allocation of Available Funds		1,243,244
Total Unassigned (undesignated) Cash		\$ 624,943

(1) Represents three months reserve of operating expenses.

FY 2022 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	427	0.625	266.88	\$56.67	\$24,196.39
Townhome - 2H	148	1	148.00	\$90.67	\$13,418.51
Townhome - 2F	146	1	146.00	\$90.67	\$13,237.18
SF 34'	109	1	109.00	\$90.67	\$9,882.55
SF 50'	361	1.25	451.25	\$113.33	\$40,912.86
SF 65'	187	1.25	233.75	\$113.33	\$21,193.09
SF 65' Estada	149	1.25	186.25	\$113.33	\$16,886.47
Retail	83,500	1/1800	46.39	\$4,205.88	\$4,205.88
Office	70,000	1/1800	38.89	\$3,525.88	\$3,525.88
Out Parcels	39,475	1/1200	32.90	\$2,982.52	\$2,982.52
			1659.30		\$150,441.33

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	427	0.625	266.88	\$265.20	\$113,240.48
Townhome - 2H	148	1	148.00	\$424.32	\$62,799.40
Townhome - 2F	146	1	146.00	\$424.32	\$61,950.76
SF 34'	109	1	109.00	\$424.32	\$46,250.91
SF 50'	361	1.25	451.25	\$530.40	\$191,474.53
SF 65'	187	1.25	233.75	\$530.40	\$99,184.87
SF 65' Estada	149	1.25	186.25	\$530.40	\$79,029.65
Retail	83500	1/1800	46.39	\$19,683.75	\$19,683.75
Office	70000	1/1800	38.89	\$16,501.34	\$16,501.34
Out Parcels	39475	1/1200	32.90	\$13,958.37	\$13,958.37
			1659.30		\$704,074.06

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	427	0.625	266.88	\$61.40	\$26,218.73
Townhome - 2H	148	1	148.00	\$98.24	\$14,540.03
Townhome - 2F	146	1	146.00	\$98.24	\$14,343.55
SF 34'	109	1	109.00	\$98.24	\$10,708.54
SF 50'	361	1.25	451.25	\$122.80	\$44,332.37
SF 65'	187	1.25	233.75	\$122.80	\$22,964.41
SF 65' Estada	149	1.25	186.25	\$122.80	\$18,297.85
Retail	83500	1/1800	46.39	\$4,557.41	\$4,557.41
Office	70000	1/1800	38.89	\$3,820.58	\$3,820.58
Out Parcels	39475	1/1200	32.90	\$3,231.80	\$3,231.80
			1659.30		\$163,015.26

FY 2022 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	427	0.625	266.88	\$6.33	\$2,702.05
Townhome - 2H	148	1	148.00	\$10.12	\$1,498.46
Townhome - 2F	146	1	146.00	\$10.12	\$1,478.21
SF 34'	109	1	109.00	\$10.12	\$1,103.60
SF 50'	361	1.25	451.25	\$12.66	\$4,568.80
SF 65'	187	1.25	233.75	\$12.66	\$2,366.66
SF 65' Estada	149	1.25	186.25	\$12.66	\$1,885.74
Retail	83500	1/1800	46.39	\$469.68	\$469.68
Office	70000	1/1800	38.89	\$393.74	\$393.74
Out Parcels	39475	1/1200	32.90	\$333.06	\$333.06
			1659.30		\$16,800.00

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	427	18.72	90%	16.85	11.59%	\$84.24	\$35,969.27
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$105.86	\$15,666.96
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$105.87	\$15,456.88
SF 34'	109	17.97	75%	13.48	9.27%	\$263.98	\$28,773.50
SF 50'	361	59.57	75%	44.68	30.74%	\$264.22	\$95,383.26
SF 65'	187	30.86	75%	23.15	15.93%	\$264.24	\$49,412.92
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$264.25	\$39,373.42
Retail	83500	9.56	70%	6.69	4.61%	\$0.17	\$14,286.94
Office	70000	4.34	70%	3.04	2.09%	\$0.09	\$6,485.91
Out Parcels	39475	6.31	70%	4.42	3.04%	\$0.24	\$9,433.94
		190.15		145.32	100.00%		\$310,243.00

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	427	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	\$1,330.13	\$144,983.68
SF 50'	361	1.25	451.25	\$1,662.66	\$600,219.15
SF 65'	187	1.25	233.75	\$1,662.66	\$310,916.84
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	83500	1/1800	0.00	\$0.00	\$0.00
Office	70000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	39475	1/1200	00.00	\$0.00	\$0.00
			794.00		\$1,056,119.67

FY 2022 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	427	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$299.79	\$44,368.51
Townhome - 2F	146	1	146.00	\$299.79	\$43,768.94
SF 34'	109	1	109.00	\$299.79	\$32,676.81
SF 50'	361	1.25	451.25	\$374.73	\$135,278.99
SF 65'	187	1.25	233.75	\$374.73	\$70,075.27
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	83500	1/1800	0.00	\$0.00	\$0.00
Office	70000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	39475	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$326,168.52

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Tax Roll Amount *
MultiFamily - 2F	427	\$202,326.91	\$473.83	\$504.08
Townhome - 2H	148	\$152,291.88	\$1,029.00	\$1,094.68
Townhome - 2F	146	\$150,235.52	\$1,029.01	\$1,094.69
SF 34'	109	\$274,379.59	\$2,517.24	\$2,677.92
SF 50'	361	\$1,112,169.95	\$3,080.80	\$3,277.45
SF 65'	187	\$576,114.06	\$3,080.82	\$3,277.47
SF 65' Estada	149	\$155,473.12	\$1,043.44	\$1,110.05
Retail	83500	\$43,203.65	\$0.52	\$0.55
Office	70000	\$30,727.46	\$0.44	\$0.47
Out Parcels	39475	\$29,939.69	\$0.76	\$0.81
Total		\$2,726,861.84		

* 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 2017 Rate per Unit*	FY 2018 Rate per Unit*	FY 2019 Rate per Unit*	FY 2020 Rate per Unit*	FY 2021 Rate per Unit*	FY 2022 Rate per Unit*	Net FY 2022 Total	\$ Increase FY'21 - FY'22	% Increase FY'21 - FY'22
Vista Del Sol	34'	22	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$2,517.24	\$55,379.37	\$186.10	7.98%
La Costa	34'	38	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$2,517.24	\$95,655.27	\$186.10	7.98%
Capistrano	34'	49	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$2,517.24	\$123,344.95	\$186.10	7.98%
La Costa	50'	79	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$3,080.80	\$243,383.45	\$198.78	6.90%
Capistrano	50'	57	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$3,080.80	\$175,605.78	\$198.78	6.90%
Corta Bella	50'	49	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$3,080.80	\$150,959.36	\$198.78	6.90%
Vista Del Sol	50'	71	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$3,080.80	\$218,737.03	\$198.78	6.90%
Bella Terra	50'	74	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$3,080.80	\$227,979.44	\$198.78	6.90%
Bella Terra	65'	7	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$3,080.82	\$21,565.77	\$198.79	6.90%
Vista Del Sol	65'	143	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$3,080.82	\$440,557.81	\$198.79	6.90%
La Costa	65'	37	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$3,080.82	\$113,990.48	\$198.79	6.90%
Vista Del Prado	50'	31	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$3,080.82	\$95,505.54	\$198.79	6.90%
Estada	65'	149	\$926.53	\$926.53	\$926.56	\$972.89	\$972.89	\$1,043.44	\$155,473.12	\$70.56	7.25%
Minto 2H	TH	146	\$1,033.12	\$1,033.12	\$1,033.11	\$1,084.77	\$1,084.77	\$1,029.00	\$150,233.88	(\$55.77)	-5.14%
2 F	Multi-Family	427	\$444.75	\$444.75	\$444.75	\$466.99	\$466.99	\$473.83	\$202,326.91	\$6.84	1.47%
Minto 2F	TH	148	\$1,033.12	\$1,033.12	\$1,033.12	\$1,084.77	\$1,084.77	\$1,029.01	\$152,293.54	(\$55.76)	-5.14%
Total Residential									\$2,622,991.70		

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	83500	\$0.44	\$0.44	\$0.44	\$0.46	\$0.46	\$0.52	\$43,203.65
Office	Office	70000	\$0.41	\$0.41	\$0.41	\$0.44	\$0.44	\$0.44	\$30,727.46
Out Parcels	Out Parcels	39475	\$0.61	\$0.61	\$0.61	\$0.64	\$0.64	\$0.76	\$29,939.69
Total Commercial									\$103,870.80

Total Net Assessment \$2,726,862.50

* 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 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 3,083	\$ 269	\$ -	\$ 23	\$ 12	\$ 35	\$ -
Special Assmnts- Tax Collector	30,407	-	-	-	-	-	-
Special Assmnts- CDD Collected	311,674	378,556	379,725	149,113	230,612	379,725	259,100
Special Assmnts- Prepayments	356,950	1,300,379	-	-	-	-	-
Special Assmnts- Discounts	-	-	-	-	-	-	-
TOTAL REVENUES	702,114	1,679,204	379,725	149,136	230,624	379,760	259,100
EXPENDITURES							
<i>Debt Service</i>							
Principal Debt Retirement	150,000	155,000	160,000	75,000	160,000	235,000	115,000
Prepayment	470,000	-	-	1,300,000	-	1,300,000	-
Interest Expense	258,088	228,250	219,725	183,975	35,750	219,725	144,100
Total Debt Service	878,088	383,250	379,725	1,558,975	195,750	1,754,725	259,100
TOTAL EXPENDITURES	878,088	383,250	379,725	1,558,975	195,750	1,754,725	259,100
Excess (deficiency) of revenues							
Over (under) expenditures	(175,974)	1,295,954	-	(1,409,839)	34,874	(1,374,966)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(175,974)	1,295,954	-	(1,409,839)	34,874	(1,374,966)	-
FUND BALANCE, BEGINNING	293,670	117,696	1,413,650	1,413,650	-	1,413,650	38,685
FUND BALANCE, ENDING	\$ 117,696	\$ 1,413,650	\$ 1,413,650	\$ 3,811	\$ 34,874	\$ 38,685	\$ 38,685

Amortization Schedule
Series 2005A Debt Service Fund

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/21	\$2,620,000	5.500%	\$72,050		
5/1/22	\$2,620,000	5.500%	\$72,050	\$115,000	\$259,100
11/1/22	\$2,505,000	5.500%	\$68,888		
5/1/23	\$2,505,000	5.500%	\$68,888	\$125,000	\$262,775
11/1/23	\$2,380,000	5.500%	\$65,450		
5/1/24	\$2,380,000	5.500%	\$65,450	\$130,000	\$260,900
11/1/24	\$2,250,000	5.500%	\$61,875		
5/1/25	\$2,250,000	5.500%	\$61,875	\$135,000	\$258,750
11/1/25	\$2,115,000	5.500%	\$58,163		
5/1/26	\$2,115,000	5.500%	\$58,163	\$145,000	\$261,325
11/1/26	\$1,970,000	5.500%	\$54,175		
5/1/27	\$1,970,000	5.500%	\$54,175	\$155,000	\$263,350
11/1/27	\$1,815,000	5.500%	\$49,913		
5/1/28	\$1,815,000	5.500%	\$49,913	\$160,000	\$259,825
11/1/28	\$1,655,000	5.500%	\$45,513		
5/1/29	\$1,655,000	5.500%	\$45,513	\$170,000	\$261,025
11/1/29	\$1,485,000	5.500%	\$40,838		
5/1/30	\$1,485,000	5.500%	\$40,838	\$180,000	\$261,675
11/1/30	\$1,305,000	5.500%	\$35,888		
5/1/31	\$1,305,000	5.500%	\$35,888	\$190,000	\$261,775
11/1/31	\$1,115,000	5.500%	\$30,663		
5/1/32	\$1,115,000	5.500%	\$30,663	\$200,000	\$261,325
11/1/32	\$915,000	5.500%	\$25,163		
5/1/33	\$915,000	5.500%	\$25,163	\$210,000	\$260,325
11/1/33	\$705,000	5.500%	\$19,388		
5/1/34	\$705,000	5.500%	\$19,388	\$225,000	\$263,775
11/1/34	\$480,000	5.500%	\$13,200		
5/1/35	\$480,000	5.500%	\$13,200	\$235,000	\$261,400
11/1/35	\$245,000	5.500%	\$6,738		
5/1/36	\$245,000	5.500%	\$6,738	\$245,000	\$258,475
	Total		\$1,295,800	\$2,620,000	\$3,915,800

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAY -2021	PROJECTED JUNE- SEP-2021	TOTAL PROJECTED FY2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 13,809	\$ 4,226	\$ -	\$ 51	\$ 26	\$ 77	\$ -
Interest - Tax Collector	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,015,454	1,018,188	1,075,066	1,005,046	70,020	1,075,066	1,075,066
Special Assmnts- Discounts	-	-	(43,003)	-	-	-	(43,003)
TOTAL REVENUES	1,029,263	1,022,414	1,032,063	1,005,097	70,046	1,075,143	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	590,000	605,000	620,000	620,000	-	620,000	635,000
Interest Expense	423,813	412,013	398,400	398,400	-	398,400	384,450
Total Debt Service	1,013,813	1,017,013	1,018,400	1,018,400	-	1,018,400	1,019,450
TOTAL EXPENDITURES	1,013,813	1,017,013	1,039,901	1,018,400	-	1,018,400	1,040,951
Excess (deficiency) of revenues Over (under) expenditures	15,450	5,401	(7,838)	(13,303)	70,046	56,743	(8,888)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(7,838)	-	-	-	(8,888)
TOTAL OTHER SOURCES (USES)	-	-	(7,838)	-	-	-	(8,888)
Net change in fund balance	15,450	5,401	(7,838)	(13,303)	70,046	56,743	(8,888)
FUND BALANCE, BEGINNING	498,384	513,834	519,235	519,235	-	519,235	575,978
FUND BALANCE, ENDING	\$ 513,834	\$ 519,235	\$ 511,397	\$ 505,932	\$ 70,046	\$ 575,978	\$ 567,090

Amortization Schedule
Series 2015 Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
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	\$3,458,825	\$11,320,000	\$14,778,825

MONTERRA
Community Development District

Supporting Budget Schedules
Fiscal Year 2022

Assessment Summary - Total Assessment Per Unit (With Debt)

Series 2015 Products

Product Type	Product Code	Units	O&M (1) per Unit	2015 DS (1) per Unit	Total (1) Per Unit
Multifamily	MR	427	\$504.08	\$0.00	\$504.08
Townhome	MZ	148	\$1,094.69	\$506.09	\$1,600.78
Townhome	MS	146	\$1,094.68	\$534.81	\$1,629.49
SF 34' La Costa	MU	38	\$2,677.92	\$643.52	\$3,321.44
SF 34'	MT	71	\$2,677.92	\$772.22	\$3,450.14
SF 50' Bella Terra	MW	60	\$3,277.45	\$900.93	\$4,178.38
SF 50'	MV	301	\$3,277.45	\$1,029.63	\$4,307.08
SF 65'	MX	187	\$3,277.47	\$1,287.03	\$4,564.50
SF 65' Estada	MY	149	\$1,110.05	\$1,623.72	\$2,733.77

Series 2005 Products

Product Type	Owner	Sq. Ft	O&M (1) per Unit	2005 DS (2) per Unit	Total Per Unit
Retail	Diversified	83,500	\$0.55	\$2.12	\$2.68
Office	Brightstar	70,000	\$0.47	\$1.17	\$1.63
Out Parcels	Multi-Owners	39,475	\$0.81	\$0.00	\$0.81

(1) These amounts are grossed up 6% to cover early payment discounts and Broward County collection fee.

(2) Based on actual Principal and Interest due for FY 2022. Allocated based on acreage of each parcel