

# TRADITION O&M ALLOCATION FOR FISCAL YEAR 2019

Bonded Area O&M \$1,060,795 Allocated on Total ERUs for TD 1,2,3,4,5,6,7

**Table 1 ERU Calculation**

	Units*	ERU/Unit*	Total ERUs
Single Family - General 1-6	4,379	1.0000	4,379
Single Family - General 7-10	1,866	1.0000	1,795
Single Family - General 7 Abingdon	71	1.0000	71
Single Family - <55	812	0.8000	650
Single Family - 55-65	1,624	1.0000	1,624
Single Family - >65	812	1.2500	1,015
Multi-family-ALF - 1-6	1,089	0.5000	545
Multi-family-ALF 7-10	441	0.5000	221
Multi-family-ALF 7 Abingdon	282	0.5000	141
Commercial Square footage 1-6	1,557,642	0.0004	624
Commercial Square footage 7-10	651,759	0.0004	261
Schools		0.0848	0
Utility**	1	0.0000	0
Tradition 1-6,7 Bond Area ERUs			5,548
Tradition 7-10 ERUs Non-Bond Area			5,777
<b>Total Tradition 1-10 ERUs</b>			<b>11,325</b>

\* Based on the 3/11/2008 Final Supplement (1-7) Table 6, or Master Assessment Methodology (7-10), with adjustment for equivalent commercial square feet

\*\* Utility is excluded from O&M calculation

\*\*\* School Assess per Resolution

**Table 2 Assessment Budget Submitted**

	TD1	TD2	TD3	TD4	TD5	TD6	TD7
District Budgets							
Totals	28,225	99,153	229,127	228,846	226,441	216,638	32,365

**Table 3 Assessment Budget Per ERU Calculation**

	TD7	TD8	TD9	TD10	Total 7-10 **	Total 1-7*
District Budgets						
Totals	52,264	30,636	21,436	78,388	182,725	1,060,795

\* Incl part of 7 in Bonded area

\*\*Part of 7 outside bond area

**Table 4 Grossed Up Assessment Per Unit**

Assessment By Unit	SF	SF <55	SF 55-65	SF >65	MF	Commercial*
Budget Allocation	191.2032	152.9626	191.2032	239.0040	95.6016	0.076658
With 8% Gross Up	207.8296	166.2637	207.8296	259.7870	103.9148	0.083324

\* per square foot

**Table 5 Rounded & Truncated Assessments for FY19 Billing & Tax Roll**

Assessment By Unit	SF	SF <55	SF 55-65	SF >65	MF	Commercial
Budget Allocation	191.21	152.97	191.21	239.01	95.61	0.07666
With 8% Gross Up	207.83	166.27	207.83	259.79	103.92	0.08333

\* per square foot

**Table 6 Rounded & Truncated Assessments for FY18 Billing & Tax Roll**

Assessment By Unit	SF	SF <55	SF 55-65	SF >65	MF	Commercial
Budget Allocation	177.00	141.60	177.00	221.25	88.50	0.07097
With 8% Gross Up	192.39	153.91	192.39	240.49	96.20	0.07714

\* per square foot

## TRADITION CDD 1-10 FY2019 Proposed O&M BUDGETS

Assessment Methodology	CDD.1		CDD.2		CDD.3		CDD.4		CDD.5		CDD.6		CDD.7		CDD.8		CDD.9		CDD.10		FY19 Total		FY18 Budget			
	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	
Administration - ERUs	70	472	1,218	1,217	1,206	1,145	1,557	1,050	655	2,735	11,325	5,548	100%	100%	3,947,684											
Maintenance - ERUs	70	472	1,218	1,217	1,206	1,145	1,557	1,050	655	2,735	11,325	5,548	100%	100%	3,947,684											
Administration - Percent	0.62%	4.17%	10.75%	10.74%	10.65%	10.11%	13.75%	9.27%	5.78%	24.15%	100%	100%	0.00%	0.00%	3,947,684											
Maintenance - Percent	1.26%	8.52%	21.95%	21.93%	21.74%	20.64%	3.967%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3,947,684											
Bond	49,622	336,148	866,575	865,892	858,130	814,726	156,591																			
<b>Revenues</b>																										
Fund Balance Forward	3,771	25,545	65,854	65,803	65,213	61,914	11,900																			
Stormwater	8,296	56,199	144,880	144,766	143,468	136,211	26,180																			
On-Roll - Non-Bond Area Developer Parcels	-	-	-	-	-	-	27,511																			
On Roll - Private NonBond-DB2,VA,Red Apple	-	-	-	-	-	-	24,753																			
On Roll - Residents,Builders,Developer	-	-	-	-	-	-	32,365																			
<b>TOTAL REVENUES</b>	<b>40,292</b>	<b>180,898</b>	<b>439,861</b>	<b>439,414</b>	<b>435,122</b>	<b>414,764</b>	<b>122,709</b>	<b>30,636</b>	<b>21,436</b>	<b>78,388</b>	<b>2,203,520</b>	<b>1,960,339</b>														
<b>Administration Expenses</b>																										
Audit*	6,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,000	5,500	55,000	670	400													
Bank Fees	8	57	147	147	146	138	27																			
Dissemination Agent**	75	511	1,316	1,316	1,304	1,238	238																			
District Counsel	369	2,503	6,452	6,447	6,389	6,066	8,250																			
Management	831	5,631	14,517	14,506	14,376	13,649	18,563																			
Dues, Licenses & Fees*	175	175	175	175	175	175	175																			
Engineering	185	1,251	3,226	3,223	3,195	3,033	4,125																			
Impact Fee Administration	154	1,043	2,688	2,686	2,662	2,528	3,438																			
General Insurance*	7,581	8,511	7,050	6,938	6,457	6,463	8,000																			
WEB Site Maintenance*	1,673	1,673	1,673	1,673	1,673	2,619	1,004																			
Legal Advertising	40	271	699	698	692	657	894																			
Miscellaneous	2	13	32	32	32	30	41																			
Meeting Room	6	38	97	97	96	91	124																			
Travel and Per Diem	50	341	878	877	870	826	159																			
Office Supplies	1	4	11	11	11	10	14																			
Postage & Shipping	6	42	108	107	106	101	138																			
Copies	31	209	538	537	532	506	688																			
Supervisor Fees	815	5,518	14,225	14,213	14,086	13,373	2,570																			
Telephone	-	-	-	-	-	-	-																			
Trustee Services**	151	1,022	2,634	2,632	2,609	2,477	476																			
<b>Total Administrative Expenses</b>	<b>18,653</b>	<b>34,311</b>	<b>61,936</b>	<b>61,817</b>	<b>60,910</b>	<b>59,479</b>	<b>54,423</b>	<b>30,636</b>	<b>21,436</b>	<b>78,388</b>	<b>482,020</b>	<b>444,339</b>														

\*\* Pertains only to 2003 Area

\* District Specific-Audit, Ins, Web, Ann.

\*\*\* Western Grove, Special Projects



## TRADITION CDD 1-10 FY2019 Proposed O&M BUDGETS

Assessment Methodology	CDD.1		CDD.2		CDD.3		CDD.4		CDD.5		CDD.6		CDD.7		CDD.8		CDD.9		CDD.10		FY19 Total		FY18 Budget				
	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget	Proposed FY2019 Budget		
Administration - ERUs	70	472	1,218	1,217	1,206	1,145	1,557	1,050	655	2,735	11,325	5,548	100%	100%	3,947,684												
Maintenance - ERUs	70	472	1,218	1,217	1,206	1,145	1,557	1,050	655	2,735	11,325	5,548	100%	100%	3,947,684												
Administration -Percent	0.62%	4.17%	10.75%	10.74%	10.65%	10.11%	13.75%	9.27%	5.78%	24.15%	100%	100%	100%	100%	3,947,684												
Maintenance - Percent	1.26%	8.52%	21.95%	21.93%	21.74%	20.64%	3.967%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3,947,684												
Bond	49,622	336,148	866,575	865,892	858,130	814,726	156,591																				
<b>Maintenance Expenses</b>																											
Lake Maintenance	1,582	10,719	27,633	27,611	27,363	25,979	4,993																				
Building, Bridge, Monument Maintenance	566	3,832	9,878	9,870	9,782	9,287	1,785																				
Contingency	377	2,555	6,585	6,580	6,521	6,191	1,190																				
Community Area Maintenance	1,328	8,994	23,185	23,167	22,959	21,798	4,190																				
Lake Porter Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Painting	63	426	1,098	1,097	1,087	1,032	198																				
Fence Maintenance	126	852	2,195	2,193	2,174	2,064	397																				
Electric	754	5,109	13,171	13,161	13,043	12,363	2,380																				
Engineering	377	2,555	6,585	6,580	6,521	6,191	1,190																				
Field Management	4,588	31,080	80,123	80,060	79,342	75,329	14,478																				
Fountain Maintenance&Chemicals	503	3,406	8,761	8,774	8,695	8,255	1,587																				
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Hydrilla Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Landscaping Maintenance & Materials	6,411	43,427	111,953	111,864	110,862	105,254	20,230																				
Irrigation	1,823	12,347	31,830	31,805	31,519	29,925	5,752																				
Irrigation Parts & Repairs	817	5,535	14,268	14,257	14,129	13,415	2,578																				
Wetland Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Pest Control	44	298	768	768	761	722	139																				
Road Repair	82	553	1,427	1,426	1,413	1,341	258																				
Road Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Security	629	4,258	10,976	10,967	10,869	10,319	1,983																				
Sidewalk Cleaning	251	1,703	4,390	4,387	4,348	4,128	793																				
Sidewalk Repair	126	852	2,195	2,193	2,174	2,064	397																				
Signage	126	852	2,195	2,193	2,174	2,064	397																				
Streetlights	314	2,129	5,488	5,484	5,434	5,160	992																				
Stormwater Management	75	511	1,317	1,316	1,304	1,238	238																				
Tree/Plant Replacement & Trim	629	4,258	10,976	10,967	10,869	10,319	1,983																				
Wetland Upland Maintenance	50	341	878	877	870	826	159																				
Total Maintenance Expenses	21,639	146,587	377,895	377,597	374,212	355,284	66,286																				
<b>TOTAL EXPENSES</b>	<b>40,292</b>	<b>180,898</b>	<b>439,861</b>	<b>439,414</b>	<b>435,122</b>	<b>414,764</b>	<b>122,709</b>	<b>30,636</b>	<b>21,436</b>	<b>76,388</b>	<b>2,203,520</b>	<b>1,960,339</b>															
<b>NET INCOME</b>																											
Fund Balance Forward	650,000.00																										
Capital Expenditures	650,000.00																										
Net	-																										

Tradition Community Development District No. 1

Debt Service Fund Budget

Proposed Fiscal Year 2019

October 1, 2018 - September 30, 2019

	Proposed Budget
Revenues:	
Special Assessments	<u>FY2019</u>
Total Revenue	<u>\$ 3,947,683.54</u>
	<u>\$ 3,947,683.54</u>
Expenditures:	
Interest November	\$ 937,753.13
Interest May	\$ 937,753.13
Principal May	\$ 1,940,000.00
Unrestricted Reserve	\$ 132,177.28
Bond Fund Expenditures	<u>\$ 3,947,683.54</u>
Net Income - Surplus (Deficit)	<u>\$ -</u>
ASSESSMENTS	
Single Family - per Unit	Budgeted 658.68
Multi-Family - per Unit	360.05
Commercial - per Square Foot	0.43656
	Grossed Up
Single Family - per Unit	715.96
Multi-Family - per Unit	391.36
Commercial - per Square Foot	0.47453

Tradition CDD 1

3/21/18

2019 Tradition Irrigation System

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Fund: (400) Irrigation System

	2018 Budget	2019 Budget	
<b>Revenues</b>			
Service Charge - Irrig System	\$1,043,406.87	\$953,527.84	
Engineering Revenue Fees	0.00	0.00	
<b>Net Revenues</b>	<b>\$1,043,406.87</b>	<b>\$953,527.84</b>	Comments
<b>Expenses</b>			
Field Operations	\$225,409.00	\$225,410.00	Engrs
Trustee Services	5,000.00	5,000.00	US Bank
Management	75,000.00	75,000.00	Mgmt
Engineering	9,580.00	9,580.00	
Professional Services, Other	5,000.00	5,000.00	All IT services
City Franchise Fee	68,475.00	68,475.00	Have not received a bill
Travel and Per Diem	387.00	387.00	
Telephone	263.00	1,920.67	HTC Plus
Postage & Shipping	253.00	253.00	
Bank Fees	1,216.00	1,216.00	
Bad Debt	0.00	4,833.17	Heritage Oaks and Torry Pines told us to cut the
Office Supplies	250.00	250.00	
Field Supplies (Other)	2,000.00	2,000.00	
Dues, Licenses, and Fees	2,237.00	2,237.00	
Debt Service Payments	373,125.00	373,125.00	Acutal higher bc accred interest fr closing
Vehicle, Gas, & Repair	25,000.00	1,000.00	
Electric	101,023.00	101,023.00	
Water	170.00	170.00	
Other Utilities	1,542.00	1,542.00	
General Insurance	22,000.00	20,000.00	Actuals
General Repair & Maintenance	40,193.00	40,193.00	
Landscaping Maintenance & Material	10,608.00	10,608.00	FY18 only thru Jan
HVAC	4,305.00	4,305.00	
<b>Total General &amp; Administrative Expenses</b>	<b>\$973,036.00</b>	<b>\$953,527.84</b>	
<b>Total Expenses</b>	<b>\$973,036.00</b>	<b>\$953,527.84</b>	
<b>Net Income (Loss)</b>	<b>\$70,370.87</b>	<b>\$0.00</b>	

Tradition CDD 1

2019 Tradition Irrigation System  
Proposed Budget

Fund: (201) Irrigation System Bond

2018 Budget      2019 Budget

<u>Revenues</u>		
Transfers from 400 Fund	\$373,125.00	373,125.00
<b>Net Revenues</b>	<u>\$373,125.00</u>	<u>\$373,125.00</u>
<u>Expenses</u>		
Interest	\$268,125.00	\$268,125.00
Principal	105,000.00	105,000.00
<b>Total General &amp; Administrative Expenses</b>	<u>\$373,125.00</u>	<u>\$373,125.00</u>
<b>Total Expenses</b>	<u>\$373,125.00</u>	<u>\$373,125.00</u>
<b>Net Income (Loss)</b>	<u>\$0.00</u>	<u>\$0.00</u>