



**FISCAL IMPACT ANALYSIS
FOR THE
VILLAGES OF LAKEVIEW**

ALTERNATIVE 7 LAND USE

**REVISED SEPTEMBER 2017 UPDATE TO 1/21/2014
UPDATE**

Prepared By:



Table of Contents

| | <u>Page</u> |
|---|-------------|
| Purpose of Fiscal Impact Analysis..... | 2 |
| Project Description | 3 |
| General Sources of Information and Methodology Used in FIA..... | 3 |
| Fiscal Impact Analysis Conclusions | 5 |
| Impact of Current Market Conditions | 6 |
| General Fund Projected Recurring Fiscal Revenue | 7 |
| Property Tax | 7 |
| Property Transfer Tax..... | 7 |
| Property Tax in Lieu of Motor Vehicle License Fees (“MVLFF”)..... | 7 |
| Sales and Use Tax | 8 |
| On-Site Retail Sales and Use Tax | 8 |
| Off-Site Retail Sales and Use Tax | 8 |
| Interest Earnings..... | 8 |
| Other Revenue Sources | 9 |
| General Fund Projected Recurring Fiscal Costs | 10 |
| General Financing Requirements | 10 |
| Police Protection..... | 10 |
| Judicial | 10 |
| Police Protection | 10 |
| Detention and Correction | 10 |
| Fire Protection..... | 10 |
| Protection and Inspection..... | 10 |
| Other Protection | 11 |
| Administration..... | 11 |
| Public Ways and Facilities | 11 |
| Health and Sanitation | 11 |
| Public Assistance..... | 11 |
| Education, Recreation and Cultural Services | 11 |
| Debt Service | 11 |
| Recurring Fiscal Impacts to the Fire Fund..... | 11 |
| Recurring Fiscal Impacts to the Library Fund..... | 12 |
| Recurring Fiscal Impacts to the Transportation Fund | 12 |
| Recurring Fiscal Impacts to Flood Control Zone 4 Operations..... | 13 |
| County Service Area (“CSA”) 146A | 13 |

Purpose of Fiscal Impact Analysis

Development Planning & Financing Group has prepared this Fiscal Impact Analysis (“FIA”) to determine the estimated fiscal impacts on the County of Riverside (“County”) in connection with the proposed development of The Villages of Lakeview project (“Project”), a large scale, master-planned community. The reader should be aware that the FIA contains estimates or projections of the Project’s future revenue and cost impact on the County and actual fiscal results may vary from estimates because events and circumstances can occur in a manner different than described in the FIA. The primary purpose of this FIA is to estimate the Project’s ongoing fiscal impact to County funds.

The FIA tables and calculations are attached and organized as follows:

| Exhibit | Table | Title |
|----------------|--------------|---|
| - | 1 | Key Assumptions |
| - | 2 | Fiscal Impact Analysis Conclusions – Current Market Conditions |
| A | - | Not Used |
| B | - | Not Used |
| C | 1 | Fiscal Impact Analysis Summary |
| C | 2 | Post-ERAF Share of the Basic Tax Calculation |
| C | 3 | Land Use and Absorption Assumptions |
| C | 4 | Property Tax and Documentary Transfer Tax Calculations |
| C | 5 | Sales And Use Tax Revenue, Interest Earnings Calculations, & MVLFF Calculations |
| C | 6 | Other General Fund Discretionary Revenue Calculations |
| C | 7 | General Fund Financing Requirements Budget, Net of Revenue Sources |
| C | 8 | General Fund Financing Requirements Calculations |
| C | 9 | Police Protection Cost Calculation |
| C | 10 | Fiscal Impact to Fire Fund |
| C | 11 | Fiscal Impact to Library Fund |
| C | 12 | Fiscal Impact to Transportation Fund |
| C | 13 | Fiscal Impact to Flood Control Zone 4 Operations Fund |
| D | - | Phasing Analysis Summary |
| E | - | Phasing Analysis for Fire Fund |
| F | - | Phasing Analysis Detail - 5 Year Increment |

Project Description

The Project covers over 2,700 acres in the unincorporated region of Riverside County and comprises 8,725 residential units. The Project also includes approximately 350,000 building square feet of retail space, 220,000 building square feet of office space, and 810,000 building square feet of light industrial space. The Project is currently anticipated to be built out over the next 20 years. Exhibit C, Table 3 contains the Project's detailed land use and absorption assumptions.

General Sources of Information and Methodology Used in FIA

The FIA was prepared in accordance with the general methodologies outlined in the County of Riverside Guide to Preparing Fiscal Impact Reports ("County FIA Guide"), dated January 1995. Per the County FIA Guide, the methodology used to determine the allocable revenue and cost impacts to County Funds as a result of the Project's development is a combination of case study methods and multiplier methods.

When projecting fiscal impacts using a multiplier method, the FIA determines per capita/employee impacts by applying the appropriate per capita, per employee and per capita and employee factors ("Factors") to the Project land use assumptions. The Factors were calculated using the County of Riverside Fiscal Year 2017-18 Recommended Budget; Factors for the entire county were calculated for revenues and costs that affect the entire County and unincorporated Factors were calculated for revenues and costs that only affect unincorporated parts of the County. Cost and revenue factors are projected in 2017 dollars, and are not adjusted for inflation; however, in accordance with the County of Riverside Guide to Preparing Fiscal Impact Reports, each year the cumulative residential and non-residential assessed value from prior years, which is used to calculate property tax revenue, is deflated at a rate of 0.1948% (Calculated by subtracting the 2.00% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1996 to 2016 of 2.19%, per InflationData.com).

Information used in preparing the FIA was obtained from the following sources: (1) the County of Riverside Fiscal Year 2017-18 Recommended Budget ("County Budget"); (2) Lewis Planned Communities ("Developer") (land use information); (3) Sales price projections provided by Developer; (4) the California Department of Finance (population information); (5) the California Employment Development Department (employment information); (6) Riverside County Sheriff's Department (police cost case study information); (7) Riverside County Fire Department (fire cost case study information); (8) Riverside County Transportation Fund ("Transportation Fund") administrative office (recurring Transportation Fund revenue and cost information); and (9) Inflationdata.com (average historical U.S. inflation rate).

The FIA uses the following key assumptions:

| Table 1 – Key Assumptions | |
|--|-----------|
| Fiscal Year Budget | 2017/18 |
| County Residential County Population (a) | 2,384,783 |
| Residential Population in Unincorporated Section (a) | 373,755 |
| Residents Per Household (a) | 3.24 |
| County Employment (b) | 999,300 |
| County Employment in Unincorporated Section (b) | 170,000 |
| County Share of the Basic Tax (c) | 14.375% |
| Library Fund Share of the Basic Tax (c) | 1.467% |
| Fire Fund Share of the Basic Tax (c) | 5.998% |
| Flood Control Zone 4 Operations Share of the Basic Tax (c) | 3.761% |
| Property Tax Deflation Factor (d) | 0.195% |
| On-Site Sales and Use Tax Generation Rate per Sq. Ft. (e) | \$200 |
| Residential Units | 8,725 |
| Weighted Average Price (f) | \$301,246 |
| (Less) Homeowner's Exemption | (\$7,000) |
| Residential Property Value per Unit | \$294,246 |

(a) Per the California Department of Finance as of January 1, 2017.

(b) Per the California Employment Development Department, May 2017.

(c) Per Riverside County Auditor/Controller, See Exhibit C, Table 2.

(d) The FIA assumes an annual assessed value deflation factor of 0.1948% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1996 to 2016 of 2.19% per InflationData.com).

(e) Estimate of \$200 psf was used pursuant to comments received from the County's consultant, PMC, dated September 17, 2013. Estimate is based on actual figures in the City of Eastvale.

(f) Updated to reflect Developer's estimate dated August 2, 2017 based on comparable Pulte new home project in Perris, CA.

Fiscal Impact Analysis Conclusions

The FIA examines the financial impact the Project will have on the County’s general fund (“General Fund”), fire fund (“Fire Fund”), library fund (“Library Fund”), transportation fund (“Transportation Fund”), and flood control zone 4 operations (“Flood Control Zone 4 Operations”). The Project will generate additional income for the General Fund primarily through increased property taxes, sales taxes, and franchise taxes while increasing the need for County services such as police, fire, and health and sanitation.

The FIA has been updated to reflect revised market pricing as of August 2017. Table 2 summarizes the conclusions.

| Table 2 – Fiscal Impact Analysis Conclusions – Current Market Conditions* | | | |
|--|----------------|----------------|----------------|
| General Fund | Year 20 | Year 25 | Year 30 |
| Recurring Revenue | \$ 8,428,233 | \$ 8,385,766 | \$ 8,343,710 |
| Recurring Costs | \$ 7,671,951 | \$ 7,671,951 | \$ 7,671,951 |
| Surplus / (Deficit) | \$ 756,282 | \$ 713,815 | \$ 671,759 |
| Per Unit | \$ 86.68 | \$ 81.81 | \$ 76.99 |
| Fire Fund | | | |
| Recurring Revenue | \$ 3,700,000 | \$ 3,683,672 | \$ 3,667,502 |
| Recurring Costs | \$ 3,700,000 | \$ 3,700,000 | \$ 3,700,000 |
| Surplus / (Deficit) | \$ - | \$ (16,328) | \$ (32,498) |
| Per Unit | \$ - | \$ (1.87) | \$ (3.72) |
| Library Fund | | | |
| Recurring Revenue | \$ 416,005 | \$ 412,011 | \$ 408,056 |
| Recurring Costs | \$ 259,668 | \$ 259,668 | \$ 259,668 |
| Surplus / (Deficit) | \$ 156,337 | \$ 152,343 | \$ 148,388 |
| Per Unit | \$ 17.92 | \$ 17.46 | \$ 17.01 |
| Transportation Fund | | | |
| Recurring Revenue | \$ 590,066 | \$ 590,066 | \$ 590,066 |
| Recurring Costs | \$ 431,429 | \$ 431,429 | \$ 431,429 |
| Surplus / (Deficit) | \$ 158,637 | \$ 158,637 | \$ 158,637 |
| Per Unit | \$ 18.18 | \$ 18.18 | \$ 18.18 |
| Flood Control Zone 4 Operations | | | |
| Recurring Revenue | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Recurring Costs | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Surplus / (Deficit) | \$ - | \$ - | \$ - |
| Per Unit | \$ - | \$ - | \$ - |
| Net Fiscal Impact of Project | | | |
| Recurring Revenue | \$ 14,189,793 | \$ 14,116,765 | \$ 14,044,445 |
| Recurring Costs | \$ 13,118,537 | \$ 13,108,298 | \$ 13,098,159 |
| Surplus / (Deficit) | \$ 1,071,256 | \$ 1,008,466 | \$ 946,286 |
| Per Unit | \$ 122.78 | \$ 115.58 | \$ 108.46 |

*See discussion regarding impact of current market conditions on the following page.

Impact of Current Market Conditions

Please see Exhibit D for full detail on the Project's buildout through Year 20. As seen in Exhibit D, at buildout, the Project's General Fund, Library Fund, Transportation Fund, and Flood Control Zone 4 Operations will have positive fiscal amounts, and the Project is projected to have no annual fiscal impact on the Fire Fund or Flood Control Zone 4 Operations. This results in the Project having an overall positive impact on the County. The Project is also anticipated to have an overall positive impact on the County 5 years after buildout and 10 years after buildout, as seen in the Phasing Analysis Detail for the Alternative 7 land use plan.

From 5-Years after Buildout to 10-Years after Buildout, projected recurring revenue for the General Fund, Fire Fund, Library Fund, and Flood Control Zone 4 Operations is anticipated to steadily decrease due to the incorporation of a Property Tax Deflation Factor, per the County FIA Guide. All of these funds rely on property tax as a major revenue source, and the FIA accounts for the deflating effects of Proposition 13 on property tax revenue. In accordance with the County FIA Guide, the FIA assumes that the 2% annual increase in assessed valuation allowed under Proposition 13 will not keep pace with the inflation rate estimated at 2.19% (historical average U.S. inflation rate from 1996 to 2016, per InflationData.com). The reader should note that the deflation of property tax revenue does not take property turnover into account; in most cases when property is sold, it is reassessed at the current market rate.

General Fund Projected Recurring Fiscal Revenue

Property Tax

In 1992, to meet its obligations to fund education at specific levels under Proposition 98, the State of California enacted legislation that shifted partial financial responsibility for funding education to local governments (cities, counties, and special districts). The state did this by instructing County auditors to shift the allocation of local property tax revenues to educational revenue augmentation funds (“ERAF”) to support schools. As such, the FIA calculates a weighted average share of the basic tax after the shift of revenue to ERAF. Since the Project is within seven different tax rate areas, the post-ERAF share of the basic tax ranges from 13.88% to 15.50%, and the FIA calculates a weighted average post-ERAF share of the basic tax based on acreage. The FIA assumes that the County will receive 14.38%, post-ERAF, of the 1% ad valorem property taxes assessed to property owners within the Project (See Exhibit C, Table 2). The County will receive \$4,034,128 per year in residential and non-residential property taxes at buildout, as shown in Exhibit C, Table 4. The County’s share of non-residential property tax also includes an unsecured property tax component estimated at 10% of the secured property taxes levied on non-residential property pursuant to the County FIA Guide.

Property Transfer Tax

The County receives property transfer tax as new or existing property is sold and ownership is transferred. According to the Riverside County Recorder, property transfer tax is collected upon the sale of property at a rate of \$1.10 per \$1,000 of valuation. The FIA assumes a residential turnover rate of 10% and a non-residential turnover rate of 5% of total assessed value per year. See Exhibit C, Table 4 for the detailed calculation. Property transfer tax is projected to total \$291,534 at buildout.

Property Tax in Lieu of Motor Vehicle License Fees (“MVLFF”)

According to the County Budget, the State of California is projected to convert \$243,004,293 of MVLFF revenue to property tax revenue and distribute it to the County of Riverside. MVLFF revenue represents 34% of the County’s discretionary revenue. The FIA projects MVLFF revenue on a valuation basis, as seen in Exhibit C, Table 5, and MVLFF revenue is anticipated to total \$2,616,238 at buildout.

Sales and Use Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the state of California and is measured by the retailer's gross receipts. Use tax is imposed on purchasers of tangible personal property from any retailer for the purpose of storage, use, or other consumption in this state and is measured by the sales price of the property purchased. However, if an out-of-state retailer is engaged in business in this state, it is required to register with the State of California and collect the use tax from the purchaser at the time of making the sale.

There is a 7.50% statewide sales and use tax base rate that is collected by the State of California. Since January 1, 2013, the State government has received 6.50% of the 7.50% and local governments receive the remaining 1% which is transferred to the local government's general fund. This analysis assumes use tax revenue at 10.5% of sales tax revenue.

On-Site Retail Sales and Use Tax

The FIA estimate on-site retail sales and use tax revenue that the County will receive by projecting taxable purchases made within the Project. The FIA assumes that retail land use will generate \$200 of taxable sales per building square foot per year, per comments received from the County's consultant, dated September 17, 2013; the \$200 per square foot estimate is based on actual figures in the City of Eastvale. After calculating total Project retail taxable expenditures captured in the Project, the FIA assumes the County receives sales tax revenue of 1% of taxable sales and use tax revenue of 10.5% of sales tax revenue. Applying this methodology, the County would receive approximately \$773,500 in annual on-site sales and use tax revenue at buildout, as shown in Exhibit C, Table 5.

Off-Site Retail Sales and Use Tax

The County will likely receive off-site sales and use tax revenue from taxable purchases made by new Project residents within the County, but outside the Project area. However, to take a conservative approach and avoid potential double-counting, the FIA excludes Project generated indirect sales tax revenue.

Interest Earnings

The County earns interest on dollars held in the General Fund and other County Funds. Investment earnings, as specified in the County FIA Guide, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.21% the 10-year historic average interest rate of the 90-day Treasury Bill. In 1994, the County FIA Guide calculated a historic average interest rate of 6.98%. Interest earnings are calculated on property tax, property transfer tax, and sales tax. Interest earnings are projected to total \$61,700 at buildout.

Other Revenue Sources

All other General Fund Revenue sources including federal revenue sources, state revenue sources, charges for services, license and permit revenue, and other revenue have been netted against the costs that they are earmarked to offset in the County Budget. The remaining net costs to the general fund in each major cost category are described in detail in the following section.

General Fund Projected Recurring Fiscal Costs

The FIA assumes that many costs will increase marginally as population and employment increase as a result of the Project.

General Financing Requirements

General government costs are used to establish and maintain legislative, executive, financial, and non-departmental positions within the government. Based on the County Budget, general government costs are anticipated to be \$889,989, as seen in Exhibit C, Table 8.

Police Protection

Judicial

The FIA uses a per capita approach to project increases to recurring judicial costs, and assumes a marginal increase in applicable County judicial costs of 25%. The FIA projects recurring judicial costs of \$424,593 at buildout, as shown in Exhibit C, Table 8.

Police Protection

Projected recurring police protection costs are estimated using the case study approach. The FIA estimates a cost per sworn officer based on total police costs identified in the County Budget and the estimated number of sworn officers included in the County Budget and multiplies the cost per sworn officer by the number of additional officers required to service the Project. The police protection calculation is based on a service standard of 1 officer per 1,000 residents, per the Riverside County Service Goals and Strategies. The FIA projects recurring police protection costs of \$4,142,460 at buildout, as shown in Exhibit C, Table 9.

Detention and Correction

The FIA uses a per capita approach to project increases to recurring detention and correction costs, and assumes a marginal increase in applicable County detention and correction costs of 50%. The FIA projects recurring detention and correction costs of \$828,218 at buildout, as shown in Exhibit C, Table 8.

Fire Protection

The FIA assumes that the Project will not increase County Forest Fire Protection Costs that are budgeted to protect undeveloped land. Increases to structural fire protection costs will affect the Fire Fund, which is examined in the following section.

Protection and Inspection

The FIA uses a per capita approach to project increases to protection and inspection costs, and assumes a marginal increase in applicable County protection and inspection costs of

50%. The FIA projects recurring protection and inspection costs of \$4,022 at buildout, as shown in Exhibit C, Table 8.

Other Protection

The FIA uses a per capita approach to project increases to other protection costs. The FIA projects recurring other protection costs of \$267,899 at buildout, as shown in Exhibit C, Table 8.

Administration

The FIA uses a per capita approach to project increases to administration costs, and assumes a marginal increase in applicable administration costs of 50%. The FIA projects recurring administration costs of \$37,601 at buildout, as shown in Exhibit C, Table 8.

Public Ways and Facilities

As seen in Exhibit C, Table 7, all public ways and facilities costs are non-General Fund expenditures, and are completely offset by incoming revenue. The FIA projects no recurring costs at buildout, as shown in Exhibit C, Table 8.

Health and Sanitation

The FIA uses a per capita approach to project increases to health and sanitation costs. The FIA projects recurring health and sanitation costs of \$985,288 at buildout, as shown in Exhibit C, Table 8.

Public Assistance

This analysis assumes that future Project residents will require minimal aid from the Riverside County Department of Social Services and projects a marginal increase in aid program costs of 10%. The FIA assumes that the project will affect a 1:1 increase on all other applicable public assistance costs. Using a per capita approach, the FIA projects recurring public assistance costs of \$81,281 at buildout, as shown in Exhibit C, Table 8.

Education, Recreation and Cultural Services

Using a per capita approach, the FIA projects recurring education costs of \$10,600 at buildout, as shown in Exhibit C, Table 8.

Debt Service

The FIA assumes that the Project will not have a fiscal impact on the County's debt service costs.

Recurring Fiscal Impacts to the Fire Fund

Exhibit C, Table 10 summarizes the Project's fiscal impact on the Fire Fund. To calculate the Project's fiscal impact on the Fire Fund, which is used to fight non-forest fires and provide paramedic service, the FIA projects recurring revenue and costs to the Fire Fund.

The FIA projects recurring revenue by determining the Fire Fund’s weighted average share of the basic 1% property tax for the tax rate areas that compose the Project, calculated in Exhibit C, Table 2. The weighted average share of the basic tax of approximately 6.00% yields recurring Fire Fund revenue totaling \$1,683,267. The FIA uses the case study method to calculate recurring costs to the Fire Fund.

According to the Development Agreement, at buildout, Fire Station Operations Costs are projected to be \$3,700,000 per year. Prior to the issuance of the first building permit within the Project, the Project is to be included in a “Fire Safety CFD”. Fire Safety CFD rates in this Analysis are sufficient to support the ongoing expenditure requirements of the Fire Station Operations Costs, as shown in Exhibit D – Phased Analysis for Fire Fund.

At buildout, the Project is projected to have no annual fiscal impact on the Fire Fund.

Recurring Fiscal Impacts to the Library Fund

Exhibit C, Table 11 summarizes the Project’s fiscal impact on the Library Fund. To calculate the Project’s fiscal impact on the Library Fund, the FIA projects recurring revenue and costs to the Library Fund. The FIA projects recurring revenue by determining the Library Fund’s weighted average share of the basic 1% property tax for the tax rate areas that compose the Project, calculated in Exhibit C, Table 2. The weighted average share of the basic tax of approximately 1.47% yields recurring Library Fund revenue totaling \$411,724.

The FIA also projects the Project’s share of revenue related to fines and forfeitures and use of library assets using a per capita approach.

Recurring library costs were projected using a per capita approach.

At buildout, the Project is projected to have a positive annual fiscal impact of \$156,337, or \$18 per unit, on the Library Fund. The Project’s fiscal impact on the Library Fund reflects current market conditions.

Recurring Fiscal Impacts to the Transportation Fund

Exhibit C, Table 12 summarizes the Project’s fiscal impact on the Transportation Fund. The Transportation Fund funds ongoing road maintenance costs as well as the construction of large transportation projects. To estimate recurring road maintenance revenue, the FIA projects gas tax using a per capita method. According to the Transportation Fund administrative office, the transportation expense line item listed in the County Budget includes all of the Transportation Fund’s road maintenance costs as well as some non-recurring expenses. As such, the FIA projects recurring road maintenance costs using a per capita method and assumes 100% of the transportation expense amount is used to pay for recurring road maintenance costs.

At buildout, the Project is projected to have a positive annual fiscal impact of \$158,637, or \$18 per unit, on the Transportation Fund which may be offset by surplus in the General Fund.

Recurring Fiscal Impacts to Flood Control Zone 4 Operations

Ongoing flood control maintenance and operations related to the Project will be handled by Flood Control Zone 4 Operations.

Exhibit C, Table 13 summarizes the Project's fiscal impact on Flood Control Zone 4 Operations. To calculate the Project's fiscal impact on Flood Control Zone 4 Operations, the FIA projects recurring revenue and costs. The FIA projects recurring revenue by determining the flood control zone's weighted average share of the basic 1% property tax for the tax rate areas that compose the Project, calculated in Exhibit C, Table 2. The weighted average share of the basic tax of approximately 3.76% yields recurring revenue totaling \$1,055,488.

Per the County of Riverside Fiscal Year 2017-18 Recommended Budget, Flood Control Zone 4 Operations is funded using a reserve approach. Each year a portion of the revenues are allocated to fund current year expenditures, with the remainder allocated to the Fund Balance. In years when expenditures exceed revenues, the Fund Balance is used to pay the difference, maintaining a balanced fund. As such, this fund remains balanced, with financial requirements equaling financing sources.

At buildout, the Project is projected to have no annual fiscal impact on Flood Control Zone 4 Operations.

County Service Area ("CSA") 146A

It is anticipated that CSA 146A will operate and maintain many of the Project's parks, trails, aqueducts, water basins and other drainage facilities, parkway landscaping, and lighting that are not maintained by Homeowners Associations ("HOA"). The CSA is also anticipated to maintain some of the community facilities serving the Lakeview Nuevo area such as the proposed community center and senior center. CSA 146A maintenance items will be funded by an annual assessment on each homeowner's tax bill; the amount of the assessment will be determined by the Riverside County Economic Development Agency.

Table 1 - Fiscal Impact Analysis Summary
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | FY 2017/18 (Costs) | | | Percent of Total | Buildout Plus 5 | Buildout Plus 10 |
|--|--------------------|---------------|---------------------|---------------------|---------------------|---------------------|
| | Table Ref. | Per Unit | Buildout | | | |
| I. General Fund | | | | | | |
| General Fund Financing Sources | | | | | | |
| Property Tax | Table 4 | \$ 462 | \$ 4,034,128 | 47.9% | \$ 3,994,996 | \$ 3,956,243 |
| Documentary Transfer Tax | Table 4 | 33 | 291,534 | 3.5% | 288,706 | 285,906 |
| Property Tax In-Lieu of MVLF | Table 5 | 300 | 2,616,238 | 31.0% | 2,616,238 | 2,616,238 |
| On-Site Retail Sales and Use Tax | Table 5 | 89 | 773,500 | 9.2% | 773,500 | 773,500 |
| Interest Earnings | Table 5 | 7 | 61,700 | 0.7% | 61,192 | 60,689 |
| Other Discretionary Revenue | Table 6 | 75 | 651,134 | 7.7% | 651,134 | 651,134 |
| Total Financing Sources | | \$ 966 | \$ 8,428,233 | 100.0% | \$ 8,385,766 | \$ 8,343,710 |
| General Fund Financing Requirements | | | | | | |
| General Financing Requirements | Table 8 | \$ 102.00 | \$ 889,989 | 11.6% | \$ 889,989 | \$ 889,989 |
| Public Protection | | | | | | |
| Judicial | Table 8 | 48.66 | 424,593 | 5.5% | 424,593 | 424,593 |
| Police Protection | Table 9 | 475 | 4,142,460 | 54.0% | 4,142,460 | 4,142,460 |
| Detention and Correction | Table 8 | 95 | 828,218 | 10.8% | 828,218 | 828,218 |
| Fire Protection | (a) | - | - | 0.0% | - | - |
| Protection and Inspection | Table 8 | 0 | 4,022 | 0.1% | 4,022 | 4,022 |
| Other Protection | Table 8 | 31 | 267,899 | 3.5% | 267,899 | 267,899 |
| Administration | Table 8 | 4 | 37,601 | 0.5% | 37,601 | 37,601 |
| Public Ways & Facilities | Table 8 | - | - | 0.0% | - | - |
| Health and Sanitation | Table 8 | 113 | 985,288 | 12.8% | 985,288 | 985,288 |
| Public Assistance | Table 8 | 9 | 81,281 | 1.1% | 81,281 | 81,281 |
| Education, Recreation and Cultural Services | Table 8 | 1 | 10,600 | 0.1% | 10,600 | 10,600 |
| Debt Service | Table 8 | - | - | 0.0% | - | - |
| Total Financing Requirements | | \$ 879 | \$ 7,671,951 | 100.0% | \$ 7,671,951 | \$ 7,671,951 |
| Net Annual Surplus / (Deficit) | | \$ 87 | \$ 756,282 | | \$ 713,815 | \$ 671,759 |
| Revenue/Cost Ratio | | | 1.10 | | 1.09 | 1.09 |
| II. Fire Fund | | | | | | |
| Financing Sources | Table 10 | \$ 424 | \$ 3,700,000 | | \$ 3,683,672 | \$ 3,667,502 |
| Financing Requirements | Table 10 | 424 | 3,700,000 | | 3,700,000 | 3,700,000 |
| Net Annual Surplus / (Deficit) | | \$ - | \$ - | | \$ (16,328) | \$ (32,498) |
| III. Library Fund | | | | | | |
| Financing Sources | Table 11 | \$ 48 | \$ 416,005 | | \$ 412,011 | \$ 408,056 |
| Financing Requirements | Table 11 | 30 | 259,668 | | 259,668 | 259,668 |
| Net Annual Surplus / (Deficit) | | \$ 18 | \$ 156,337 | | \$ 152,343 | \$ 148,388 |
| IV. Transportation Fund | | | | | | |
| Financing Sources | Table 12 | \$ 68 | \$ 590,066 | | \$ 590,066 | \$ 590,066 |
| Financing Requirements | Table 12 | 49 | 431,429 | | 431,429 | 431,429 |
| Net Annual Surplus / (Deficit) | | \$ 18 | \$ 158,637 | | \$ 158,637 | \$ 158,637 |
| V. Flood Control Zone 4 Operations Fund | | | | | | |
| Financing Sources | Table 13 | \$ 121 | \$ 1,055,488 | | \$ 1,045,250 | \$ 1,035,110 |
| Financing Requirements | Table 13 | 121 | 1,055,488 | | 1,045,250 | 1,035,110 |
| Net Annual Surplus / (Deficit) | | \$ - | \$ - | | \$ - | \$ - |
| VI. Net Fiscal Impact of Project | | | | | | |
| Financing Sources | | \$ 1,626 | \$ 14,189,793 | | \$ 14,116,765 | \$ 14,044,445 |
| Financing Requirements | | 1,504 | 13,118,537 | | 13,108,298 | 13,098,159 |
| Net Annual Surplus / (Deficit) | | \$ 123 | \$ 1,071,256 | | \$ 1,008,466 | \$ 946,286 |

Footnotes:

(a) See analysis of County Fire Fund in Table 10.

Table 2 - Post-ERAF Share of the Basic Tax Calculation
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Agency | TRA 080-032 | TRA 083-032 | TRA 083-033 | TRA 083-009 | TRA 083-015 | TRA 083-025 | TRA 083-030 | Wtd. Avg. of TRAs (a),(b) |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------|
| General | 15.4975% | 14.0254% | 13.9654% | 13.9397% | 13.8831% | 13.9654% | 13.9397% | 14.3754% |
| County Free Library | 1.5815% | 1.4335% | 1.4251% | 1.4225% | 1.4167% | 1.4251% | 1.4225% | 1.4672% |
| County Structure Fire Protection | 6.4656% | 5.8605% | 5.8263% | 5.8157% | 5.7921% | 5.8263% | 5.8157% | 5.9982% |
| Nuview School | 0.0000% | 11.9882% | 11.9181% | 11.8966% | 11.8483% | 11.9181% | 11.8966% | 8.6352% |
| Perris Union High School | 0.0000% | 17.8298% | 17.7255% | 17.6935% | 17.6217% | 17.7255% | 17.6935% | 12.8430% |
| Moreno Valley Unified School | 28.2940% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 7.7756% |
| Mt San Jacinto Junior College | 0.0000% | 3.9584% | 3.9353% | 3.9282% | 3.9122% | 3.9353% | 3.9282% | 2.8513% |
| Perris Area Elem School Fund | 0.0000% | 9.5957% | 9.5396% | 9.5224% | 9.4837% | 9.5396% | 9.5224% | 6.9119% |
| Perris Jr High Area Fund | 0.0000% | 6.4026% | 6.3652% | 6.3537% | 6.3279% | 6.3652% | 6.3537% | 4.6119% |
| Riverside City Community College | 5.6121% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 1.5423% |
| Riv. Co. Office of Education | 4.5081% | 4.2005% | 4.1759% | 4.1684% | 4.1515% | 4.1759% | 4.1684% | 4.2645% |
| Riv Co Reg Park & Open Space | 0.3825% | 0.3821% | 0.3440% | 0.3441% | 0.3427% | 0.3440% | 0.3441% | 0.3577% |
| Flood Control Administration | 0.2587% | 0.2345% | 0.2331% | 0.2327% | 0.2318% | 0.2331% | 0.2327% | 0.2400% |
| Flood Control Zone 4 | 4.0543% | 3.6748% | 3.6533% | 3.6467% | 3.6319% | 3.6533% | 3.6467% | 3.7612% |
| County Service Area 93 | 1.0341% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.2842% |
| EMWD | 3.9146% | 2.7704% | 3.1395% | 3.2528% | 3.5068% | 3.1395% | 3.2528% | 3.3925% |
| EMWD Imp Dist U-3 | 4.1742% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 1.1471% |
| Educational Revenue Augmentation Fund | 24.2229% | 17.6433% | 17.7537% | 17.7830% | 17.8494% | 17.7537% | 17.7830% | 19.5407% |
| Total | 1.0000% | 1.0000% | 1.0000% | 1.0000% | 1.0000% | 1.0000% | 1.0000% | 1.0000% |
| Project Acres | 755.32 | 233.78 | 510.17 | 122.79 | 226.03 | 23.29 | 877.09 | 2,748.47 |
| % of Total | 27.48% | 8.51% | 18.56% | 4.47% | 8.22% | 0.85% | 31.91% | 100.00% |
| Total County General Fund | | | | | | | | 14.3754% |
| Total to County | | | | | | | | 25.6020% |

Footnotes:

Source: Fiscal Year 2016-17 Share of the Basic Tax per Riverside County Auditor-Controller's Office, Property Tax Division.

(a) The weighted average of TRAs was calculated by the distribution of acreage among the TRAs within the Project.

(b) Shares of the basic tax that are received by the County for each tax rate area are highlighted in bold print.

**Table 3 - Land Use and Absorption Assumptions
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017**

| | Avg Sq. Ft. (a) | Avg. Sales Price (a) | (Less) | | Absorption (a) | | | | | | | | | | | | | | | | | | | | Total | Assessed Value |
|---|-------------------|----------------------|------------------------------|-----------------------------------|----------------|------------|------------|------------|------------|----------------|------------|------------|------------|----------------|------------|------------|------------|----------------|------------|------------|------------|----------------|------------|------------|-------------------------|----------------|
| | | | Homeowner's Exemption | Residential Property Value / Unit | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I. Residential Land Use | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density | 3,173 | \$ 380,000 | \$ (7,000) | \$ 373,000 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 660 |
| Med Density | 2,250 | 330,000 | (7,000) | 323,000 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 1,540 |
| Med High Density | 1,751 | 295,000 | (7,000) | 288,000 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 3,750 |
| High Density | 1,518 | 275,000 | (7,000) | 268,000 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 2,775 |
| Total | \$ 301,246 | \$ (7,000) | \$ 294,246 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 8,725 | |
| Total Residential | | | \$ 294,246 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 8,725 | |
| II. Non-Residential Land Use | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Price Per Sq. Ft. (a) | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | \$ 250 | - | - | - | - | - | - | - | - | 87,500 | - | - | - | 87,500 | - | - | - | 87,500 | - | - | - | 87,500 | - | - | 350,000 | |
| Office | 250 | - | - | - | - | - | - | - | - | 55,000 | - | - | - | 55,000 | - | - | - | 55,000 | - | - | - | 55,000 | - | - | 220,000 | |
| Light Industrial | 150 | - | - | - | - | - | - | - | - | 202,500 | - | - | - | 202,500 | - | - | - | 202,500 | - | - | - | 202,500 | - | - | 810,000 | |
| Total Non-Residential | \$ 191 | - | - | - | - | - | - | - | - | 345,000 | - | - | - | 345,000 | - | - | - | 345,000 | - | - | - | 345,000 | - | - | 1,380,000 | |
| Total Residential & Non-Residential Assessed Value | | | | | | | | | | | | | | | | | | | | | | | | | \$ 2,831,300,000 | |

| | Residential Units | | Residents Per Unit (b) | | Total Residents | |
|--|-------------------|--------------------------|------------------------|--|-----------------|---------------|
| | Building Sq. Ft. | Sq. Ft. Per Employee (c) | Total Employees | | | |
| III. Population and Employment | | | | | | |
| Residential | | | | | | |
| | 8,725 | 3,240 | | | | 28,269 |
| Non-Residential | | | | | | |
| Commercial | 350,000 | 500 | 700 | | | |
| Office | 220,000 | 250 | 880 | | | |
| Light Industrial | 810,000 | 1,030 | 786 | | | |
| Total | 1,380,000 | | 2,366 | | | |
| Total Residents and Employees | | | | | | 30,635 |
| Total Residents and 50% Employees | | | | | | 29,452 |

Footnotes:
(a) Updated as of August 2, 2017 based on comparable Pulte new home project in Perris, CA.
(b) Per the California Department of Finance, dated 1/1/2017 for Unincorporated Riverside County.
(c) Per conversation with Lewis Retail, the Riverside County Integrated Project, and the Rancho Cucamonga General Plan Update Fiscal Analysis prepared by Stanley Hoffman & Associates.

Table 4 - Property Tax and Documentary Transfer Tax Calculations
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

I. Property Tax

| | | Table Ref. | |
|--|-------------|---------------|---------------------|
| Residential Property Tax | | | |
| Total Residential Assessed Value | | 3 | \$ 2,567,300,000 |
| Total Residential Assessed Value Adjusted for Deflation Factor of 0.19% (20 Yr Buildout) (a) | | | 2,520,349,356 |
| Basic Rate | | | 1.000% |
| Basic Tax Paid - Residential | [1] | | \$ 25,203,494 |
| Non-Residential Property Tax | | | |
| Total Non-Residential Assessed Value | | 3 | \$ 264,000,000 |
| Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.19% (20 Yr) (a) | | | 259,924,438 |
| Basic Rate | | | 1.000% |
| Basic Tax Paid - Non-Residential | [2] | | \$ 2,599,244 |
| Non-Residential Unsecured Property Tax as a % of Secured | | | |
| Total Unsecured Property Tax | [3] | | \$ 259,924 |
| Total Basic Tax Paid - Non-Residential | [2]+[3]=[4] | | \$ 2,859,169 |
| Total Basic Tax Paid - Residential and Non-Residential | [1]+[4]=[5] | | \$ 28,062,662 |
| County General Fund Post-ERAF Share of Basic Tax | [6] | 2 | 14.37543% |
| Total County General Fund Tax Share | [5]X[6]=[7] | | \$ 4,034,128 |

II. Documentary Transfer Tax

| | | | |
|--|--|--|-------------------|
| Residential Turnover Rate | | | 10% |
| Total Residential Assessed Value Adjusted for Deflation Factor of 0.19% (15 Yr Buildout) (a) | | | \$ 2,520,349,356 |
| Value of Annual Turnover | | | 252,034,936 |
| Transfer Tax Rate (b) | | | 0.1100% |
| Total Residential Documentary Transfer Tax | | | \$ 277,238 |
| Non-Residential Turnover Rate | | | |
| Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.19% (15 Yr) (a) | | | \$ 259,924,438 |
| Value of Annual Turnover | | | 12,996,222 |
| Transfer Tax Rate (b) | | | 0.1100% |
| Total Non-Residential Documentary Transfer Tax | | | \$ 14,296 |
| Total Documentary Transfer Tax | | | \$ 291,534 |

Footnotes:

- (a) This analysis assumes an annual assessed value deflation factor of 0.19% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1996 to 2016 of 2.19%, per InflationData.com).
- (b) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

Table 5 - Sales And Use Tax, Interest Earnings, & MVLF Calculations
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| <u>I. On-Site Sales and Use Tax</u> | Taxable Sales Per Square Feet (a) | Sq. Ft. (Table 3) | Taxable Sales |
|--|--|------------------------------|--------------------------|
| Taxable Sales | | | |
| Commercial | \$ 200 | 350,000 | \$ 70,000,000 |
| Office | - | 220,000 | - |
| Light Industrial | - | 810,000 | - |
| Total Direct Taxable Sales | | <u>1,380,000</u> | <u>\$ 70,000,000</u> |
| <u>Project On-Site Sales and Use Tax to County</u> | | | |
| Sales Tax (@1% of Taxable Sales) | | 1.00% | \$ 700,000 |
| Use Tax (@10.5% of Sales Tax) | | 10.50% | 73,500 |
| Net On-Site Sales and Use Tax | | | <u>\$ 773,500</u> |
| <u>II. Interest Earnings</u> | | | |
| County Share of Residential and Non-Residential Property Tax (Table 4) | | | \$ 4,034,128 |
| Documentary Transfer Tax (Table 4) | | | 291,534 |
| Net On-Site Sales and Use Tax | | | <u>773,500</u> |
| Total Revenue Generating Interest Earnings | | | <u>\$ 5,099,162</u> |
| Interest Earnings @ 1.21% (b) | | | <u>\$ 61,700</u> |

Footnotes:

- (a) Estimates of average taxable sales per actual figures in the City of Eastvale.
- (b) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.21%, the 10-year historic average interest rate from 2005 through 2016 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.

Table 5 - Sales And Use Tax, Interest Earnings, & MVLF Calculations
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

III. Motor Vehicle License Fee ("MVLF")

FY 2017-18 Budget and Assessed Value

| | FY 2004-05 | FY 2017-18 | Change |
|---|-----------------|-----------------|------------------------------|
| <u>Nominal Dollars:</u> | | | |
| Property Tax Vehicle License Fees (VLF) (a) | \$ 128,200,332 | \$ 243,004,293 | [1] 114,803,961 |
| County Assessed Valuation (b) | 138,771,615,256 | 260,773,893,986 | [2] 122,002,278,730 |
| VLF Increase per Assessed Valuation Increase (AV) Increase | | | =[1]/[2] 0.000941 |
| VLF Increase per \$1,000,000 increase in AV | | | [3] \$ 941 |
| <u>Property Tax in Lieu of MVLF:</u> | | | |
| Project Assessed Value: | | | |
| Residential Assessed Value Adjusted for Deflation Factor of 0.19% (Table 4) | | | [4] \$ 2,520,349,356 |
| Non-Residential Assessed Value Adjusted for Deflation Factor of 0.19% (Table 4) | | | [5] 259,924,438 |
| Total Assessed Value | | | =[4]*[5] \$ 2,780,273,794 |
| Assessed Valuation / 1,000,000 | | | [6] \$ 2,780 |
| VLF Increase per \$1,000,000 increase in AV | | | =[3] 941 |
| Property Tax in Lieu of MVLF | | | =[3]*[6] \$ 2,616,238 |

Footnotes:

- (a) Per page 517 of the County of Riverside FY 2017/18 Recommended Budget.
(b) Per the Riverside County Assessor, assessed value by base year for the 2017/18 tax year.

Table 6 - Other General Fund Discretionary Revenue Calculations
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | Page Ref. | Budget FY 2017/18 (a) | County Equivalent | | Measurement (b) | Project | Financing |
|---|-----------|--------------------------|-------------------|-----------------------|--|-------------------------|-------------------------|
| | | | Units (b) | Factor [1]/[2]=[3] | | Equivalent Units (c) | Requirements [3]X[4] |
| General Fund Discretionary Revenue | | | | | | | |
| Property Tax | | | | | | | |
| Prop Tax Current Secured | 515 | \$ 229,194,778 | | | See Table 4 | | |
| Prop Tax Current Unsecured | 515 | 9,603,665 | | | See Table 4 | | |
| Prop Tax Prior Unsecured | 515 | 471,056 | - | - | not used | - | - |
| Prop Tax Current Supplemental | 515 | 3,534,000 | - | - | not used | - | - |
| Prop Tax Prior Supplemental | 515 | 1,440,000 | - | - | not used | - | - |
| Contractual Revenue | 524 | 106,823,972 | - | - | not used | - | - |
| Total Property Tax | | <u>\$ 351,067,471</u> | | | | | <u>\$ -</u> |
| Sales & Use Taxes | 515 | \$ 28,900,000 | | | See Table 5 | | |
| Documentary Transfer Tax | 515 | \$ 14,513,000 | | | See Table 4 | | |
| Franchises | 515 | \$ 7,208,000 | 458,755 | \$ 15.71 | per capita & 50% employee, unincorporated only | 29,452 | \$ 462,756 |
| Fines and Penalties | | | | | | | |
| Fee-POC Transaction | 516 | \$ 149,580 | 2,884,433 | \$ 0.05 | per capita & 50% employee, entire county | 29,452 | \$ 1,527 |
| Fine-Traffic Motor Vehicle MC | 516 | 841,181 | 458,755 | 1.83 | per capita & 50% employee, unincorporated only | 29,452 | 54,004 |
| Health-Safety Fees | 516 | 160,771 | - | - | not used | - | - |
| Administration Costs | 516 | - | - | - | not used | - | - |
| Fine-Traffic School | 516 | 1,380,022 | 458,755 | 3.01 | per capita & 50% employee, unincorporated only | 29,452 | 88,598 |
| AB233 Realignment | 516 | 13,092,955 | - | - | not used | - | - |
| Other Court Fines Non Dept | 516 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - |
| Criminal-Co. 25% | 516 | 129,973 | 2,884,433 | 0.05 | per capita & 50% employee, entire county | 29,452 | 1,327 |
| Penalties & Int On Del Taxes | 516 | 2,561,863 | 2,884,433 | 0.89 | per capita & 50% employee, entire county | 29,452 | 26,159 |
| Total Fines and Penalties | | <u>\$ 18,316,345</u> | | <u>\$ 5.83</u> | | | <u>\$ 171,615</u> |
| Teeter Overflow | 516 | \$ 21,000,000 | - | \$ - | not used | - | \$ - |
| Interest | | | | | | | |
| Interest-Invested Funds | 516 | \$ 11,418,529 | | | See Table 5 | | |
| Total Interest | | <u>\$ 11,418,529</u> | | <u>\$ -</u> | | | <u>\$ -</u> |
| CA-Motor Vehicle In-Lieu Tax | 517 | \$ 243,004,293 | | | See Table 4 | | |
| Miscellaneous Federal and State | | | | | | | |
| CA-Homeowners Tax Relief | 518 | \$ 2,579,471 | - | \$ - | not used | - | \$ - |
| CA-Suppl Homeowners Tax Relief | 518 | 40,288 | - | - | not used | - | - |
| CA-Mandate Reimbursement | 518 | 2 | - | - | not used | - | - |
| Federal In Lieu Taxes | 518 | 3,400,000 | - | - | not used | - | - |
| In Lieu-Tax from So Cal Fair | 524 | 32,600 | - | - | not used | - | - |
| Total Federal and State | | <u>\$ 6,052,361</u> | | <u>\$ -</u> | | | <u>\$ -</u> |
| Tobacco Tax Settlement | 525 | \$ 10,000,000 | - | \$ - | not used | - | \$ - |
| Miscellaneous Revenue | | | | | | | |
| Transient Occupancy | 515 | \$ 3,071,552 | - | \$ - | not used | - | \$ - |
| Non Comm. Aircraft | 515 | 323,000 | - | - | not used | - | - |
| Racehorse Tax | 515 | 10,000 | - | - | not used | - | - |
| Court Fees & Costs | 520 | 460,000 | 2,884,433 | 0.16 | per capita & 50% employee, entire county | 29,452 | 4,697 |
| Superior Court Fees | 520 | 53,316 | 2,884,433 | 0.02 | per capita & 50% employee, entire county | 29,452 | 544 |
| Unclaimed Money | 524 | 127,029 | - | - | not used | - | - |
| Judgments | 524 | - | - | - | not used | - | - |
| Cash Over-Short | 524 | 34,274 | - | - | not used | - | - |
| El Sobrante Land Fill | 524 | 2,350,245 | - | - | not used | - | - |
| Sale Of Real Estate | 525 | 40,000 | - | - | not used | - | - |
| Rebates & Refunds | 522 | 1,128,393 | 2,884,433 | 0.39 | per capita & 50% employee, entire county | 29,452 | 11,522 |
| Total Miscellaneous Revenue | | <u>\$ 7,597,809</u> | | <u>\$ 0.57</u> | | | <u>\$ 16,763</u> |
| Total General Fund Discretionary Revenue | | <u>\$ 719,077,808</u> | | <u>\$ 22.11</u> | | | <u>\$ 651,134</u> |

Footnotes:
(a) Based on County of Riverside Fiscal Year 2017-18 Recommended Budget.
(b) Based on (1) 2,384,783 total Riverside County residents and 373,755 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2017, (2) 999,300 total Riverside County employees and 170,000 employees in the unincorporated sections of Riverside County per the California Employment Development Department, May 2017, and (3) county employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
(c) See Table 3 - Land Use Assumptions.

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | 2017-18 Intergovernmental | 2017-18 Charges for Services | 2017-18 Licenses and Permits | 2017-18 Fines, Forfeitures & Penalties | 2017-18 Other | 2017-18 Retained Earnings Contribution | 2017-18 General Fund Contribution | 2017-18 Marginal Increase | 2017-18 Net General Fund Contribution |
|---------------------------------------|----------------|-------|---------------------|---------------------------|------------------------------|------------------------------|--|---------------|--|-----------------------------------|---------------------------|---------------------------------------|
| | Page Ref. | Fund | Total (a) | | | | | | | | | |
| General Financing Requirements | | | | | | | | | | | | |
| Legislative and Administrative | | | | | | | | | | | | |
| Board of Supervisors | 567 | 10000 | \$ 10,713,271 | \$ - | \$ 710,529 | \$ - | \$ - | \$ 97,257 | \$ - | \$ 9,905,485 | 100% | \$ 9,905,485 |
| Assessment Appeals Board | 567 | 10000 | 1,006,440 | - | 425,000 | - | - | - | - | 581,440 | 100% | 581,440 |
| Executive Office | 567 | 10000 | 12,824,381 | - | 2,150,140 | - | - | 7,055,000 | - | 3,619,241 | 100% | 3,619,241 |
| AB 2766 Air Quality | 568 | 22300 | 596,719 | 476,500 | - | - | 75,000 | - | 45,219 | - | NA | - |
| RDA Capital Improvements | 569 | 31540 | 31,678,157 | - | - | - | - | 33,304,833 | (1,626,676) | - | 100% | - |
| Legislative /Admin Services | 571 | 10000 | 3,525,920 | - | 40,000 | - | - | - | - | 3,485,920 | 100% | 3,485,920 |
| CFD/AD Administration | 574 | 22050 | 870,166 | - | 415,000 | - | - | 12,000 | 443,166 | - | 100% | - |
| Contribution to Other Funds | 570 | 10000 | 65,291,395 | - | - | - | - | - | - | 65,291,395 | 100% | 65,291,395 |
| Court Sub-Funds | 570 | 10000 | 6,928,143 | - | - | - | 5,993,148 | - | - | 934,995 | 100% | 934,995 |
| EO Subfund Budgets | 572 | 10000 | 3,378,836 | - | - | - | 2,766,136 | - | - | 612,700 | 100% | 612,700 |
| Health and Juvenile Services | 568 | 22430 | 1,347,300 | - | - | - | - | 1,347,300 | - | - | 100% | - |
| Total Legislative and Administrative | | | \$ 138,160,728 | \$ 476,500 | \$ 3,740,669 | \$ - | \$ 8,834,284 | \$ 41,816,390 | \$ (1,138,291) | \$ 84,431,176 | | \$ 84,431,176 |
| Finance | | | | | | | | | | | | |
| Assessor | 574 | 10000 | \$ 29,789,546 | \$ - | \$ 15,861,825 | \$ - | \$ 1 | \$ 81,151 | \$ - | \$ 13,846,569 | 50% | \$ 6,923,285 |
| Auditor-Controller | 575 | 10000 | 6,971,744 | - | 5,095,614 | - | - | 66 | - | 1,876,064 | 50% | 938,032 |
| Crest Property Tax Mgmt. System | 575 | 33600 | 14,213,736 | - | 4,604,562 | - | - | - | 9,609,174 | - | NA | - |
| Internal Audits | 576 | 10000 | 1,678,865 | - | - | - | - | - | - | 1,678,865 | 50% | 839,433 |
| ACO: Payroll Services | 576 | 10000 | 867,945 | - | 867,945 | - | - | - | - | - | 50% | - |
| Cowcap Reimbursement | 576 | 10000 | (21,012,090) | - | 12,650,253 | - | - | - | - | (33,662,343) | 50% | (16,831,172) |
| Treasurer-Tax Collector | 577 | 10000 | 15,029,861 | - | 10,658,168 | - | 3,528,241 | 28,371 | - | 815,081 | 50% | 407,541 |
| Purchasing | 583 | 10000 | 2,828,694 | - | 1,620,210 | - | - | 71,452 | - | 1,137,032 | 50% | 568,516 |
| Assessment Appeals Board | | 10000 | - | - | - | - | - | - | - | - | 100% | - |
| Total Finance | | | \$ 50,368,301 | \$ - | \$ 51,358,577 | \$ - | \$ 3,528,242 | \$ 181,040 | \$ 9,609,174 | \$ (14,308,732) | | \$ (7,154,366) |
| Counsel | | | | | | | | | | | | |
| County Counsel | 577 | 10000 | \$ 5,882,168 | \$ 38,000 | \$ 3,862,854 | \$ - | \$ - | \$ - | \$ - | \$ 1,981,314 | 50% | \$ 990,657 |
| Court Transcripts | 601 | 10000 | 1,402,500 | - | - | - | - | - | - | 1,402,500 | 25% | 350,625 |
| Total Counsel | | | \$ 7,284,668 | \$ 38,000 | \$ 3,862,854 | \$ - | \$ - | \$ - | \$ - | \$ 3,383,814 | | \$ 1,341,282 |
| Personnel | | | | | | | | | | | | |
| HR: Administration | 574 | 10000 | \$ 11,567,131 | \$ - | \$ 9,252,573 | \$ - | \$ - | \$ 1,824,280 | \$ - | \$ 490,278 | 0% | \$ - |
| Rideshare | 585 | 22000 | 529,500 | - | 488,500 | 41,000 | - | - | - | - | NA | - |
| Total Personnel | | | \$ 12,096,631 | \$ - | \$ 9,741,073 | \$ 41,000 | \$ - | \$ 1,824,280 | \$ - | \$ 490,278 | | \$ - |
| Elections | | | | | | | | | | | | |
| Registrar of Voters | 578 | 10000 | \$ 10,616,650 | \$ 30,000 | \$ 1,122,150 | \$ - | \$ - | \$ 70,000 | \$ - | \$ 9,394,500 | 50% | \$ 4,697,250 |
| Total Elections | | | \$ 10,616,650 | \$ 30,000 | \$ 1,122,150 | \$ - | \$ - | \$ 70,000 | \$ - | \$ 9,394,500 | | \$ 4,697,250 |
| Property Management | | | | | | | | | | | | |
| Facil-Mgt: Administration | 581 | 10000 | \$ 5,043,459 | \$ - | \$ 4,933,245 | \$ - | \$ - | \$ 110,214 | \$ - | \$ - | 50% | \$ - |
| Facil-Mgt: Project Management | 582 | 10000 | 7,199,757 | - | 7,159,504 | - | - | 40,253 | - | - | 50% | - |
| Facil-Mgt: Energy Management | 582 | 10000 | 16,634,770 | 67,835 | 8,873,586 | - | - | 1 | - | 7,693,348 | 50% | 3,846,674 |
| Facility Management: Parking | 582 | 10000 | 1,884,420 | - | 209,148 | - | 124,573 | 8,463 | - | 1,542,236 | 0% | - |
| Total Property Management | | | \$ 30,762,406 | \$ 67,835 | \$ 21,175,483 | \$ - | \$ 124,573 | \$ 158,931 | \$ - | \$ 9,235,584 | | \$ 3,846,674 |

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | | 2017-18 Charges | | 2017-18 Licenses and Permits | | 2017-18 Fines, Forfeitures & Penalties | | 2017-18 Retained Earnings | | 2017-18 General Fund | | 2017-18 Marginal Increase | | 2017-18 Net General Fund Contribution | | |
|---|----------------|-------|-----------------------|----------------------|-----------------------|------------------|------------------------------|----------------------|--|-----------------------|---------------------------|--------------|----------------------|--|---------------------------|--|---------------------------------------|--|--|
| | Page Ref. | Fund | Total (a) | Intergovernmental | for Services | | | | 2017-18 Other | Contribution | Contribution | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Plant Acquisition | | | | | | | | | | | | | | | | | | | |
| EDA: Blythe Const & Land | 618 | 22350 | \$ 133,000 | \$ 125,685 | \$ - | \$ - | \$ - | \$ - | \$ 6,815 | \$ 500 | \$ - | NA | \$ - | | | | | | |
| EDA: Thermal Const & Land | 618 | 22350 | 1,712,000 | 1,617,840 | 100 | - | - | - | 93,560 | 500 | - | NA | - | | | | | | |
| EDA: Hemet-Ryan Constr & Land | 618 | 22350 | 225,000 | 202,500 | 100 | - | - | - | 22,100 | 300 | - | NA | - | | | | | | |
| EDA: French Val Constr & Land | 620 | 22350 | 863,000 | 815,035 | 100 | - | - | - | 47,765 | 100 | - | NA | - | | | | | | |
| Fire: Const & Land Acq | 580 | 30300 | 1,508,210 | - | - | - | - | - | - | 1,508,210 | - | NA | - | | | | | | |
| Facil-Mgt: Facilities Cap Proj | 583 | 30100 | 67,882,715 | 1 | 67,132,712 | - | - | - | 750,001 | 1 | - | NA | - | | | | | | |
| Total Plant Acquisition | | | \$ 72,323,925 | \$ 2,761,061 | \$ 67,133,012 | \$ - | \$ - | \$ - | \$ 920,241 | \$ 1,509,611 | \$ - | | \$ - | | | | | | |
| Promotion | | | | | | | | | | | | | | | | | | | |
| EDA: Administration | 578 | 21100 | \$ 6,732,135 | \$ - | \$ 6,732,135 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | NA | \$ - | | | | | | |
| EDA: Mitigation Fund | 579 | 32710 | 30,000 | - | 100 | - | - | - | - | 29,900 | - | NA | - | | | | | | |
| EDA: Admin Subfunds | 579 | 21100 | 1,711,680 | - | 504,425 | - | - | - | 1,068,801 | 138,454 | - | NA | - | | | | | | |
| EDA: Fair National Date Festival | 580 | 22200 | 4,321,952 | - | - | - | - | - | 283,389 | 4,038,563 | - | NA | - | | | | | | |
| EDA: Economic Development Prior | 580 | 21100 | 4,026,248 | - | 333,120 | - | - | - | 3,693,128 | - | - | NA | - | | | | | | |
| Total Promotion | | | \$ 16,822,015 | \$ - | \$ 7,569,780 | \$ - | \$ - | \$ - | \$ 5,045,318 | \$ 4,206,917 | \$ - | | \$ - | | | | | | |
| Other General | | | | | | | | | | | | | | | | | | | |
| Mitigation Project Ops | 571 | 30500 | 800,100 | - | 250,000 | - | - | - | - | 550,100 | - | NA | \$ - | | | | | | |
| Developer's Impact Fee Ops | 571 | 30500 | 11,851,500 | - | 4,000,000 | - | - | - | - | 7,851,500 | - | NA | - | | | | | | |
| TLMA: Surveyor | 581 | 20260 | 5,391,676 | - | 5,362,067 | - | - | - | 15,609 | 14,000 | - | NA | - | | | | | | |
| Geographical Information Syst | 584 | 22570 | 1,867,222 | - | 1,705,982 | - | - | - | 159,640 | 1,600 | - | 100% | - | | | | | | |
| Total Other General | | | \$ 19,910,498 | \$ - | \$ 11,318,049 | \$ - | \$ - | \$ - | \$ 175,249 | \$ 8,417,200 | \$ - | | \$ - | | | | | | |
| Debt Service - Principal | | | | | | | | | | | | | | | | | | | |
| Teeter Debt Svc | 565 | 37050 | \$ 2,766,136 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,766,136 | \$ - | \$ - | NA | \$ - | | | | | | |
| Total Debt Service Principal | | | \$ 2,766,136 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,766,136 | \$ - | \$ - | | \$ - | | | | | | |
| Total General Financing Requirements | | | \$ 361,111,958 | \$ 3,373,396 | \$ 177,021,647 | \$ 41,000 | \$ 12,487,099 | \$ 52,957,585 | \$ 22,604,611 | \$ 92,626,620 | | | \$ 87,162,016 | | | | | | |
| Public Protection | | | | | | | | | | | | | | | | | | | |
| Judicial | | | | | | | | | | | | | | | | | | | |
| Contribution to Trial Court | 600 | 10000 | \$ 27,355,656 | \$ - | \$ - | \$ - | \$ - | \$ 15 | \$ - | \$ 27,355,641 | 25% | \$ 6,838,910 | | | | | | | |
| Confidential Court Orders | 600 | 10000 | 523,894 | - | - | - | - | - | - | 523,894 | 25% | 130,974 | | | | | | | |
| Court Facilities | 600 | 10000 | 5,511,937 | - | - | - | - | - | - | 5,511,937 | 25% | 1,377,984 | | | | | | | |
| Court Transcripts | 601 | 10000 | 1,402,500 | - | - | - | - | - | - | 1,402,500 | 25% | - | | | | | | | |
| District Attorney: Criminal | 603 | 10000 | 110,740,103 | 41,756,422 | 3,341,283 | - | 1,500 | 398,900 | - | 65,241,998 | 25% | 16,310,500 | | | | | | | |
| District Attorney: Forensics | 603 | 10000 | 600,000 | - | - | - | 600,000 | - | - | - | 25% | - | | | | | | | |
| Child Support Services | 604 | 10000 | 36,623,182 | 36,109,532 | 3,050 | - | - | 503,500 | - | 7,100 | 25% | 1,775 | | | | | | | |
| Indigent Defense | 602 | 10000 | 10,157,279 | - | 162,000 | - | - | - | - | 9,995,279 | 25% | 2,498,820 | | | | | | | |
| Public Defender | 605 | 10000 | 36,075,984 | 1,682,049 | 285,007 | - | - | - | - | 34,108,928 | 25% | 8,527,232 | | | | | | | |
| Grand Jury Admin | 601 | 10000 | 530,585 | - | - | - | - | - | - | 530,585 | 25% | 132,646 | | | | | | | |
| Total Judicial | | | \$ 229,521,120 | \$ 79,548,003 | \$ 3,791,340 | \$ - | \$ 601,500 | \$ 902,415 | \$ - | \$ 144,677,862 | | | \$ 35,818,841 | | | | | | |

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | | 2017-18 Charges | | 2017-18 Licenses and Permits | | 2017-18 Fines, Forfeitures & Penalties | | 2017-18 Retained Earnings | | 2017-18 General Fund | | 2017-18 Marginal Increase | | 2017-18 Net General Fund Contribution | | |
|---|----------------|-------|-------------------------|-----------------------|-----------------------|---------------------|------------------------------|----------------------|--|-----------------------|---------------------------|---------------|-----------------------|--------------|---------------------------|--------------|---------------------------------------|--------------|--------------|
| | Page Ref. | Fund | Total (a) | Intergovernmental | for Services | Permits | Penalties | 2017-18 Other | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution |
| Police Protection | | | | | | | | | | | | | | | | | | | |
| Sheriff: Administration | 606 | 10000 | \$ 11,314,412 | \$ 8,393 | \$ 1,775,181 | \$ 160,000 | \$ - | \$ - | \$ - | \$ - | \$ 9,370,838 | 50% | \$ 4,685,419 | | | | | | |
| Sheriff: Support | 606 | 10000 | 47,650,198 | 14,952,633 | 21,144,056 | 4,700 | - | - | - | - | 11,548,809 | 100% | 11,548,809 | | | | | | |
| Sheriff: Patrol | 607 | 10000 | 330,976,558 | 48,201,083 | 189,891,833 | 35,875 | 16,760 | 147,651 | - | - | 92,683,356 | 100% | 92,683,356 | | | | | | |
| Sheriff: Court Services | 608 | 10000 | 27,666,993 | 17,928,946 | 4,605,602 | - | - | 6,743 | - | - | 5,125,702 | 100% | 5,125,702 | | | | | | |
| Sheriff: CAC Security | 608 | 10000 | 872,566 | - | - | - | - | - | - | - | 872,566 | 100% | 872,566 | | | | | | |
| Sheriff: Training Center | 608 | 10000 | 11,119,407 | 373,582 | 739,123 | - | - | 520,000 | - | - | 9,486,702 | 100% | 9,486,702 | | | | | | |
| Sheriff: Cal-ID | 610 | 22250 | 4,819,689 | - | 4,454,076 | - | - | 364,413 | - | 1,200 | - | NA | - | | | | | | |
| Sheriff: Cal-DNA | 610 | 22250 | 524,249 | - | 523,749 | - | - | - | - | 500 | - | NA | - | | | | | | |
| Sheriff: Cal-Photo | 611 | 22250 | 145,411 | - | 145,411 | - | - | - | - | - | - | NA | - | | | | | | |
| Total Police Protection | | | \$ 435,089,483 | \$ 81,464,637 | \$ 223,279,031 | \$ 200,575 | \$ 16,760 | \$ 1,038,807 | \$ 1,700 | \$ 129,087,973 | | | \$ 124,402,554 | | | | | | |
| Detention and Correction | | | | | | | | | | | | | | | | | | | |
| Sheriff: Corrections | 607 | 10000 | \$ 209,716,083 | \$ 79,055,334 | \$ 3,146,403 | \$ - | \$ 2,985,210 | \$ 621,300 | \$ - | \$ 123,907,836 | 50% | \$ 61,953,918 | | | | | | | |
| Probation: Juvenile Hall | 611 | 10000 | 45,760,123 | 25,202,004 | 286,560 | - | - | - | - | 20,271,559 | 50% | 10,135,780 | | | | | | | |
| Probation | 612 | 10000 | 75,001,416 | 62,783,551 | 1,537,373 | - | - | - | - | 10,680,492 | 50% | 5,340,246 | | | | | | | |
| Probation: Admin & Support | 612 | 10000 | \$ 12,055,711 | \$ 4,690,806 | - | - | - | - | - | 7,364,905 | 50% | 3,682,453 | | | | | | | |
| Total Detention and Correction | | | \$ 342,533,333 | \$ 171,731,695 | \$ 4,970,336 | \$ - | \$ 2,985,210 | \$ 621,300 | \$ - | \$ 162,224,792 | | | \$ 81,112,396 | | | | | | |
| Fire Protection | | | | | | | | | | | | | | | | | | | |
| Fire Protection: Forest | 612 | 10000 | \$ 144,664,887 | \$ 20,630,290 | \$ 66,908,871 | \$ - | \$ - | \$ 370,000 | \$ - | \$ 56,755,726 | 0% | \$ - | | | | | | | |
| Fire: Non-Forest | 613 | 21000 | 64,106,697 | 464,815 | - | - | - | 14,019,222 | 49,622,660 | - | - | NA | - | | | | | | |
| Fire Protection: Contracts | 613 | 10000 | 103,598,127 | - | 103,598,127 | - | - | - | - | - | - | NA | - | | | | | | |
| Total Fire Protection | | | \$ 312,369,711 | \$ 21,095,105 | \$ 170,506,998 | \$ - | \$ - | \$ 14,389,222 | \$ 49,622,660 | \$ 56,755,726 | | | \$ - | | | | | | |
| Protection/Inspection | | | | | | | | | | | | | | | | | | | |
| Agricultural Commissioner | 614 | 10000 | \$ 5,640,111 | \$ 2,219,788 | \$ 2,540,471 | \$ 37,000 | \$ 55,000 | \$ - | \$ - | \$ 787,852 | 50% | \$ 393,926 | | | | | | | |
| TLMA: Building & Safety | 615 | 20250 | 8,038,553 | - | 5,176,704 | 2,497,669 | - | - | 364,180 | - | 0% | - | | | | | | | |
| Total Protection/Inspection | | | \$ 13,678,664 | \$ 2,219,788 | \$ 7,717,175 | \$ 2,534,669 | \$ 55,000 | \$ - | \$ 364,180 | \$ 787,852 | | | \$ 393,926 | | | | | | |
| Other Protection | | | | | | | | | | | | | | | | | | | |
| County Clerk-Recorder | 602 | 10000 | \$ 22,853,953 | \$ - | \$ 20,340,541 | \$ - | \$ - | \$ 751 | \$ - | \$ 2,512,661 | 50% | 1,256,331 | | | | | | | |
| Sheriff: Public Administrator | 609 | 10000 | 1,424,438 | - | 455,830 | - | - | 6,812 | - | 961,796 | 50% | 480,898 | | | | | | | |
| TLMA: Planning | 615 | 10000 | 9,799,136 | - | 4,996,349 | - | - | 750 | - | 4,802,037 | 0% | - | | | | | | | |
| Planning: Airport LUC | 626 | 22650 | 686,842 | 95,000 | 219,889 | - | - | 245,937 | 126,016 | - | NA | - | | | | | | | |
| TLMA: Code Enforcement | 616 | 10000 | 9,583,565 | 1,260,000 | 835,271 | 14,840 | 784,875 | 329,310 | - | 6,359,269 | 100% | 6,359,269 | | | | | | | |
| EMD: Emergency Management Division | 603 | 10000 | 17,046,343 | 3,660,225 | 8,651,128 | - | - | 2,111,620 | - | 2,623,370 | NA | - | | | | | | | |
| EMD: Bioterrorism Preparedness | 603 | 10000 | 2,707,517 | 2,707,517 | - | - | - | - | - | - | NA | - | | | | | | | |
| EMD: Hospital Preparedness Program | 603 | 10000 | 795,741 | - | 795,741 | - | - | - | - | - | NA | - | | | | | | | |
| Sheriff: Coroner | 609 | 10000 | 8,381,407 | 3,465,282 | 721,512 | - | - | 21,022 | - | 4,173,591 | 100% | 4,173,591 | | | | | | | |
| RUHS: Behavioral Health Public Guardian | 616 | 10000 | 4,748,994 | 2,991,803 | 499,060 | - | - | 3 | - | 1,258,128 | 100% | 1,258,128 | | | | | | | |
| Storm Water Program Fund | 601 | 10000 | 935,000 | - | - | - | - | - | - | 935,000 | 100% | 935,000 | | | | | | | |
| Animal Services | 617 | 10000 | 22,807,496 | - | 9,669,701 | 1,174,000 | - | 190,000 | - | 11,773,795 | 100% | 11,773,795 | | | | | | | |
| AB 2766 Air Quality | 568 | 22300 | 596,719 | 476,500 | - | - | - | 75,000 | 45,219 | - | NA | - | | | | | | | |
| Environmental Programs | 614 | 20200 | 461,036 | - | - | - | - | 461,036 | - | - | NA | - | | | | | | | |
| Agricul Comm: Range Improvement | 614 | 22500 | 16,948 | - | - | - | - | - | 16,948 | - | NA | - | | | | | | | |
| Total Other Protection | | | \$ 102,845,135 | \$ 14,656,327 | \$ 47,185,022 | \$ 1,188,840 | \$ 859,875 | \$ 3,367,241 | \$ 188,183 | \$ 35,399,647 | | | \$ 26,237,012 | | | | | | |
| Administration | | | | | | | | | | | | | | | | | | | |
| Probation: Admin & Support | 612 | 10000 | \$ 12,055,711 | \$ 4,690,806 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,364,905 | 50% | \$ 3,682,453 | | | | | | | |
| Total Administration | | | \$ 12,055,711 | \$ 4,690,806 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,364,905 | | | \$ 3,682,453 | | | | | | |
| Total Public Protection | | | \$ 1,448,093,157 | \$ 375,406,361 | \$ 457,449,902 | \$ 3,924,084 | \$ 4,518,345 | \$ 20,318,985 | \$ 50,176,723 | \$ 536,298,757 | | | \$ 271,647,181 | | | | | | |

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | 2017-18 Intergovernmental | 2017-18 Charges for Services | 2017-18 Licenses and Permits | 2017-18 Fines, Forfeitures & Penalties | 2017-18 Other | 2017-18 Retained Earnings Contribution | 2017-18 General Fund Contribution | 2017-18 Marginal Increase | 2017-18 Net General Fund Contribution |
|---|----------------|-------|-----------------------|---------------------------|------------------------------|------------------------------|--|----------------------|--|-----------------------------------|---------------------------|---------------------------------------|
| | Page Ref. | Fund | Total (a) | | | | | | | | | |
| Public Ways & Facilities | | | | | | | | | | | | |
| Public Ways | | | | | | | | | | | | |
| Multi-Spec Habitat Plan | 600 | 22450 | \$ 5,022,500 | \$ - | \$ 5,000,000 | \$ - | \$ - | \$ - | \$ 22,500 | \$ - | NA | \$ - |
| EDA: Airport | 620 | 22100 | 3,287,083 | 50,000 | 205,639 | 500 | 2,327 | 280,552 | 2,748,065 | - | NA | - |
| TLMA: Administration | 620 | 20200 | 10,931,136 | - | 7,792,461 | - | - | 301,926 | 2,836,749 | - | NA | - |
| TLMA: Consolidated Counter | 621 | 20200 | 3,174,220 | - | 2,504,761 | 44,800 | - | - | 624,659 | - | NA | - |
| TLMA: Transportation | 621 | 20000 | 42,252,502 | 33,319,214 | 8,167,408 | 272,276 | 20,359 | 120,626 | 352,619 | - | NA | - |
| TLMA: Landscape Maint Dist | 627 | 20300 | 1,423,902 | - | 1,144,437 | - | - | 38,000 | 241,465 | - | NA | - |
| TLMA: Community Services | 627 | 20300 | 1,702,000 | - | 1,295,500 | 223,677 | - | 250,000 | (67,177) | - | NA | - |
| Facility Management: Parking | 582 | 10000 | 1,884,420 | - | 209,148 | - | 124,573 | 8,463 | - | 1,542,236 | 0% | - |
| TLMA: Sup Road Dist No 4 | 622 | 22400 | 875,882 | 7,336 | - | - | - | 52,000 | 816,546 | - | NA | - |
| TLMA: Trans Equip (Garage) | 626 | 20000 | 1,188,526 | - | 402,591 | 8,791 | - | 249,860 | 527,284 | - | NA | - |
| TLMA: Transp Const Project | 623 | 20000 | 128,615,246 | 47,661,178 | 45,215,100 | - | - | 28,002,977 | 7,735,991 | - | NA | - |
| TLMA: RBBB: Menifee | 623 | 31600 | 39,000 | - | - | - | - | - | 39,000 | - | NA | - |
| TLMA: RBBB - Southwest | 624 | 31610 | 624,905 | - | - | - | - | 355,655 | 269,250 | - | NA | - |
| TLMA: Signal Mitigation | 624 | 31630 | 2,000 | - | 2,000 | - | - | - | - | - | NA | - |
| TLMA: RBBB: Mira Loma | 624 | 31640 | 8,955,774 | - | - | - | - | - | 8,955,774 | - | NA | - |
| TLMA: DA/DIF | 625 | 31650 | 1,195,000 | - | - | - | - | 1,195,000 | - | - | NA | - |
| TLMA: Dev Agreements | 625 | 31680 | - | - | - | - | - | - | - | - | NA | - |
| TLMA: Signal DIF | 625 | 31690 | 4,255,000 | - | - | - | - | 4,255,000 | - | - | NA | - |
| TLMA: RBBB - Scott Road | 626 | 31693 | 526,000 | - | - | - | - | 25,511 | 500,489 | - | NA | - |
| Total Public Ways | | | \$ 215,955,096 | \$ 81,037,728 | \$ 71,939,045 | \$ 550,044 | \$ 147,259 | \$ 35,135,570 | \$ 25,603,214 | \$ 1,542,236 | | \$ - |
| Transportation Terminals | | | | | | | | | | | | |
| Const_Land: Chiriaco | 619 | 22350 | \$ 500 | \$ - | \$ - | \$ - | \$ - | \$ 100 | \$ 400 | \$ - | NA | \$ - |
| Const_Land: Desert Center | 619 | 22350 | 170,340 | - | - | - | - | - | 170,340 | - | NA | - |
| TLMA: RBBB - Scott Road | 626 | 31693 | 526,000 | - | - | - | - | 25,511 | 500,489 | - | NA | - |
| EDA: Blythe Const & Land | 618 | 22350 | 133,000 | 125,685 | - | - | - | 6,815 | 500 | - | NA | - |
| EDA: Thermal Const & Land | 618 | 22350 | 1,712,000 | 1,617,840 | 100 | - | - | 93,560 | 500 | - | NA | - |
| EDA: Hemet-Ryan Constr & Land | 618 | 22350 | 225,000 | 202,500 | 100 | - | - | 22,100 | 300 | - | NA | - |
| EDA: French Val Constr & Land | 620 | 22350 | 863,000 | 815,035 | 100 | - | - | 47,765 | 100 | - | NA | - |
| Planning: Airport LUC | 626 | 22650 | 686,842 | 95,000 | 219,889 | - | - | 245,937 | 126,016 | - | NA | - |
| EDA: County Airport | 620 | 22100 | 3,287,083 | 50,000 | 205,639 | 500 | 2,327 | 280,552 | 2,748,065 | - | NA | - |
| Total Capital Outlay | | | \$ 136,219,011 | \$ 50,567,238 | \$ 45,640,928 | \$ 500 | \$ 2,327 | \$ 1,272,617 | \$ 38,735,401 | \$ - | | \$ - |
| Total Public Ways and Facilities | | | \$ 352,174,107 | \$ 131,604,966 | \$ 117,579,973 | \$ 550,544 | \$ 149,586 | \$ 36,408,187 | \$ 64,338,615 | \$ 1,542,236 | | \$ - |
| Health and Sanitation | | | | | | | | | | | | |
| Health | | | | | | | | | | | | |
| Mental Health: Treatment Prog | 585 | 10000 | \$ 330,098,898 | \$ 320,008,076 | \$ 5,881,968 | \$ - | \$ - | \$ 3 | \$ - | \$ 4,208,851 | 100% | \$ 4,208,851 |
| Cont to Health/Mental Health | 585 | 10000 | 35,368,767 | 26,490,000 | - | - | - | - | - | 8,878,767 | 100% | 8,878,767 |
| Mental Health: Detention Prog | 586 | 10000 | 25,921,561 | 6,801,734 | 194,993 | - | - | 3 | - | 18,924,831 | 100% | 18,924,831 |
| Mental Health: Administration | 586 | 10000 | 15,366,855 | 15,366,848 | 3 | - | - | 4 | - | - | 50% | - |
| Mental Health: Substance Abuse | 587 | 10000 | 42,206,232 | 39,758,371 | 268,997 | - | 1,987,097 | 4 | - | 191,763 | 100% | 191,763 |
| Public Health | 587 | 10000 | 49,368,212 | 38,803,799 | 3,806,169 | - | - | 559,931 | - | 6,198,313 | 100% | 6,198,313 |
| Public Health: Bio-Terrorism Prep | 588 | 21750 | - | - | - | - | - | - | - | - | NA | - |
| Public Health: Hosp. Prep. Program Alloc. | 588 | 21760 | - | - | - | - | - | - | - | - | NA | - |
| CHA: Environmental Health | 589 | 10000 | 28,419,572 | 593,394 | 17,114,315 | 9,208,000 | 1,098,107 | 405,756 | - | - | 100% | - |
| Total Health | | | \$ 526,750,097 | \$ 447,822,222 | \$ 27,266,445 | \$ 9,208,000 | \$ 3,085,204 | \$ 965,701 | \$ - | \$ 38,402,525 | | \$ 38,402,525 |

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September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | | 2017-18 Intergovernmental | | 2017-18 Charges for Services | | 2017-18 Licenses and Permits | | 2017-18 Fines, Forfeitures & Penalties | | 2017-18 Retained Earnings | | 2017-18 General Fund | | 2017-18 Marginal Increase | | 2017-18 Net General Fund Contribution | | |
|---------------------------------------|----------------|-------|-------------------------|-------------------------|---------------------------|---------------------|------------------------------|----------------------|------------------------------|----------------------|--|-------------|---------------------------|----------------------|----------------------|----------------------|---------------------------|----------------------|---------------------------------------|--|--|
| | Page Ref. | Fund | Total (a) | | | | | | | | | | | | | | | | | | |
| Hospital Care | | | | | | | | | | | | | | | | | | | | | |
| RCRMC: Med Indigent Services | 591 | 10000 | \$ 2,825,730 | \$ 573,989 | \$ 172,247 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,079,494 | 100% | \$ 2,079,494 | | \$ 2,079,494 | | |
| RCRMC: Detention Health | 591 | 10000 | 46,313,309 | 9,641,685 | 1 | - | - | - | - | 1 | - | - | - | - | 36,671,622 | 100% | 36,671,622 | | 36,671,622 | | |
| Public Health Ambulatory Care | 589 | 10000 | 1,000,000 | - | 1,000,000 | - | - | - | - | - | - | - | - | - | - | 100% | - | | - | | |
| Total Hospital Care | | | \$ 50,139,039 | \$ 10,215,674 | \$ 1,172,248 | \$ - | \$ - | \$ - | \$ - | \$ 1 | \$ - | \$ - | \$ - | \$ 38,751,116 | | \$ 38,751,116 | | \$ 38,751,116 | | | |
| California Children's Services | | | | | | | | | | | | | | | | | | | | | |
| CHA: CA Children's Services | 589 | 10000 | \$ 23,880,560 | \$ 17,914,919 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,965,641 | 100% | \$ 5,965,641 | | \$ 5,965,641 | | |
| Total California Children's Services | | | \$ 23,880,560 | \$ 17,914,919 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,965,641 | | \$ 5,965,641 | | \$ 5,965,641 | | | |
| Sanitation | | | | | | | | | | | | | | | | | | | | | |
| Waster: Area 8 Assessment | 592 | 23000 | \$ 780,400 | \$ - | \$ 780,400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | NA | \$ - | | \$ - | | |
| Total Sanitation | | | \$ 780,400 | \$ - | \$ 780,400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | \$ - | | \$ - | | |
| Total Health and Sanitation | | | \$ 601,550,096 | \$ 475,952,815 | \$ 29,219,093 | \$ 9,208,000 | \$ 3,085,204 | \$ 965,702 | \$ - | \$ 83,119,282 | \$ - | \$ - | \$ - | \$ 83,119,282 | | \$ 83,119,282 | | \$ 83,119,282 | | | |
| Public Assistance | | | | | | | | | | | | | | | | | | | | | |
| Administration | | | | | | | | | | | | | | | | | | | | | |
| DPSS Administration | 595 | 10000 | \$ 526,834,870 | \$ 509,424,181 | \$ 1,954,667 | \$ - | \$ - | \$ - | \$ - | \$ 1,475,084 | \$ - | \$ - | \$ - | \$ 13,980,938 | 10% | \$ 1,398,094 | | \$ 1,398,094 | | | |
| Total Administration | | | \$ 526,834,870 | \$ 509,424,181 | \$ 1,954,667 | \$ - | \$ - | \$ - | \$ - | \$ 1,475,084 | \$ - | \$ - | \$ - | \$ 13,980,938 | | \$ 1,398,094 | | \$ 1,398,094 | | | |
| Aid Programs | | | | | | | | | | | | | | | | | | | | | |
| DPSS: Mandated Client Serv | 595 | 10000 | \$ 98,484,682 | \$ 84,902,671 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,582,011 | 10% | \$ 1,358,201 | | \$ 1,358,201 | | | |
| DPSS: Categorical Aid | 595 | 10000 | 360,923,789 | 343,496,367 | - | - | - | - | - | 3,644,259 | - | - | - | 13,783,163 | 10% | 1,378,316 | | 1,378,316 | | | |
| DPSS: Other Aid | 596 | 10000 | 2,316,179 | - | - | 237,160 | 101,640 | - | - | - | - | - | - | 1,977,379 | 10% | 197,738 | | 197,738 | | | |
| DPSS: Homeless Housing Relief | 596 | 21300 | 9,286,349 | 9,286,349 | - | - | - | - | - | - | - | - | - | - | - | NA | - | | - | | |
| Total Aid Programs | | | \$ 471,010,999 | \$ 437,685,387 | \$ - | \$ 237,160 | \$ 101,640 | \$ 3,644,259 | \$ - | \$ - | \$ - | \$ - | \$ 29,342,553 | | \$ 2,934,255 | | \$ 2,934,255 | | | | |
| Care of Court Wards | | | | | | | | | | | | | | | | | | | | | |
| Probation: Court Placement | 594 | 10000 | \$ 1,300,000 | \$ - | \$ 21,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,279,000 | 100% | \$ 1,279,000 | | \$ 1,279,000 | | | |
| Total Care of Court Wards | | | \$ 1,300,000 | \$ - | \$ 21,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,279,000 | | \$ 1,279,000 | | \$ 1,279,000 | | | |
| Veteran's Services | | | | | | | | | | | | | | | | | | | | | |
| Veteran's Services | 598 | 10000 | \$ 1,710,534 | \$ 355,000 | \$ 110,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,245,534 | 100% | \$ 1,245,534 | | \$ 1,245,534 | | | |
| Total Veteran's Services | | | \$ 1,710,534 | \$ 355,000 | \$ 110,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,245,534 | | \$ 1,245,534 | | \$ 1,245,534 | | | |
| Other Assistance | | | | | | | | | | | | | | | | | | | | | |
| EDA: Community Grant Program - HUD | 593 | 21350 | \$ 10,622,550 | \$ 10,551,609 | \$ 28,032 | \$ - | \$ - | \$ - | \$ - | \$ 42,909 | \$ - | \$ - | \$ - | \$ - | NA | \$ - | | \$ - | | | |
| Neighborhood Stabilization NSP | 593 | 21550 | 2,560,518 | 1,538,178 | - | - | - | - | - | 1,022,340 | - | - | - | - | NA | - | | - | | | |
| EDA: Work Force Development | 593 | 21550 | 26,515,380 | 24,573,525 | 482,533 | - | - | - | - | 860,892 | - | - | 598,430 | - | NA | - | | - | | | |
| Home Grant Program | 594 | 21270 | 2,841,311 | 2,190,376 | - | - | - | - | - | 650,935 | - | - | - | - | NA | - | | - | | | |
| DPSS: Homeless | 596 | 21300 | 3,895,039 | 813,477 | - | - | - | - | - | 2,624,808 | - | - | 456,754 | - | NA | - | | - | | | |
| Cap of Riv. County | 597 | 21050 | 2,663,052 | 2,620,088 | 42,964 | - | - | - | - | - | - | - | - | - | NA | - | | - | | | |
| Cap of Riv. County: Local Initiative | 597 | 21050 | 6,184,156 | 6,059,596 | 19,500 | - | - | - | - | 105,060 | - | - | - | - | NA | - | | - | | | |
| Cap of Riv. County: Other Programs | 597 | 21050 | 352,068 | 79,500 | - | - | - | - | - | 272,568 | - | - | - | - | NA | - | | - | | | |
| Office on Aging Title III | 598 | 21450 | 13,452,768 | 10,547,011 | 970,044 | - | - | - | - | 1,893,213 | - | - | 42,500 | - | NA | - | | - | | | |
| Total Other Assistance | | | \$ 69,086,842 | \$ 58,973,360 | \$ 1,543,073 | \$ - | \$ - | \$ - | \$ - | \$ 7,472,725 | \$ 1,097,684 | \$ - | \$ - | | \$ - | | \$ - | | | | |
| Total Public Assistance | | | \$ 1,069,943,245 | \$ 1,006,437,928 | \$ 3,628,740 | \$ 237,160 | \$ 101,640 | \$ 12,592,068 | \$ 1,097,684 | \$ 45,848,025 | \$ - | \$ - | \$ - | \$ 6,856,883 | | \$ 6,856,883 | | \$ 6,856,883 | | | |

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | 2017-18 Budget | | 2017-18 Recommended | 2017-18 Intergovernmental | 2017-18 Charges for Services | 2017-18 Licenses and Permits | 2017-18 Fines, Forfeitures & Penalties | 2017-18 Other | 2017-18 Retained Earnings Contribution | 2017-18 General Fund Contribution | 2017-18 Marginal Increase | 2017-18 Net General Fund Contribution |
|--|----------------|-------|-------------------------|---------------------------|------------------------------|------------------------------|--|-----------------------|--|-----------------------------------|---------------------------|---------------------------------------|
| | Page Ref. | Fund | Total (a) | | | | | | | | | |
| Education, Recreation & Cultural Services | | | | | | | | | | | | |
| Library Services | | | | | | | | | | | | |
| County Free Library | 566 | 21200 | \$ 25,430,904 | \$ 202,039 | \$ 661,081 | \$ - | \$ 400,000 | \$ 7,168,932 | \$ 16,998,852 | \$ - | NA | \$ - |
| Total Library Services | | | \$ 25,430,904 | \$ 202,039 | \$ 661,081 | \$ - | \$ 400,000 | \$ 7,168,932 | \$ 16,998,852 | \$ - | | \$ - |
| Other Education | | | | | | | | | | | | |
| Cooperative Extension | 566 | 10000 | \$ 674,064 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 674,064 | 100% | \$ 674,064 |
| Total Other Education | | | \$ 674,064 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 674,064 | | \$ 674,064 |
| Recreation & Cultural Services | | | | | | | | | | | | |
| EDA: Edward Dean Museum | 629 | 10000 | \$ 478,817 | \$ - | \$ 101,935 | \$ - | \$ - | \$ 156,746 | \$ - | \$ 220,136 | 100% | \$ 220,136 |
| Facilities Mgmt: Community & Park Centers | 629 | 21830 | \$ 274,801 | \$ 5,000 | \$ - | \$ - | \$ - | \$ 74,800 | | | | |
| EDA: Community Centers | 629 | 21140 | - | - | - | - | - | - | - | - | NA | - |
| Total Recreation & Cultural Services | | | \$ 753,618 | \$ 5,000 | \$ 101,935 | \$ - | \$ - | \$ 231,546 | \$ - | \$ 220,136 | | \$ 220,136 |
| Total Education, Recreation & Cultural Services | | | \$ 26,858,586 | \$ 207,039 | \$ 763,016 | \$ - | \$ 400,000 | \$ 7,400,478 | \$ 16,998,852 | \$ 894,200 | | \$ 894,200 |
| Debt Service | | | | | | | | | | | | |
| Debt Service - Principal | | | | | | | | | | | | |
| Teeter Debt Svc | 565 | 37050 | \$ 2,766,136 | \$ - | \$ - | \$ - | \$ - | \$ 2,766,136 | \$ - | \$ - | NA | \$ - |
| Total Debt Service Principal | | | \$ 2,766,136 | \$ - | \$ - | \$ - | \$ - | \$ 2,766,136 | \$ - | \$ - | | \$ - |
| Other General | | | | | | | | | | | | |
| Appropriation for Contingency | 573 | 10000 | \$ 20,000,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,000,000 | 0% | \$ - |
| Total Other General | | | \$ 20,000,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,000,000 | | \$ - |
| Retirement of Long-Term Debt | | | | | | | | | | | | |
| Pension Obligation Bonds | 565 | 35000 | \$ 37,776,393 | \$ - | \$ 37,776,393 | \$ - | \$ - | \$ - | \$ - | \$ - | 0% | \$ - |
| Total Retirement of Long-Term Debt | | | \$ 37,776,393 | \$ - | \$ 37,776,393 | \$ - | \$ - | \$ - | \$ - | \$ - | | \$ - |
| Interest on Long-Term Debt | | | | | | | | | | | | |
| Interest on Trans | 565 | 10000 | \$ 10,613,572 | \$ - | \$ - | \$ - | \$ - | \$ 7,687,399 | \$ - | \$ 2,926,173 | 0% | \$ - |
| Total Interest on Long-Term Debt | | | \$ 10,613,572 | \$ - | \$ - | \$ - | \$ - | \$ 7,687,399 | \$ - | \$ 2,926,173 | | \$ - |
| Total Debt Service | | | \$ 71,156,101 | \$ - | \$ 37,776,393 | \$ - | \$ - | \$ 7,687,399 | \$ - | \$ 22,926,173 | | \$ - |
| Total Financing Requirements | | | \$ 3,930,887,250 | \$ 1,992,982,505 | \$ 823,438,764 | \$ 13,960,788 | \$ 20,741,874 | \$ 138,330,404 | \$ 155,216,485 | \$ 783,255,293 | | \$ 449,679,562 |

(a) Per the FY 2017-18 Recommended Budget.

Table 8 - General Fund Financing Requirements Calculations
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Description | Table Ref. | Budget FY 2017/18 (a) | Net Amount (b) | County | | | Measurement (c) | Project Equivalent Units (d) | Financing Requirements |
|--|------------|-------------------------|-----------------------|----------------------|------------------|--|-----------------|------------------------------|------------------------|
| | | | | Equivalent Units (c) | Factor | [1]/[2]=[3] | | | |
| | | | [1] | [2] | [1]/[2]=[3] | | [4] | [3]X[4] | |
| General Financing Requirements | | | | | | | | | |
| Legislative and Administrative | Table 7 | \$ 138,160,728 | \$ 84,431,176 | 2,884,433 | \$ 29.27 | per capita & 50% employee, entire county | 29,452 | \$ 862,105 | |
| Finance | Table 7 | 50,368,301 | (7,154,366) | 2,884,433 | (2.48) | per capita & 50% employee, entire county | 29,452 | (73,051) | |
| Counsel | Table 7 | 7,284,668 | 1,341,282 | 2,884,433 | 0.47 | per capita & 50% employee, entire county | 29,452 | 13,695 | |
| Personnel | Table 7 | 12,096,631 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Elections | Table 7 | 12,096,631 | 4,697,250 | 2,884,433 | 1.63 | per capita & 50% employee, entire county | 29,452 | 47,962 | |
| Property Management | Table 7 | 30,762,406 | 3,846,674 | 2,884,433 | 1.33 | per capita & 50% employee, entire county | 29,452 | 39,277 | |
| Plant Acquisition | Table 7 | 72,323,925 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Promotion | Table 7 | 16,822,015 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Other General | Table 7 | 19,910,498 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Debt Service - Principal | Table 7 | 2,766,136 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Total General Financing Requirements | | \$ 362,591,939 | \$ 87,162,016 | | \$ 30.22 | | | \$ 889,989 | |
| Public Protection | | | | | | | | | |
| Judicial | Table 7 | \$ 229,521,120 | \$ 35,818,841 | 2,384,783 | \$ 15.02 | per capita, entire county | 28,269 | \$ 424,593 | |
| Police Protection | Table 7 | 435,089,483 | 124,402,554 | - | - | See Table 9 | - | - | |
| Detention and Correction | Table 7 | 342,533,333 | 81,112,396 | 2,884,433 | 28.12 | per capita & 50% employee, entire county | 29,452 | 828,218 | |
| Fire Protection | Table 7 | 312,369,711 | - | 2,884,433 | - | per capita & 50% employee, entire county | 29,452 | - | |
| Protection and Inspection | Table 7 | 13,678,664 | 393,926 | 2,884,433 | 0.14 | per capita & 50% employee, entire county | 29,452 | 4,022 | |
| Other Protection | Table 7 | 102,845,135 | 26,237,012 | 2,884,433 | 9.10 | per capita & 50% employee, entire county | 29,452 | 267,899 | |
| Administration | Table 7 | 12,055,711 | 3,682,453 | 2,884,433 | 1.28 | per capita & 50% employee, entire county | 29,452 | 37,601 | |
| Total Public Protection | | \$ 1,448,093,157 | \$ 271,647,181 | | \$ 53.65 | | | \$ 1,562,333 | |
| Public Ways & Facilities | | | | | | | | | |
| Public Ways | Table 7 | \$ 215,955,096 | \$ - | 458,755 | \$ - | per capita & 50% employee, unincorporated only | 29,452 | \$ - | |
| Capital Outlay | Table 7 | 136,219,011 | - | 458,755 | - | per capita & 50% employee, unincorporated only | 29,452 | - | |
| Total Public Ways and Facilities | | \$ 352,174,107 | \$ - | | \$ - | | | \$ - | |
| Health and Sanitation | | | | | | | | | |
| Health | Table 7 | \$ 526,750,097 | \$ 38,402,525 | 2,384,783 | \$ 16.10 | per capita, entire county | 28,269 | \$ 455,220 | |
| Hospital Care | Table 7 | 50,139,039 | 38,751,116 | 2,384,783 | 16.25 | per capita, entire county | 28,269 | 459,352 | |
| California Children's Services | Table 7 | 23,880,560 | 5,965,641 | 2,384,783 | 2.50 | per capita, entire county | 28,269 | 70,716 | |
| Sanitation | Table 7 | 780,400 | - | 2,384,783 | - | per capita, entire county | 28,269 | - | |
| Total Health and Sanitation | | \$ 601,550,096 | \$ 83,119,282 | | \$ 34.85 | | | \$ 985,288 | |
| Public Assistance | | | | | | | | | |
| Administration | Table 7 | \$ 526,834,870 | \$ 1,398,094 | 2,384,783 | \$ 0.59 | per capita, entire county | 28,269 | \$ 16,573 | |
| Aid Programs | Table 7 | 471,010,999 | 2,934,255 | 2,384,783 | 1.23 | per capita, entire county | 28,269 | 34,782 | |
| Care of Court Wards | Table 7 | 1,300,000 | 1,279,000 | 2,384,783 | 0.54 | per capita, entire county | 28,269 | 15,161 | |
| Veteran's Services | Table 7 | 1,710,534 | 1,245,534 | 2,384,783 | 0.52 | per capita, entire county | 28,269 | 14,764 | |
| Other Assistance | Table 7 | 69,086,842 | - | 2,384,783 | - | per capita, entire county | 28,269 | - | |
| Total Public Assistance | | \$ 1,069,943,245 | \$ 6,856,883 | | \$ 2.88 | | | \$ 81,281 | |
| Education, Recreation and Cultural Services | | | | | | | | | |
| Library Services | Table 7 | \$ 25,430,904 | \$ - | 2,384,783 | \$ - | per capita, entire county | 28,269 | - | |
| Other Education | Table 7 | 674,064 | 674,064 | 2,384,783 | 0.28 | per capita, entire county | 28,269 | 7,990 | |
| Recreation and Cultural Services | Table 7 | 753,618 | 220,136 | 2,384,783 | 0.09 | per capita, entire county | 28,269 | 2,609 | |
| Total Education, Rec. and Cultural Svcs. | | \$ 26,858,586 | \$ 894,200 | | \$ 0.37 | | | \$ 10,600 | |
| Debt Service | | | | | | | | | |
| Debt Service Principal | Table 7 | \$ 2,766,136 | \$ - | - | \$ - | not used | - | \$ - | |
| Other General | Table 7 | 20,000,000 | - | - | - | not used | - | - | |
| Retirement of Long-Term Debt | Table 7 | 37,776,393 | - | - | - | not used | - | - | |
| Interest on Long-Term Debt | Table 7 | 10,613,572 | - | - | - | not used | - | - | |
| Total Debt Service | | \$ 71,156,101 | \$ - | | \$ - | | | \$ - | |
| Total General Fund Financing Requirements | | \$ 3,932,367,231 | \$ 449,679,562 | | \$ 121.97 | | | \$ 3,529,491 | |

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2017-18 Recommended Budget.
- (b) See Table 7 - General Fund Financing Requirements Detail.
- (c) Based on (1) 2,384,783 total Riverside County residents and 373,755 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2017, (2) 999,300 total Riverside County employees and 170,000 employees in the unincorporated sections of Riverside County per the California Employment Development Department, May 2017, and (3) county employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (d) See Table 3 - Land Use Assumptions.

**Table 9 - Police Protection Cost Calculation
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017**

| Police Protection Costs | Ref. | FY 2011/12 | FY 2013/14 | FY 2017/18 | Diff |
|--|---------|---------------------|---------------------|---------------------|-------------------|
| | | Budget | Budget | Budget | |
| | | [2] | [3] | [4] | =[4]-[3] |
| Net General Fund Contribution | Table 7 | \$ 101,466,118 | \$ 106,270,930 | \$ 124,402,554 | \$ 18,131,624 |
| City Contracts for Sheriff's Services | Pg. 520 | 141,010,533 | 157,014,010 | 197,821,489 | 40,807,479 |
| Net Police Protection Budget | | \$ 242,476,651 | \$ 263,284,940 | \$ 322,224,043 | \$ 58,939,103 |
| Total Sworn Officers | | (a) 1,946 | (b) 2,200 | (c) 2,199 | (1) |
| Cost per Sworn Officer | | \$ 124,603 | \$ 119,675 | \$ 146,532 | \$ 26,857 |
| Projected Residents | Table 3 | 27,362 | 27,571 | 28,269 | 209 |
| Service Standard: Sworn Officers per 1,000 residents | | 1.00 | 1.00 | 1.00 | - (d) |
| Additional Sworn Officers Required @ buildout | | 28.00 | 28.00 | 28.27 | 0.27 |
| Total Police Protection Costs | | \$ 3,488,884 | \$ 3,350,900 | \$ 4,142,460 | \$ 791,560 |

Footnotes:

- (a) Assumes 1,946 sworn officers in the Riverside County Sheriff's Department per the Press Enterprise article: "Riverside County: More Women Deputies Sought" dated October 21, 2012.
- (b) 2,200 sworn officers per Riverside County Sheriff's Department press release, dated 2/4/13.
- (c) Per the Riverside County FY 2017-18 Recommended Budget, Sheriff: Administration, Support, Patrol, and Court Services Current Filled Positions, pg. 732 - 735.
- (d) Per the Riverside County Service Goals and Strategies, the Board of Supervisors commits to continue efforts to maintain law enforcement services at a targeted staffing ratio of one deputy sheriff per 1,000 population in the unincorporated area. (www.countyofriverside.us/government/strategicplan/servicegoalsandstrategies.html)

**Table 10 - Fiscal Impact to Fire Fund
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017**

| Fiscal Impact to Fire Fund | | | | |
|---|-------------------|----------------------------|--------------------------|------------------------------|
| Financing Sources | Table Ref. | Project Impact | Marginal Increase | Project Impact |
| Ad Valorem Tax | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | 4 | \$ 28,062,662 | | |
| Structural Fire Fund Post-ERAF Share of Basic Tax | 2 | 5.998% | | |
| Total Structural Fire Tax | | <u>\$ 1,683,267</u> | 100% | <u>\$ 1,683,267</u> |
| | | Unit Cost | Service Level | Financing Requirement |
| Financing Requirements | | | | |
| Service Level (a) | | | | |
| 1. Medic | | \$ 1,200,000 | - | \$ - |
| 2. Ladder Co | | \$ 1,900,000 | 1.0 | 1,900,000.00 |
| 3 Engine Co | | \$ 1,800,000 | 1.0 | 1,800,000 |
| Total Financing Requirement | | | | <u>\$ 3,700,000</u> |
| Total Fire Protection Costs | | | | <u>\$ 3,700,000</u> |
| Net Annual Surplus/ (Deficit) before Alternative Funding Sources | | | | <u>\$ (2,016,733)</u> |
| Per Development Unit | | | | <u>\$ (231.14)</u> |
| CSA/CFD Charge per Unit at Buildout | | | | |
| Amount Required for CSA/CFD Charge | | | | \$ (2,016,733) |
| Additional Financing Sources | | | | |
| Cumulative Residential Units | 3 | | | 8,725 |
| Cumulative Non-Residential Square Feet | 3 | | | 1,380,000 |
| | | CFD Tax per Unit/Ft | | CFD Tax Revenue |
| CFD Charge from Sold Units | | \$ 100 | | \$ 872,500 |
| CFD Charge from Non-Residential Sq. Ft. | | 0.83 | | 1,144,233 |
| Total CFD Revenue | | | | <u>\$ 2,016,733</u> |
| Financing Sources | | | | |
| Structural Fire Tax | | | | \$ 1,683,267 |
| CFD Tax | | | | 2,016,733 |
| General Fund Transfer | | | | - |
| Total Financing Sources | | | | <u>\$ 3,700,000</u> |
| Total Financing Requirements | | | | <u>\$ 3,700,000</u> |
| Net Annual Surplus (Deficit) After Additional Sources | | | | <u>\$ -</u> |

Footnotes:

- (a) Per the Villages of Lakeview Development Agreement, it is assumed that a two-person medic patrol emergency response vehicle is required upon the 2,000th unit, a ladder truck fire apparatus is required upon the 5,000th unit, and a Type 1 fire engine is required upon the 8,000th dwelling unit.

Table 11 - Fiscal Impact to Library Fund
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

Fiscal Impact to Library Fund

Financing Sources

Ad Valorem Tax

Residential and Non-Residential Basic Tax Adj. for Deflation
 County Library Post-ERAF Share of Basic Tax
 Total County Library Tax

| Table Ref. | Project Impact | Marginal Increase | Project Impact |
|------------|----------------|-------------------|----------------|
| 4 | \$ 28,062,662 | | |
| | | 1.467% | |
| | \$ 411,724 | 100% | \$ 411,724 |

| | Budget Page Ref. | Budget Amount (a) | Marginal Increase | Net Amount | County Equivalent Units (b) | Factor | Measure | Project Equivalent Units (c) | Project Impact |
|--------------------------------------|------------------|-------------------|-------------------|------------|-----------------------------|---------|--|------------------------------|-------------------|
| Finances and Forfeitures | | | | | | | | | |
| Library Fines and Fees | 532 | \$ 400,000 | 100% | \$ 400,000 | 2,884,433 | \$ 0.14 | per capita & 50% employee, entire county | 29,452 | \$ 4,084 |
| Use of Money & Property | | | | | | | | | |
| Interest-Invest Funds | 533 | 5,000 | 0% | - | - | - | not used | - | \$ - |
| Rents | 533 | 19,308 | 100% | 19,308 | 2,884,433 | 0.01 | per capita & 50% employee, entire county | 29,452 | 197 |
| Admissions | | - | 0% | - | - | - | not used | - | - |
| Exhibits | | - | 0% | - | - | - | not used | - | - |
| Industrial & Commercial Space | | - | 0% | - | - | - | not used | - | - |
| Lease to Non-County Agency | 533 | 2,306 | 0% | - | - | - | not used | - | - |
| Misc. Event Charges | | - | 0% | - | - | - | not used | - | - |
| Concessions | | - | 0% | - | - | - | not used | - | - |
| Intergovernmental - State | | | | | | | | | |
| CA-State Revenue | 533 | 25,000 | 0% | - | - | - | not used | - | - |
| CA-Homeowner's Tax Relief | 533 | 162,039 | 0% | - | - | - | not used | - | - |
| CA-Other Operating Grants | 533 | - | 0% | - | - | - | not used | - | - |
| Fed-Community Redevelopment Hm | 533 | 15,000 | 0% | - | - | - | not used | - | - |
| Charges for Services | | | | | | | | | |
| Edward Dean Museum | | | 0% | - | - | - | not used | - | - |
| Communications Services | 533 | 200,000 | 0% | - | - | - | not used | - | - |
| Library Services | 533 | 32,000 | 0% | - | - | - | not used | - | - |
| Interfund Leases | 533 | 63,756 | 0% | - | - | - | not used | - | - |
| Interfund - Miscellaneous | 533 | - | 0% | - | - | - | not used | - | - |
| Interfund - Salary Reimbursement | 533 | 15,325 | 0% | - | - | - | not used | - | - |
| Interfund - Project Costs | 533 | 350,000 | 0% | - | - | - | not used | - | - |
| Miscellaneous Revenue | | | | | | | | | |
| Other Gov. - City Governments | 533 | 68,466 | 0% | - | - | - | not used | - | - |
| Other Taxable Sales | | - | 0% | - | - | - | not used | - | - |
| Contractual Revenue | 533 | 7,158,932 | 0% | - | - | - | not used | - | - |
| Cash Over-Short | | - | 0% | - | - | - | not used | - | - |
| Rebates & Refunds | 533 | - | 0% | - | - | - | not used | - | - |
| Contributions & Donations | 533 | 10,000 | 0% | - | - | - | not used | - | - |
| Contrib. From Non-county Agencies | | - | 0% | - | - | - | not used | - | - |
| Contrib. From Other County Funds | | - | 0% | - | - | - | not used | - | - |
| Total Financing Sources | | | | | | | | | \$ 416,005 |
| Financing Requirements | | | | | | | | | |
| Library Services | 566 | \$ 25,430,904 | 100% | 25,430,904 | 2,884,433 | \$ 8.82 | per capita & 50% employee, entire county | 29,452 | \$ 259,668 |
| Total Financing Requirements | | | | | | | | | \$ 259,668 |
| Net Annual Surplus/ (Deficit) | | | | | | | | | \$ 156,337 |
| Per Development Unit | | | | | | | | | \$ 17.92 |

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2017-18 Recommended Budget.
- (b) Based on (1) 2,384,783 total Riverside County residents and 373,755 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2017, (2) 999,300 total Riverside County employees and 170,000 employees in the unincorporated sections of Riverside County per the California Employment Development Department, May 2017, and (3) county employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3 - Land Use Assumptions.

Table 12 - Fiscal Impact to Transportation Fund
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Fiscal Impact to Transportation Fund | | | | | | | | | |
|---|--------------------------|--------------------------|-------------------|------------------------------------|-----------------------|--|-------------------------------------|-----------------------|--|
| Financing Sources | | Table Ref. | Net Amount | Marginal Increase | Project Impact | | | | |
| Measure A Sales Tax (d) | | | | | | | | | |
| Direct and Indirect Taxable Sales | | 5 | \$ 70,000,000 | | | | | | |
| Half Cent Transportation Sales Tax | | | 0.50% | | | | | | |
| Total Measure A Sales Tax | | | \$ 350,000 | 0% | \$ - | | | | |
| Budget Page Ref. | Budget Amount (a) | Marginal Increase | Net Amount | County Equivalent Units (b) | Factor | Measure | Project Equivalent Units (c) | Project Impact | |
| Taxes | | | | | | | | | |
| Local Transportation Act (e) | 525 | \$ 464,000 | 0% | \$ - | - | not used | - | \$ - | |
| Measure A-Local St & Roads | 525 | 7,143,000 | 0% | - | - | not used | - | - | |
| Licenses & Permits | | | | | | | | | |
| Business Licenses | 525 | 191,773 | 0% | - | - | not used | - | - | |
| Permit-Road Privileges | 525 | 87,139 | 0% | - | - | not used | - | - | |
| Parade Fees | 525 | 2,155 | 0% | - | - | not used | - | - | |
| Use of Assets - Interest | | | | | | | | | |
| Interest-Invest Funds | 525 | 265,778 | 0% | - | - | not used | - | - | |
| Intergovernmental | | | | | | | | | |
| CA-HWY User/Gas Tax Sec 2104A (f) | 526 | 30,389,157 | 100% | 30,389,157 | 2,384,783 | 12.74 per capita, entire county | 28,269 | 360,230 | |
| CA-HWY User/Gas Tax Sec 2104B (f) | 526 | - | 100% | - | 2,384,783 | - per capita, entire county | 28,269 | - | |
| CA-HWY User/Gas Tax Sec 2103 (f) | 526 | 18,403,386 | 100% | 18,403,386 | 2,384,783 | 7.72 per capita, entire county | 28,269 | 218,152 | |
| CA-HWY User/Gas Tax Sec 2104C (f) | 526 | - | 100% | - | 2,384,783 | - per capita, entire county | 28,269 | - | |
| CA-HWY User/Gas Tax Sec 2104DEF (f) | 526 | - | 100% | - | 2,384,783 | - per capita, entire county | 28,269 | - | |
| CA-HWY User/Gas Tax Sec 2105 (f) | 526 | - | 100% | - | 2,384,783 | - per capita, entire county | 28,269 | - | |
| CA-HWY User/Gas Tax Sec 2106 (f) | 526 | - | 100% | - | 2,384,783 | - per capita, entire county | 28,269 | - | |
| CA-Misc State Reimbursements | 526 | 9,152,000 | 0% | - | - | not used | - | - | |
| CA-Other Operating Grants | 526 | - | 0% | - | - | not used | - | - | |
| CA-Indian Gaming Grants | 526 | - | 0% | - | - | not used | - | - | |
| CA-Roads Matching & Exchange | 526 | 785,000 | 0% | - | - | not used | - | - | |
| Fed-Forest Reserve | 526 | 178,549 | 0% | - | - | not used | - | - | |
| Fed-Misc. Reimbursement | 526 | 22,072,300 | 0% | - | - | not used | - | - | |
| Fed-ARRA Subrecipient | 526 | - | 0% | - | - | not used | - | - | |
| Charges for Services | | | | | | | | | |
| Sale of Plans-Specifications | 526 | 2,280 | 0% | - | - | not used | - | - | |
| Deposit Based Fee Draws | 526 | 5,807,593 | 0% | - | - | not used | - | - | |
| Subdivision Inspection fees | 526 | 17,564 | 0% | - | - | not used | - | - | |
| Encroachment Permit Fees | 526 | 364,008 | 0% | - | - | not used | - | - | |
| CTP Fees | 526 | 40,000 | 0% | - | - | not used | - | - | |
| Road Const Expense Reimb | 526 | 8,745,000 | 0% | - | - | not used | - | - | |
| Road Maint Expense Reimb | 526 | 109,337 | 100% | 109,337 | 2,884,433 | 0.04 per capita & 50% employee, entire county | 29,452 | 1,116 | |
| Road Signal Maint Exp Reimb | 526 | 1,034,924 | 100% | 1,034,924 | 2,884,433 | 0.36 per capita & 50% employee, entire county | 29,452 | 10,567 | |
| Disposal Fees | 526 | 15,753 | 0% | - | - | not used | - | - | |
| Fuel Sales | 526 | 83,739 | 0% | - | - | not used | - | - | |
| Development Fees | 526 | 169 | 0% | - | - | not used | - | - | |
| Fleet Daily Rentals | 526 | 380 | 0% | - | - | not used | - | - | |
| Maintenance | 526 | 100 | 0% | - | - | not used | - | - | |
| Reimbursement for Services | 526 | 13,802,340 | 0% | - | - | not used | - | - | |
| Reimbursement of Salaries | 526 | - | 0% | - | - | not used | - | - | |
| TUMF Revenue - Developer Fees | 526 | 6,012,000 | 0% | - | - | not used | - | - | |
| Subpoena Fees | 526 | 300 | 0% | - | - | not used | - | - | |
| Interfnd - CDBG | 526 | - | 0% | - | - | not used | - | - | |
| Interfnd - CSA Intracounty | 526 | 82,940 | 0% | - | - | not used | - | - | |
| Interfnd-Maintenance | 526 | 8,096 | 0% | - | - | not used | - | - | |
| Interfnd-Miscellaneous | 526 | 2,000 | 0% | - | - | not used | - | - | |
| Interfnd-RDA | 526 | - | 0% | - | - | not used | - | - | |
| Interfnd-Reimb for Service | 526 | 1,902,357 | 0% | - | - | not used | - | - | |
| Interfnd-Road District 4 | 526 | 243,639 | 0% | - | - | not used | - | - | |
| Interfnd-Salary Reimbursement | 526 | 206,582 | 0% | - | - | not used | - | - | |
| Interfnd-Equipment Usage | 526 | 48,682 | 0% | - | - | not used | - | - | |
| Interfnd-Project Costs | 527 | 15,104,100 | 0% | - | - | not used | - | - | |
| Interfnd-Fuel Sales | 527 | 134,416 | 0% | - | - | not used | - | - | |
| Interfnd-Rideshare | 527 | 16,800 | 0% | - | - | not used | - | - | |
| Miscellaneous Revenue | | | | | | | | | |
| Sale of Miscellaneous Mats | 527 | 50 | 0% | - | - | not used | - | - | |
| Sale of Surplus Property | 527 | 9,564 | 0% | - | - | not used | - | - | |
| Rebates & Refunds | 527 | 13,847 | 0% | - | - | not used | - | - | |
| Contributions & Donations | 527 | 544,277 | 0% | - | - | not used | - | - | |
| Insurance Claims | 527 | 3,436 | 0% | - | - | not used | - | - | |
| Postage | 527 | - | 0% | - | - | not used | - | - | |
| Other Misc Revenue | 527 | 37,579 | 0% | - | - | not used | - | - | |
| Witness Jury Fees-Employees | 527 | 10 | 0% | - | - | not used | - | - | |
| CVAG | 527 | 16,874,700 | 0% | - | - | not used | - | - | |
| Special District Income | 527 | 10,812,020 | 0% | - | - | not used | - | - | |
| Sale of Automotive Equipment | 527 | - | 0% | - | - | not used | - | - | |
| Contribution From Other County Funds | 527 | 80,000 | 0% | - | - | not used | - | - | |
| Total Financing Sources | | | | | | | | \$ 590,066 | |
| Financing Requirements | | | | | | | | | |
| TLMA: Transportation (g) | 561 | 42,252,502 | 100% | 42,252,502 | 2,884,433 | 14.65 per capita & 50% employee, entire county | 29,452 | 431,429 | |
| TLMA: Crossing Guard | 561 | - | 0% | - | - | not used | - | - | |
| TLMA: Transportation Equip (Garage) | 561 | 1,188,526 | 0% | - | - | not used | - | - | |
| TLMA: Transportation Construction Project (h) | 561 | 128,615,246 | 0% | - | - | not used | - | - | |
| Total Financing Requirements | | | | | | | | \$ 431,429 | |
| Net Annual Surplus/ (Deficit) | | | | | | | | \$ 158,637 | |
| Per Development Unit | | | | | | | | \$ 18.18 | |

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2017-18 Recommended Budget.
- (b) Based on (1) 2,384,783 total Riverside County residents and 373,755 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2017, (2) 999,300 total Riverside County employees and 170,000 employees in the unincorporated sections of Riverside County per the California Employment Development Department, May 2017, and (3) county employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3 - Land Use Assumptions.
- (d) All of the Measure A sales tax is earmarked for non-recurring capital projects per conversations with the Transportation Fund administrative office.
- (e) Local Transportation Act revenue is used solely for capital projects per conversations with the Transportation Fund administrative office.
- (f) All of the Gas Tax is earmarked for recurring street maintenance costs per conversations with the Transportation Fund administrative office.
- (g) The TLMA: Transportation expense account includes street maintenance expenses as well as administrative expenses and overhead for both recurring expenses and non-recurring capital projects, per conversations with the Transportation Fund administrative office.
- (h) The TLMA: Transp Const Project expense account only comprises expenses for non-recurring capital projects.

Table 13 - Fiscal Impact to Flood Control Zone 4 Operations Fund
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

Flood Control Zone 4 Operations Fund

Financing Sources

| | Table Ref. | | Marginal Increase | Project Impact |
|--|-------------------|---------------|--------------------------|-----------------------|
| Ad Valorem Tax | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | 4 | \$ 28,062,662 | | |
| Flood Control Zone 4 Post-ERAF Share of Basic Tax | | 3.761% | | |
| Total Flood Control Zone 4 Tax | | \$ 1,055,488 | 100% | \$ 1,055,488 |

| | Budget Page Ref. | Budget Amount (a) | Marginal Increase | Net Amount | County Equivalent Units (b) | Factor (c) | Measure | Project Equivalent Units (b) | Project Impact |
|--------------------------------|-------------------------|--------------------------|--------------------------|-------------------|------------------------------------|-------------------|----------------|-------------------------------------|-----------------------|
| Use of Money & Property | 685 | \$ 303,150 | 0% | \$ - | - | - | - | - | \$ - |
| Intergovernmental | 685 | 154,463 | 0% | - | - | - | - | - | - |
| Charges for Services | 685 | 102,000 | 0% | - | - | - | - | - | - |
| Miscellaneous Revenue | 685 | 3,379,489 | 0% | - | - | - | - | - | - |
| Total Financing Sources | | | | | | | | | \$ 1,055,488 |

Financing Requirements (d)

| | | | | | | | | | |
|-------------------------------------|--|--|--|--|--|--|--|--|---------------------|
| Total Financing Requirements | | | | | | | | | \$ 1,055,488 |
| | | | | | | | | | \$ 1,055,488 |

Net Annual Surplus/ (Deficit)

| | | | | | | | | | |
|----------------------|--|--|--|--|--|--|--|--|-------------|
| Per Development Unit | | | | | | | | | \$ - |
| | | | | | | | | | \$ - |

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2017-18 Recommended Budget.
- (b) Based on (1) 2,384,783 total Riverside County residents and 373,755 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2017, (2) 999,300 total Riverside County employees and 170,000 employees in the unincorporated sections of Riverside County per the California Employment Development Department, May 2017, and (3) county employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3 - Land Use Assumptions.
- (d) Per the Recommended Budget, Flood Control Zone 4 Operations appear to be funded using a reserve approach. Each year a portion of the revenues are allocated to fund current year expenditures, with the remainder allocated to the Fund Balance. In years when expenditures exceed revenues, the Fund Balance is used to pay the difference, maintaining a balanced fund. As such, DPGF assumes this fund remains balanced, with financial requirements equaling financing sources.

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Factor | Ref. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
|---|----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|
| I. General Fund Financing Sources | | | | | | | | | | | | | |
| Property Tax | 4 | \$ 184,530 | \$ 368,701 | \$ 552,513 | \$ 735,967 | \$ 919,064 | \$ 1,206,170 | \$ 1,388,351 | \$ 1,570,177 | \$ 1,751,649 | \$ 2,037,133 | \$ 2,217,696 | |
| Documentary Transfer Tax | 4 | 14,120 | 28,213 | 42,278 | 56,316 | 70,326 | 87,939 | 101,888 | 115,810 | 129,705 | 147,202 | 161,036 | |
| Property Tax In-Lieu of MVLF | 5 | 130,812 | 261,624 | 392,436 | 523,248 | 654,059 | 784,871 | 915,683 | 1,046,495 | 1,177,307 | 1,308,119 | 1,438,931 | |
| On-Site Retail Sales and Use Tax | 5 | - | - | - | - | - | 193,375 | 193,375 | 193,375 | 193,375 | 386,750 | 386,750 | |
| Interest Earnings | 5 | 2,404 | 4,803 | 7,197 | 9,587 | 11,972 | 17,999 | 20,372 | 22,740 | 25,104 | 31,110 | 33,462 | |
| Other Discretionary Revenue | 6 | 31,249 | 62,498 | 93,746 | 124,995 | 156,244 | 194,032 | 225,281 | 256,530 | 287,778 | 325,567 | 356,816 | |
| Total Financing Sources | | \$ 363,115 | \$ 725,838 | \$ 1,088,170 | \$ 1,450,112 | \$ 1,811,665 | \$ 2,484,386 | \$ 2,844,950 | \$ 3,205,127 | \$ 3,564,918 | \$ 4,235,881 | \$ 4,594,690 | |
| II. General Fund Financing Requirements | | | | | | | | | | | | | |
| General Financing Requirements | \$ 30.22 | 8 | \$ 42,712 | \$ 85,423 | \$ 128,135 | \$ 170,847 | \$ 213,559 | \$ 265,209 | \$ 307,921 | \$ 350,632 | \$ 393,344 | \$ 444,994 | \$ 487,706 |
| Public Protection | | | | | | | | | | | | | |
| Judicial | 15.02 | 8 | 21,230 | 42,459 | 63,689 | 84,919 | 106,148 | 127,378 | 148,608 | 169,837 | 191,067 | 212,297 | 233,526 |
| Police Protection | | 9 | 206,610 | 414,686 | 621,296 | 827,906 | 1,035,981 | 1,242,591 | 1,449,201 | 1,657,277 | 1,863,887 | 2,070,497 | 2,278,573 |
| Detention and Correction | 28.12 | 8 | 39,747 | 79,495 | 119,242 | 158,989 | 198,736 | 246,802 | 286,549 | 326,296 | 366,044 | 414,109 | 453,856 |
| Fire Protection | | 8 | - | - | - | - | - | - | - | - | - | - | - |
| Protection and Inspection | 0.14 | 8 | 193 | 386 | 579 | 772 | 965 | 1,199 | 1,392 | 1,585 | 1,778 | 2,011 | 2,204 |
| Other Protection | 9.10 | 8 | 12,857 | 25,714 | 38,571 | 51,427 | 64,284 | 79,832 | 92,689 | 105,545 | 118,402 | 133,950 | 146,807 |
| Administration | 1.28 | 8 | 1,805 | 3,609 | 5,414 | 7,218 | 9,023 | 11,205 | 13,009 | 14,814 | 16,618 | 18,800 | 20,605 |
| Public Ways & Facilities | | 8 | - | - | - | - | - | - | - | - | - | - | - |
| Health and Sanitation | 34.85 | 8 | 49,264 | 98,529 | 147,793 | 197,058 | 246,322 | 295,587 | 344,851 | 394,115 | 443,380 | 492,644 | 541,909 |
| Public Assistance | 2.88 | 8 | 4,064 | 8,128 | 12,192 | 16,256 | 20,320 | 24,384 | 28,448 | 32,512 | 36,576 | 40,640 | 44,704 |
| Education, Recreation and Cultural Services | 0.37 | 8 | 530 | 1,060 | 1,590 | 2,120 | 2,650 | 3,180 | 3,710 | 4,240 | 4,770 | 5,300 | 5,830 |
| Debt Service | | 8 | - | - | - | - | - | - | - | - | - | - | - |
| Total Financing Requirements | | \$ 379,012 | \$ 759,489 | \$ 1,138,500 | \$ 1,517,512 | \$ 1,897,989 | \$ 2,297,366 | \$ 2,676,377 | \$ 3,056,854 | \$ 3,435,866 | \$ 3,835,243 | \$ 4,215,720 | |
| General Fund Fiscal Impact | | | | | | | | | | | | | |
| Ongoing Surplus/(Deficit) | | \$ (15,897) | \$ (33,651) | \$ (50,330) | \$ (67,400) | \$ (86,324) | \$ 187,021 | \$ 168,573 | \$ 148,273 | \$ 129,052 | \$ 400,638 | \$ 378,970 | |
| Surplus/(Deficit) per Unit | | \$ (36) | \$ (39) | \$ (38) | \$ (39) | \$ (40) | \$ 71 | \$ 55 | \$ 42 | \$ 33 | \$ 92 | \$ 79 | |
| Revenue/Cost Ratio | | 0.96 | 0.96 | 0.96 | 0.96 | 0.95 | 1.08 | 1.06 | 1.05 | 1.04 | 1.10 | 1.09 | |
| III. Fiscal Impact to Fire Fund | | | | | | | | | | | | | |
| Financing Sources | 10 | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ 601,611 | \$ 1,051,091 | \$ 1,170,732 | \$ 1,290,225 | \$ 1,409,571 | \$ 1,858,374 | \$ 1,977,340 | |
| Financing Requirements | 10 | - | - | - | - | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | |
| Net Annual Surplus / (Deficit) before Operating Reserve | | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ (598,389) | \$ (148,909) | \$ (29,268) | \$ 90,225 | \$ 209,571 | \$ 658,374 | \$ 777,340 | |
| Cumulative Net Impact | | \$ 120,621 | \$ 361,714 | \$ 723,129 | \$ 1,204,717 | \$ 606,327 | \$ 457,418 | \$ 428,150 | \$ 518,375 | \$ 727,946 | \$ 1,386,320 | \$ 2,163,660 | |
| IV. Fiscal Impact to Library Fund | | | | | | | | | | | | | |
| Financing Sources | 11 | \$ 19,039 | \$ 38,041 | \$ 57,006 | \$ 75,935 | \$ 94,827 | \$ 124,378 | \$ 143,177 | \$ 161,939 | \$ 180,666 | \$ 210,051 | \$ 228,685 | |
| Financing Requirements | 11 | 12,462 | 24,924 | 37,385 | 49,847 | 62,309 | 77,379 | 89,841 | 102,303 | 114,764 | 129,834 | 142,296 | |
| Net Annual Surplus / (Deficit) | | \$ 6,577 | \$ 13,117 | \$ 19,621 | \$ 26,088 | \$ 32,518 | \$ 46,999 | \$ 53,336 | \$ 59,637 | \$ 65,901 | \$ 80,217 | \$ 86,389 | |
| V. Fiscal Impact to Transportation Fund | | | | | | | | | | | | | |
| Financing Sources | 12 | \$ 29,480 | \$ 58,960 | \$ 88,440 | \$ 117,919 | \$ 147,399 | \$ 176,996 | \$ 206,476 | \$ 235,956 | \$ 265,436 | \$ 295,033 | \$ 324,513 | |
| Financing Requirements | 12 | 20,705 | 41,410 | 62,115 | 82,819 | 103,524 | 128,562 | 149,267 | 169,972 | 190,677 | 215,715 | 236,420 | |
| Net Annual Surplus / (Deficit) | | \$ 8,775 | \$ 17,550 | \$ 26,325 | \$ 35,100 | \$ 43,875 | \$ 48,434 | \$ 57,209 | \$ 65,984 | \$ 74,759 | \$ 79,318 | \$ 88,093 | |
| VI. Fiscal Impact to Flood Control Zone 4 Operations | | | | | | | | | | | | | |
| Financing Sources | 13 | \$ 48,280 | \$ 96,467 | \$ 144,559 | \$ 192,558 | \$ 240,464 | \$ 315,582 | \$ 363,248 | \$ 410,821 | \$ 458,301 | \$ 532,995 | \$ 580,237 | |
| Financing Requirements | 13 | 48,280 | 96,467 | 144,559 | 192,558 | 240,464 | 315,582 | 363,248 | 410,821 | 458,301 | 532,995 | 580,237 | |
| Net Annual Surplus / (Deficit) | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Net Fiscal Impact of Project | | | | | | | | | | | | | |
| Financing Sources | | \$ 580,535 | \$ 1,160,398 | \$ 1,739,590 | \$ 2,318,112 | \$ 2,895,966 | \$ 4,152,433 | \$ 4,728,582 | \$ 5,304,068 | \$ 5,878,892 | \$ 7,132,334 | \$ 7,705,465 | |
| Financing Requirements | | 460,459 | 922,289 | 1,382,560 | 1,842,737 | 3,504,286 | 4,018,889 | 4,478,733 | 4,939,949 | 5,399,608 | 5,913,787 | 6,374,673 | |
| Net Annual Surplus / (Deficit) | | \$ 120,076 | \$ 238,109 | \$ 357,030 | \$ 475,375 | \$ (608,320) | \$ 133,544 | \$ 249,850 | \$ 364,119 | \$ 479,284 | \$ 1,218,548 | \$ 1,330,792 | |

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Factor | Ref. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
|---|-----------------|----------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| RESIDENTIAL FINANCING SOURCES | | | | | | | | | | | | | |
| Cumulative Residents | | | | | | | | | | | | | |
| Residential Absorption Assumptions | 3 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | |
| Total Cumulative Units | | 436 | 873 | 1,309 | 1,745 | 2,181 | 2,618 | 3,054 | 3,490 | 3,926 | 4,363 | 4,799 | |
| Total Cumulative Residents | 3.24 | 1,413 | 2,827 | 4,240 | 5,654 | 7,067 | 8,481 | 9,894 | 11,308 | 12,721 | 14,135 | 15,548 | |
| Residential Property Value per Unit (Net of Homeowner's Exemption) | | | | | | | | | | | | | |
| Low Density | \$ 373,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | |
| Med Density | 323,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | |
| Med High Density | 288,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | |
| High Density | 268,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | |
| Subtotal Assessed Value | \$ 294,246 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | |
| Total Assessed Value | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | |
| Total Current Period Assessed Value Additions | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | |
| Previous Period Adjusted Assessed Value | | - | 128,365,000 | 256,479,994 | 384,345,469 | 511,961,910 | 639,329,803 | 766,449,632 | 893,321,880 | 1,019,947,030 | 1,146,325,561 | 1,272,457,956 | |
| Deflation Factor @ 0.1948% | | 1.0000 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | |
| Cumulative Residential AV Adj. for Deflation Factor of 0.19% | | \$ 128,365,000 | \$ 256,479,994 | \$ 384,345,469 | \$ 511,961,910 | \$ 639,329,803 | \$ 766,449,632 | \$ 893,321,880 | \$ 1,019,947,030 | \$ 1,146,325,561 | \$ 1,272,457,956 | \$ 1,398,344,693 | |
| Residential Property Tax | | | | | | | | | | | | | |
| Basic Tax Paid - Residential | 1.00% | 4 | \$ 1,283,650 | \$ 2,564,800 | \$ 3,843,455 | \$ 5,119,619 | \$ 6,393,298 | \$ 7,664,496 | \$ 8,933,219 | \$ 10,199,470 | \$ 11,463,256 | \$ 12,724,580 | \$ 13,983,447 |
| Total Residential Property Tax | 14.3754% | 2 | \$ 184,530 | \$ 368,701 | \$ 552,513 | \$ 735,967 | \$ 919,064 | \$ 1,101,804 | \$ 1,284,188 | \$ 1,466,218 | \$ 1,647,892 | \$ 1,829,213 | \$ 2,010,180 |
| Property in Lieu of MVLF | \$ 92.55 | 5 | \$ 130,812 | \$ 261,624 | \$ 392,436 | \$ 523,248 | \$ 654,059 | \$ 784,871 | \$ 915,683 | \$ 1,046,495 | \$ 1,177,307 | \$ 1,308,119 | \$ 1,438,931 |
| Residential Documentary Transfer Tax | | | | | | | | | | | | | |
| Residential Property Turnover Rate | 10.0% | 4 | | | | | | | | | | | |
| Transfer Tax as a % of Price | 0.11% | 4 | | | | | | | | | | | |
| Total Residential Documentary Transfer Tax | | | \$ 14,120 | \$ 28,213 | \$ 42,278 | \$ 56,316 | \$ 70,326 | \$ 84,309 | \$ 98,265 | \$ 112,194 | \$ 126,096 | \$ 139,970 | \$ 153,818 |
| NON-RESIDENTIAL FINANCING SOURCES | | | | | | | | | | | | | |
| Retail | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | - | - | 87,500 | - | - | - | 87,500 | - | |
| Cumulative Square Feet | | | - | - | - | - | 87,500 | 87,500 | 87,500 | 87,500 | 175,000 | 175,000 | |
| Assessed Value Additions | \$ 250 | 3 | \$ - | \$ - | \$ - | \$ - | \$ 21,875,000 | \$ - | \$ - | \$ - | \$ 21,875,000 | \$ - | |
| Cumulative Employees | 500 | 3 | - | - | - | - | 175 | 175 | 175 | 175 | 350 | 350 | |
| Taxable Sales | 200 | 5 | - | - | - | - | 17,500,000 | 17,500,000 | 17,500,000 | 17,500,000 | 35,000,000 | 35,000,000 | |
| Office | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | - | - | 55,000 | - | - | - | 55,000 | - | |
| Cumulative Square Feet | | | - | - | - | - | 55,000 | 55,000 | 55,000 | 55,000 | 110,000 | 110,000 | |
| Assessed Value Additions | \$ 250 | 3 | \$ - | \$ - | \$ - | \$ - | \$ 13,750,000 | \$ - | \$ - | \$ - | \$ 13,750,000 | \$ - | |
| Cumulative Employees | 250 | 3 | - | - | - | - | 220 | 220 | 220 | 220 | 440 | 440 | |
| Taxable Sales | - | 5 | - | - | - | - | - | - | - | - | - | - | |
| Light Industrial | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | - | - | 202,500 | - | - | - | 202,500 | - | |
| Cumulative Square Feet | | | - | - | - | - | 202,500 | 202,500 | 202,500 | 202,500 | 405,000 | 405,000 | |
| Assessed Value Additions | \$ 150 | 3 | \$ - | \$ - | \$ - | \$ - | \$ 30,375,000 | \$ - | \$ - | \$ - | \$ 30,375,000 | \$ - | |
| Cumulative Employees | 1,030 | 3 | - | - | - | - | 197 | 197 | 197 | 197 | 393 | 393 | |
| Taxable Sales | - | 5 | - | - | - | - | - | - | - | - | - | - | |
| Total Non-Residential Assessed Value Additions | | | \$ - | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | |
| Previous Period Adjusted Assessed Value | | | - | - | - | - | - | - | 66,000,000 | 65,871,457 | 65,743,165 | 65,615,122 | 131,487,329 |
| Deflation Factor | | | 1.0000 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | |
| Cum. Non-Residential AV Adj. for Deflation Factor of 0.19% | | | \$ - | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ 65,871,457 | \$ 65,743,165 | \$ 65,615,122 | \$ 131,487,329 | \$ 131,231,242 | |
| Total Non-Residential Cumulative Employees | | | - | - | - | - | 592 | 592 | 592 | 592 | 1,183 | 1,183 | |
| 50% of Cumulative Employees | | | - | - | - | - | 296 | 296 | 296 | 296 | 592 | 592 | |
| Total Taxable Sales | | | - | - | - | - | 17,500,000 | 17,500,000 | 17,500,000 | 17,500,000 | 35,000,000 | 35,000,000 | |
| Non-Residential Property Tax | | | | | | | | | | | | | |
| Basic Tax Paid - Non-Residential | 1.00% | 4 | \$ - | \$ - | \$ - | \$ - | \$ 660,000 | \$ 658,715 | \$ 657,432 | \$ 656,151 | \$ 1,314,873 | \$ 1,312,312 | |
| Non-Res. Unsecured Prop. Tax as a % of Secured | 10.00% | 4 | \$ - | \$ - | \$ - | \$ - | \$ 66,000 | \$ 65,871 | \$ 65,743 | \$ 65,615 | \$ 131,487 | \$ 131,231 | |
| Total Non-Residential Property Tax | 14.3754% | 2 | \$ - | \$ - | \$ - | \$ - | \$ 104,366 | \$ 104,162 | \$ 103,959 | \$ 103,757 | \$ 207,921 | \$ 207,516 | |
| Total Residential and Non-Residential Property Tax | | | \$ 184,530 | \$ 368,701 | \$ 552,513 | \$ 735,967 | \$ 919,064 | \$ 1,206,170 | \$ 1,388,351 | \$ 1,570,177 | \$ 1,751,649 | \$ 2,037,133 | \$ 2,217,696 |
| Non-Residential Documentary Transfer Tax | | | | | | | | | | | | | |
| Non-Residential Property Turnover Rate | 5.00% | 4 | | | | | | | | | | | |
| Transfer Tax as a % of Price | 0.11% | 4 | | | | | | | | | | | |
| Total Non-Residential Documentary Transfer Tax | | | \$ - | \$ - | \$ - | \$ - | \$ 3,630 | \$ 3,623 | \$ 3,616 | \$ 3,609 | \$ 7,232 | \$ 7,218 | |
| Total Residential and Non-Residential Documentary Transfer Tax | | | \$ 14,120 | \$ 28,213 | \$ 42,278 | \$ 56,316 | \$ 70,326 | \$ 84,309 | \$ 98,265 | \$ 112,194 | \$ 126,096 | \$ 139,970 | \$ 153,818 |
| Structural Fire Tax | | | | | | | | | | | | | |
| Total Basic Tax Paid - Residential and Non-Residential | | | \$ 1,283,650 | \$ 2,564,800 | \$ 3,843,455 | \$ 5,119,619 | \$ 6,393,298 | \$ 8,390,496 | \$ 9,657,805 | \$ 10,922,645 | \$ 12,185,022 | \$ 14,170,940 | \$ 15,426,991 |
| Total Structural Fire Tax | 5.9982% | 2 | \$ 76,996 | \$ 153,843 | \$ 230,540 | \$ 307,087 | \$ 383,486 | \$ 503,282 | \$ 579,299 | \$ 655,167 | \$ 730,887 | \$ 850,008 | \$ 925,349 |
| On-Site Sales Tax | | | | | | | | | | | | | |
| Sales Tax (@ 1% of Taxable Sales) | 1.00% | 5 | \$ - | \$ - | \$ - | \$ - | \$ 175,000 | \$ 175,000 | \$ 175,000 | \$ 175,000 | \$ 350,000 | \$ 350,000 | |
| Use Tax (@ 10.5% of Sales Tax) | 10.50% | 5 | - | - | - | - | 18,375 | 18,375 | 18,375 | 18,375 | 36,750 | 36,750 | |
| Total On-Site Sales Tax Allocated to County | | | \$ - | \$ - | \$ - | \$ - | \$ 193,375 | \$ 193,375 | \$ 193,375 | \$ 193,375 | \$ 386,750 | \$ 386,750 | |

Footnotes:
(a) Updated as of August 2, 2017 based on comparable Pulte new home project in Perris, CA, net of (\$7,000) Homeowner's Exemption. See Table 3 - Land Use Assumptions.

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Factor | Ex. C Table Ref. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
|--|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|--------------|
| INTEREST EARNINGS | | | | | | | | | | | | | |
| County Share of Residential and Non-Res. Prop. Tax | 4 | \$ 184,530 | \$ 368,701 | \$ 552,513 | \$ 735,967 | \$ 919,064 | \$ 1,206,170 | \$ 1,388,351 | \$ 1,570,177 | \$ 1,751,649 | \$ 2,037,133 | \$ 2,217,696 | |
| Documentary Transfer Tax | 4 | 14,120 | 28,213 | 42,278 | 56,316 | 70,326 | 87,939 | 101,888 | 115,810 | 129,705 | 147,202 | 161,036 | |
| Net On-Site Sales and Use Tax | 5 | - | - | - | - | - | 193,375 | 193,375 | 193,375 | 193,375 | 386,750 | 386,750 | |
| Total Revenue Generating Interest Earnings | | \$ 198,650 | \$ 396,914 | \$ 594,791 | \$ 792,283 | \$ 989,390 | \$ 1,487,484 | \$ 1,683,614 | \$ 1,879,362 | \$ 2,074,729 | \$ 2,571,085 | \$ 2,765,482 | |
| Total Interest Earnings | 1.21% | 5 | \$ 2,404 | \$ 4,803 | \$ 7,197 | \$ 9,587 | \$ 11,972 | \$ 17,999 | \$ 20,372 | \$ 22,740 | \$ 25,104 | \$ 31,110 | \$ 33,462 |
| POLICE PHASING | | | | | | | | | | | | | |
| Cumulative Units | | 436 | 873 | 1,309 | 1,745 | 2,181 | 2,618 | 3,054 | 3,490 | 3,926 | 4,363 | 4,799 | |
| Cumulative Residents | 3.24 | 3 | 1,413 | 2,827 | 4,240 | 5,654 | 7,067 | 8,481 | 9,894 | 11,308 | 12,721 | 14,135 | 15,548 |
| Staffing Service Standard Sworn Officer per 1,000 residents | 1.00 | 9 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Number of Sworn Officers Required | | 1 | 3 | 4 | 6 | 7 | 8 | 10 | 11 | 13 | 14 | 16 | |
| Police Costs | \$ 146,532 | 9 | \$ 206,610 | \$ 414,686 | \$ 621,296 | \$ 827,906 | \$ 1,035,981 | \$ 1,242,591 | \$ 1,449,201 | \$ 1,657,277 | \$ 1,863,887 | \$ 2,070,497 | \$ 2,278,573 |
| FISCAL IMPACT TO OTHER COUNTY FUNDS | | | | | | | | | | | | | |
| Fiscal Impact to Fire Fund | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | |
| Ad Valorem Tax | | | | | | | | | | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | | \$ 1,283,650 | \$ 2,564,800 | \$ 3,843,455 | \$ 5,119,619 | \$ 6,393,298 | \$ 8,390,496 | \$ 9,657,805 | \$ 10,922,645 | \$ 12,185,022 | \$ 14,170,940 | \$ 15,426,991 | |
| Total Structural Fire Tax | 5.998% | 2 | \$ 76,996 | \$ 153,843 | \$ 230,540 | \$ 307,087 | \$ 383,486 | \$ 503,282 | \$ 579,299 | \$ 655,167 | \$ 730,887 | \$ 850,008 | \$ 925,349 |
| Financing Requirements | | | | | | | | | | | | | |
| Service Level | | | | | | | | | | | | | |
| 1. Medic | \$ 1,200,000 | \$ - | \$ - | \$ - | \$ - | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | |
| 2. Ladder Co | \$ 1,900,000 | - | - | - | - | - | - | - | - | - | - | - | |
| 3 Engine Co | \$ 1,800,000 | - | - | - | - | - | - | - | - | - | - | - | |
| Total Financing Requirements | | 10 | \$ - | \$ - | \$ - | \$ - | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | |
| Net Annual Surplus (Deficit) before Fire CFD | | | \$ 76,996 | \$ 153,843 | \$ 230,540 | \$ 307,087 | \$ (816,514) | \$ (696,718) | \$ (620,701) | \$ (544,833) | \$ (469,113) | \$ (349,992) | \$ (274,651) |
| | | | \$ - | \$ - | \$ - | \$ - | \$ (816,514) | \$ (696,718) | \$ (620,701) | \$ (544,833) | \$ (469,113) | \$ (349,992) | \$ (274,651) |
| Additional Financing Sources | | | | | | | | | | | | | |
| Cumulative Units | | 436 | 873 | 1,309 | 1,745 | 2,181 | 2,618 | 3,054 | 3,490 | 3,926 | 4,363 | 4,799 | |
| Cumulative Non-Residential Square Feet | 6 | - | - | - | - | - | 345,000 | 345,000 | 345,000 | 345,000 | 690,000 | 690,000 | |
| Residential | \$ 100 | \$ 43,625 | \$ 87,250 | \$ 130,875 | \$ 174,500 | \$ 218,125 | \$ 261,750 | \$ 305,375 | \$ 349,000 | \$ 392,625 | \$ 436,250 | \$ 479,875 | |
| Non Residential Sq. Ft. | \$ 0.83 | - | - | - | - | - | 286,058 | 286,058 | 286,058 | 286,058 | 572,116 | 572,116 | |
| | | \$ 43,625 | \$ 87,250 | \$ 130,875 | \$ 174,500 | \$ 218,125 | \$ 547,808 | \$ 591,433 | \$ 635,058 | \$ 678,683 | \$ 1,008,366 | \$ 1,051,991 | |
| Financing Sources | | | | | | | | | | | | | |
| Structural Fire Tax | \$ | 76,996 | 153,843 | 230,540 | 307,087 | 383,486 | 503,282 | 579,299 | 655,167 | 730,887 | 850,008 | 925,349 | |
| CFD Tax | | 43,625 | 87,250 | 130,875 | 174,500 | 218,125 | 547,808 | 591,433 | 635,058 | 678,683 | 1,008,366 | 1,051,991 | |
| Total Financing Sources | | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ 601,611 | \$ 1,051,091 | \$ 1,170,732 | \$ 1,290,225 | \$ 1,409,571 | \$ 1,858,374 | \$ 1,977,340 | |
| Total Financing Sources | \$ | 120,621 | 241,093 | 361,415 | 481,587 | 601,611 | 1,051,091 | 1,170,732 | 1,290,225 | 1,409,571 | 1,858,374 | 1,977,340 | |
| Total Financing Requirements | | - | - | - | - | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 | |
| Net Annual Surplus (Deficit) After Additional Sources | | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ (598,389) | \$ (148,909) | \$ (29,268) | \$ 90,225 | \$ 209,571 | \$ 658,374 | \$ 777,340 | |
| | | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ (598,389) | \$ (148,909) | \$ (29,268) | \$ 90,225 | \$ 209,571 | \$ 658,374 | \$ 777,340 | |
| Cumulative Net Impact | | \$ 120,621 | \$ 361,714 | \$ 723,129 | \$ 1,204,717 | \$ 606,327 | \$ 457,418 | \$ 428,150 | \$ 518,375 | \$ 727,946 | \$ 1,386,320 | \$ 2,163,660 | |

Footnotes:

(a) Per the Villages of Lakeview Development Agreement, it is assumed that a two-person medic patrol emergency response vehicle is required upon the 2,000th unit, a ladder truck fire apparatus is required upon the 5,000th unit, and a Type 1 fire engine is required upon the 8,000th dwelling unit.

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Factor | Ref. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | | | | | | | | | | | | | |
|--|---------|-------|-----------|--------|-----------|--------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|
| Fiscal Impact to Library Fund | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ad Valorem Tax | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | | \$ | 1,283,650 | \$ | 2,564,800 | \$ | 3,843,455 | \$ | 5,119,619 | \$ | 6,393,298 | \$ | 8,390,496 | \$ | 9,657,805 | \$ | 10,922,645 | \$ | 12,185,022 | \$ | 14,170,940 | \$ | 15,426,991 | | |
| Total County Library Tax | 1.4672% | 2 | \$ | 18,833 | \$ | 37,630 | \$ | 56,390 | \$ | 75,113 | \$ | 93,800 | \$ | 123,102 | \$ | 141,695 | \$ | 160,253 | \$ | 178,774 | \$ | 207,910 | \$ | 226,338 | |
| Fines and Forfeitures | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library Fines and Fees | \$ | 0.14 | 11 | \$ | 196 | \$ | 392 | \$ | 588 | \$ | 784 | \$ | 980 | \$ | 1,217 | \$ | 1,413 | \$ | 1,609 | \$ | 1,805 | \$ | 2,042 | \$ | 2,238 |
| Rents | | 0.01 | 11 | \$ | 9 | \$ | 19 | \$ | 28 | \$ | 38 | \$ | 47 | \$ | 59 | \$ | 68 | \$ | 78 | \$ | 87 | \$ | 99 | \$ | 108 |
| Total Financing Sources | | | | \$ | 19,039 | \$ | 38,041 | \$ | 57,006 | \$ | 75,935 | \$ | 94,827 | \$ | 124,378 | \$ | 143,177 | \$ | 161,939 | \$ | 180,666 | \$ | 210,051 | \$ | 228,685 |
| Financing Requirements | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library Services | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library Services | \$ | 8.82 | 11 | \$ | 12,462 | \$ | 24,924 | \$ | 37,385 | \$ | 49,847 | \$ | 62,309 | \$ | 77,379 | \$ | 89,841 | \$ | 102,303 | \$ | 114,764 | \$ | 129,834 | \$ | 142,296 |
| Total Financing Requirements | | | | \$ | 12,462 | \$ | 24,924 | \$ | 37,385 | \$ | 49,847 | \$ | 62,309 | \$ | 77,379 | \$ | 89,841 | \$ | 102,303 | \$ | 114,764 | \$ | 129,834 | \$ | 142,296 |
| Net Annual Surplus/ (Deficit) | | | | \$ | 6,577 | \$ | 13,117 | \$ | 19,621 | \$ | 26,088 | \$ | 32,518 | \$ | 46,999 | \$ | 53,336 | \$ | 59,637 | \$ | 65,901 | \$ | 80,217 | \$ | 86,389 |
| Fiscal Impact to Transportation Fund | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | | | | | | | | | | | | |
| Intergovernmental | | | | | | | | | | | | | | | | | | | | | | | | | |
| CA-HWY User/Gas Tax Sec 2104A (f) | \$ | 12.74 | 12 | \$ | 18,012 | \$ | 36,023 | \$ | 54,035 | \$ | 72,046 | \$ | 90,058 | \$ | 108,069 | \$ | 126,081 | \$ | 144,092 | \$ | 162,104 | \$ | 180,115 | \$ | 198,127 |
| CA-HWY User/Gas Tax Sec 2104B (f) | | - | 12 | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - |
| CA-HWY User/Gas Tax Sec 2103 (f) | 7.72 | 12 | | 10,908 | 21,815 | 32,723 | 43,630 | 54,538 | 65,446 | 76,353 | 87,261 | 98,168 | 109,076 | 119,984 | | | | | | | | | | | |
| CA-HWY User/Gas Tax Sec 2104C (f) | | - | 12 | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - |
| CA-HWY User/Gas Tax Sec 2104DEF (f) | | - | 12 | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - |
| CA-HWY User/Gas Tax Sec 2105 (f) | | - | 12 | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - |
| CA-HWY User/Gas Tax Sec 2106 (f) | | - | 12 | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - | | - |
| Charges for Services | | | | | | | | | | | | | | | | | | | | | | | | | |
| Road Maint Expense Reimb | \$ | 0.04 | 12 | \$ | 54 | \$ | 107 | \$ | 161 | \$ | 214 | \$ | 268 | \$ | 333 | \$ | 386 | \$ | 440 | \$ | 493 | \$ | 558 | \$ | 612 |
| Road Signal Maint Exp Reimb | | 0.36 | 12 | \$ | 507 | \$ | 1,014 | \$ | 1,521 | \$ | 2,029 | \$ | 2,536 | \$ | 3,149 | \$ | 3,656 | \$ | 4,163 | \$ | 4,670 | \$ | 5,284 | \$ | 5,791 |
| Total Financing Sources | | | | \$ | 29,480 | \$ | 58,960 | \$ | 88,440 | \$ | 117,919 | \$ | 147,399 | \$ | 176,996 | \$ | 206,476 | \$ | 235,956 | \$ | 265,436 | \$ | 295,033 | \$ | 324,513 |
| Financing Requirements | | | | | | | | | | | | | | | | | | | | | | | | | |
| TLMA: Transportation | | | | | | | | | | | | | | | | | | | | | | | | | |
| TLMA: Transportation | \$ | 14.65 | 12 | \$ | 20,705 | \$ | 41,410 | \$ | 62,115 | \$ | 82,819 | \$ | 103,524 | \$ | 128,562 | \$ | 149,267 | \$ | 169,972 | \$ | 190,677 | \$ | 215,715 | \$ | 236,420 |
| Total Financing Requirements | | | | \$ | 20,705 | \$ | 41,410 | \$ | 62,115 | \$ | 82,819 | \$ | 103,524 | \$ | 128,562 | \$ | 149,267 | \$ | 169,972 | \$ | 190,677 | \$ | 215,715 | \$ | 236,420 |
| Net Annual Surplus/ (Deficit) | | | | \$ | 8,775 | \$ | 17,550 | \$ | 26,325 | \$ | 35,100 | \$ | 43,875 | \$ | 48,434 | \$ | 57,209 | \$ | 65,984 | \$ | 74,759 | \$ | 79,318 | \$ | 88,093 |
| Fiscal Impact to Flood Control Zone 4 Operations | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ad Valorem Tax | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | | | | \$ | 1,283,650 | \$ | 2,564,800 | \$ | 3,843,455 | \$ | 5,119,619 | \$ | 6,393,298 | \$ | 8,390,496 | \$ | 9,657,805 | \$ | 10,922,645 | \$ | 12,185,022 | \$ | 14,170,940 | \$ | 15,426,991 |
| Total Flood Control Zone 4 Operations Tax | 3.7612% | 2 | \$ | 48,280 | \$ | 96,467 | \$ | 144,559 | \$ | 192,558 | \$ | 240,464 | \$ | 315,582 | \$ | 363,248 | \$ | 410,821 | \$ | 458,301 | \$ | 532,995 | \$ | 580,237 | |
| Total Financing Sources | | | | \$ | 48,280 | \$ | 96,467 | \$ | 144,559 | \$ | 192,558 | \$ | 240,464 | \$ | 315,582 | \$ | 363,248 | \$ | 410,821 | \$ | 458,301 | \$ | 532,995 | \$ | 580,237 |
| Financing Requirements | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Financing Requirements | | | 13 | \$ | 48,280 | \$ | 96,467 | \$ | 144,559 | \$ | 192,558 | \$ | 240,464 | \$ | 315,582 | \$ | 363,248 | \$ | 410,821 | \$ | 458,301 | \$ | 532,995 | \$ | 580,237 |
| Net Annual Surplus/ (Deficit) | | | | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | | Ex. C Table | | | | | | | | | | | | | | |
|---|----------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--|--|--|--|
| Factor | Ref. | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | 30 | | | | |
| I. General Fund Financing Sources | | | | | | | | | | | | | | | | |
| Property Tax | 4 | \$ 2,397,907 | \$ 2,577,767 | \$ 2,861,642 | \$ 3,040,599 | \$ 3,219,207 | \$ 3,397,468 | \$ 3,679,746 | \$ 3,857,110 | \$ 4,034,128 | \$ 3,994,996 | \$ 3,956,243 | | | | |
| Documentary Transfer Tax | 4 | 174,842 | 188,622 | 206,005 | 219,723 | 233,416 | 247,081 | 264,350 | 277,955 | 291,534 | 288,706 | 285,906 | | | | |
| Property Tax In-Lieu of MVLF | 5 | 1,569,743 | 1,700,554 | 1,831,366 | 1,962,178 | 2,092,990 | 2,223,802 | 2,354,614 | 2,485,426 | 2,616,238 | 2,616,238 | 2,616,238 | | | | |
| On-Site Retail Sales and Use Tax | 5 | 386,750 | 386,750 | 580,125 | 580,125 | 580,125 | 580,125 | 773,500 | 773,500 | 773,500 | 773,500 | 773,500 | | | | |
| Interest Earnings | 5 | 35,810 | 38,153 | 44,138 | 46,469 | 48,796 | 51,119 | 57,083 | 59,394 | 61,700 | 61,192 | 60,689 | | | | |
| Other Discretionary Revenue | 6 | 388,064 | 419,313 | 457,101 | 488,350 | 519,599 | 550,848 | 588,636 | 619,885 | 651,134 | 651,134 | 651,134 | | | | |
| Total Financing Sources | | \$ 4,953,116 | \$ 5,311,159 | \$ 5,980,378 | \$ 6,337,445 | \$ 6,694,133 | \$ 7,050,442 | \$ 7,717,929 | \$ 8,073,270 | \$ 8,428,233 | \$ 8,385,766 | \$ 8,343,710 | | | | |
| II. General Fund Financing Requirements | | | | | | | | | | | | | | | | |
| General Financing Requirements | \$ 30.22 | \$ 530,418 | \$ 573,130 | \$ 624,780 | \$ 667,492 | \$ 710,203 | \$ 752,915 | \$ 804,565 | \$ 847,277 | \$ 889,989 | \$ 889,989 | \$ 889,989 | | | | |
| Public Protection | | | | | | | | | | | | | | | | |
| Judicial | 15.02 | 254,756 | 275,986 | 297,215 | 318,445 | 339,675 | 360,904 | 382,134 | 403,364 | 424,593 | 424,593 | 424,593 | | | | |
| Police Protection | 9 | 2,485,183 | 2,691,793 | 2,899,868 | 3,106,478 | 3,314,554 | 3,521,164 | 3,727,774 | 3,935,850 | 4,142,460 | 4,142,460 | 4,142,460 | | | | |
| Detention and Correction | 28.12 | 493,603 | 533,351 | 581,416 | 621,163 | 660,911 | 700,658 | 748,723 | 788,471 | 828,218 | 828,218 | 828,218 | | | | |
| Fire Protection | 8 | - | - | - | - | - | - | - | - | - | - | - | | | | |
| Protection and Inspection | 0.14 | 2,397 | 2,590 | 2,824 | 3,017 | 3,210 | 3,403 | 3,636 | 3,829 | 4,022 | 4,022 | 4,022 | | | | |
| Other Protection | 9.10 | 159,663 | 172,520 | 188,068 | 200,925 | 213,781 | 226,638 | 242,186 | 255,043 | 267,899 | 267,899 | 267,899 | | | | |
| Administration | 1.28 | 22,409 | 24,214 | 26,396 | 28,200 | 30,005 | 31,809 | 33,992 | 35,796 | 37,601 | 37,601 | 37,601 | | | | |
| Public Ways & Facilities | 8 | - | - | - | - | - | - | - | - | - | - | - | | | | |
| Health and Sanitation | 34.85 | 591,173 | 640,437 | 689,702 | 738,966 | 788,231 | 837,495 | 886,760 | 936,024 | 985,288 | 985,288 | 985,288 | | | | |
| Public Assistance | 2.88 | 48,769 | 52,833 | 56,897 | 60,961 | 65,025 | 69,089 | 73,153 | 77,217 | 81,281 | 81,281 | 81,281 | | | | |
| Education, Recreation and Cultural Services | 0.37 | 6,560 | 6,890 | 7,420 | 7,950 | 8,480 | 9,010 | 9,540 | 10,070 | 10,600 | 10,600 | 10,600 | | | | |
| Debt Service | 8 | - | - | - | - | - | - | - | - | - | - | - | | | | |
| Total Financing Requirements | | \$ 4,594,731 | \$ 4,973,743 | \$ 5,374,585 | \$ 5,753,597 | \$ 6,134,074 | \$ 6,513,085 | \$ 6,912,462 | \$ 7,292,939 | \$ 7,671,951 | \$ 7,671,951 | \$ 7,671,951 | | | | |
| General Fund Fiscal Impact | | | | | | | | | | | | | | | | |
| Ongoing Surplus/(Deficit) | | \$ 358,385 | \$ 337,416 | \$ 605,792 | \$ 583,848 | \$ 560,059 | \$ 537,357 | \$ 505,467 | \$ 480,330 | \$ 456,282 | \$ 713,815 | \$ 671,759 | | | | |
| Surplus/(Deficit) per Unit | | \$ 68 | \$ 59 | \$ 99 | \$ 89 | \$ 80 | \$ 72 | \$ 103 | \$ 94 | \$ 87 | \$ 82 | \$ 77 | | | | |
| Revenue/Cost Ratio | | 1.08 | 1.07 | 1.11 | 1.10 | 1.09 | 1.08 | 1.12 | 1.11 | 1.10 | 1.09 | 1.09 | | | | |
| III. Fiscal Impact to Fire Fund | | | | | | | | | | | | | | | | |
| Financing Sources | 10 | \$ 2,096,159 | \$ 2,214,832 | \$ 2,662,964 | \$ 2,737,635 | \$ 2,855,786 | \$ 2,973,791 | \$ 3,135,199 | \$ 3,538,888 | \$ 3,700,000 | \$ 3,683,672 | \$ 3,667,502 | | | | |
| Financing Requirements | 10 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 3,700,000 | 3,700,000 | | | | |
| Net Annual Surplus / (Deficit) before Operating Reserve | | \$ 196,159 | \$ 314,832 | \$ 762,964 | \$ 837,635 | \$ 955,786 | \$ 1,073,791 | \$ 1,235,199 | \$ 1,638,888 | \$ - | \$ (16,328) | \$ (32,498) | | | | |
| Cumulative Net Impact | | \$ 2,359,819 | \$ 2,674,651 | \$ 3,437,615 | \$ 4,275,250 | \$ 5,231,036 | \$ 6,305,027 | \$ 7,540,226 | \$ 8,979,114 | \$ 10,679,114 | \$ 12,382,486 | \$ 14,116,765 | | | | |
| IV. Fiscal Impact to Library Fund | | | | | | | | | | | | | | | | |
| Financing Sources | 11 | \$ 247,282 | \$ 265,844 | \$ 295,065 | \$ 313,535 | \$ 331,969 | \$ 350,368 | \$ 379,426 | \$ 397,733 | \$ 416,005 | \$ 412,011 | \$ 408,056 | | | | |
| Financing Requirements | 11 | 154,758 | 167,220 | 182,289 | 194,751 | 207,213 | 219,675 | 234,745 | 247,207 | 259,668 | 259,668 | 259,668 | | | | |
| Net Annual Surplus / (Deficit) | | \$ 92,525 | \$ 98,625 | \$ 112,776 | \$ 118,784 | \$ 124,756 | \$ 130,693 | \$ 144,681 | \$ 150,527 | \$ 156,337 | \$ 152,343 | \$ 148,388 | | | | |
| V. Fiscal Impact to Transportation Fund | | | | | | | | | | | | | | | | |
| Financing Sources | 12 | \$ 353,993 | \$ 383,473 | \$ 413,070 | \$ 442,550 | \$ 472,029 | \$ 501,509 | \$ 531,106 | \$ 560,586 | \$ 590,066 | \$ 590,066 | \$ 590,066 | | | | |
| Financing Requirements | 12 | 257,124 | 277,829 | 302,867 | 323,572 | 344,277 | 364,982 | 390,020 | 410,725 | 431,429 | 431,429 | 431,429 | | | | |
| Net Annual Surplus / (Deficit) | | \$ 96,868 | \$ 105,643 | \$ 110,203 | \$ 118,978 | \$ 127,752 | \$ 136,527 | \$ 141,087 | \$ 149,862 | \$ 158,637 | \$ 158,637 | \$ 158,637 | | | | |
| VI. Fiscal Impact to Flood Control Zone 4 Operations | | | | | | | | | | | | | | | | |
| Financing Sources | 13 | \$ 627,388 | \$ 674,446 | \$ 748,719 | \$ 795,541 | \$ 842,272 | \$ 888,912 | \$ 962,768 | \$ 1,009,173 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 | | | | |
| Financing Requirements | 13 | 627,388 | 674,446 | 748,719 | 795,541 | 842,272 | 888,912 | 962,768 | 1,009,173 | 1,055,488 | 1,045,250 | 1,035,110 | | | | |
| Net Annual Surplus / (Deficit) | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Net Fiscal Impact of Project | | | | | | | | | | | | | | | | |
| Financing Sources | | \$ 8,277,938 | \$ 8,849,754 | \$ 10,100,196 | \$ 10,626,707 | \$ 11,196,190 | \$ 11,765,023 | \$ 12,726,428 | \$ 13,579,650 | \$ 14,189,793 | \$ 14,116,765 | \$ 14,044,445 | | | | |
| Financing Requirements | | 7,534,001 | 7,993,238 | 8,508,461 | 8,967,462 | 9,427,836 | 9,886,655 | 10,399,995 | 10,860,044 | 13,118,537 | 13,108,298 | 13,098,159 | | | | |
| Net Annual Surplus / (Deficit) | | \$ 743,937 | \$ 856,516 | \$ 1,591,735 | \$ 1,659,245 | \$ 1,768,354 | \$ 1,878,368 | \$ 2,326,434 | \$ 2,719,607 | \$ 1,071,256 | \$ 1,008,466 | \$ 946,286 | | | | |

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | Factor | Ref. | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | 30 |
|---|----------|---------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| RESIDENTIAL FINANCING SOURCES | | | | | | | | | | | | | |
| Cumulative Residents | | | | | | | | | | | | | |
| Residential Absorption Assumptions | | 3 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | - | - |
| Total Cumulative Units | | | 5,235 | 5,671 | 6,108 | 6,544 | 6,980 | 7,416 | 7,853 | 8,289 | 8,725 | 8,725 | 8,725 |
| Total Cumulative Residents | 3.24 | 3 | 16,961 | 18,375 | 19,788 | 21,202 | 22,615 | 24,029 | 25,442 | 26,856 | 28,269 | 28,269 | 28,269 |
| Residential Property Value per Unit (Net of Homeowner's Exemption) | | | | | | | | | | | | | |
| Low Density | \$ | 373,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ 12,309,000 | \$ - | \$ - |
| Med Density | | 323,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | 24,871,000 | - | - |
| Med High Density | | 288,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | 54,000,000 | - | - |
| High Density | | 268,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | 37,185,000 | - | - |
| Subtotal Assessed Value | \$ | 294,246 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ - | \$ - |
| Total Assessed Value | | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ - | \$ - |
| Total Current Period Assessed Value Additions | | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ - | \$ - |
| Previous Period Adjusted Assessed Value | | | 1,398,344,693 | 1,523,986,250 | 1,649,383,105 | 1,774,535,735 | 1,899,444,616 | 2,024,110,221 | 2,148,533,026 | 2,272,713,502 | 2,396,652,122 | 2,520,349,356 | 2,495,901,371 |
| Deflation Factor @ 0.1948% | | | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9903 | 0.9903 |
| Cumulative Residential AV Adj. for Deflation Factor of 0.19% | | | \$ 1,523,986,250 | \$ 1,649,383,105 | \$ 1,774,535,735 | \$ 1,899,444,616 | \$ 2,024,110,221 | \$ 2,148,533,026 | \$ 2,272,713,502 | \$ 2,396,652,122 | \$ 2,520,349,356 | \$ 2,495,901,371 | \$ 2,471,690,536 |
| Residential Property Tax | | | | | | | | | | | | | |
| Basic Tax Paid - Residential | 1.00% | 4 | \$ 15,239,862 | \$ 16,493,831 | \$ 17,745,357 | \$ 18,994,446 | \$ 20,241,102 | \$ 21,485,330 | \$ 22,727,135 | \$ 23,966,521 | \$ 25,203,494 | \$ 24,959,014 | \$ 24,716,905 |
| Total Residential Property Tax | 14.3754% | 2 | \$ 2,190,795 | \$ 2,371,059 | \$ 2,550,971 | \$ 2,730,533 | \$ 2,909,745 | \$ 3,088,608 | \$ 3,267,123 | \$ 3,445,290 | \$ 3,623,110 | \$ 3,587,965 | \$ 3,553,161 |
| Property in Lieu of MVLF | \$ | 92.55 | \$ 1,569,743 | \$ 1,700,554 | \$ 1,831,366 | \$ 1,962,178 | \$ 2,092,990 | \$ 2,223,802 | \$ 2,354,614 | \$ 2,485,426 | \$ 2,616,238 | \$ 2,616,238 | \$ 2,616,238 |
| Residential Documentary Transfer Tax | | | | | | | | | | | | | |
| Residential Property Turnover Rate | 10.0% | 4 | | | | | | | | | | | |
| Transfer Tax as a % of Price | 0.11% | 4 | | | | | | | | | | | |
| Total Residential Documentary Transfer Tax | | | \$ 167,638 | \$ 181,432 | \$ 195,199 | \$ 208,939 | \$ 222,652 | \$ 236,339 | \$ 249,998 | \$ 263,632 | \$ 277,238 | \$ 274,549 | \$ 271,886 |
| NON-RESIDENTIAL FINANCING SOURCES | | | | | | | | | | | | | |
| Retail | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | 87,500 | - | - | - | 87,500 | - | - | - | - |
| Cumulative Square Feet | | | 175,000 | 175,000 | 262,500 | 262,500 | 262,500 | 262,500 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 |
| Assessed Value Additions | \$ | 250 | \$ - | \$ - | \$ 21,875,000 | \$ - | \$ - | \$ - | \$ 21,875,000 | \$ - | \$ - | \$ - | \$ - |
| Cumulative Employees | | 500 | 350 | 350 | 525 | 525 | 525 | 525 | 700 | 700 | 700 | 700 | 700 |
| Taxable Sales | | 200 | 35,000,000 | 35,000,000 | 52,500,000 | 52,500,000 | 52,500,000 | 52,500,000 | 70,000,000 | 70,000,000 | 70,000,000 | 70,000,000 | 70,000,000 |
| Office | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | 55,000 | - | - | - | 55,000 | - | - | - | - |
| Cumulative Square Feet | | | 110,000 | 110,000 | 165,000 | 165,000 | 165,000 | 165,000 | 220,000 | 220,000 | 220,000 | 220,000 | 220,000 |
| Assessed Value Additions | \$ | 250 | \$ - | \$ - | \$ 13,750,000 | \$ - | \$ - | \$ - | \$ 13,750,000 | \$ - | \$ - | \$ - | \$ - |
| Cumulative Employees | | 250 | 440 | 440 | 660 | 660 | 660 | 660 | 880 | 880 | 880 | 880 | 880 |
| Taxable Sales | | - | - | - | - | - | - | - | - | - | - | - | - |
| Light Industrial | | | | | | | | | | | | | |
| Square Feet (a) | | | - | - | 202,500 | - | - | - | 202,500 | - | - | - | - |
| Cumulative Square Feet | | | 405,000 | 405,000 | 607,500 | 607,500 | 607,500 | 607,500 | 810,000 | 810,000 | 810,000 | 810,000 | 810,000 |
| Assessed Value Additions | \$ | 150 | \$ - | \$ - | \$ 30,375,000 | \$ - | \$ - | \$ - | \$ 30,375,000 | \$ - | \$ - | \$ - | \$ - |
| Cumulative Employees | | 1,030 | 393 | 393 | 590 | 590 | 590 | 590 | 786 | 786 | 786 | 786 | 786 |
| Taxable Sales | | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Non-Residential Assessed Value Additions | | | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ - |
| Previous Period Adjusted Assessed Value | | | 131,231,242 | 130,975,653 | 130,720,562 | 196,465,969 | 196,083,328 | 195,701,432 | 195,320,280 | 260,939,871 | 260,431,659 | 259,924,438 | 259,924,438 |
| Deflation Factor | | | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9903 | 0.9903 |
| Cum. Non-Residential AV Adj. for Deflation Factor of 0.19% | | | \$ 130,975,653 | \$ 130,720,562 | \$ 196,465,969 | \$ 196,083,328 | \$ 195,701,432 | \$ 195,320,280 | \$ 260,939,871 | \$ 260,431,659 | \$ 259,924,438 | \$ 257,403,109 | \$ 254,906,238 |
| Total Non-Residential Cumulative Employees | | | 1,183 | 1,183 | 1,775 | 1,775 | 1,775 | 1,775 | 2,366 | 2,366 | 2,366 | 2,366 | 2,366 |
| 50% of Cumulative Employees | | | 592 | 592 | 887 | 887 | 887 | 887 | 1,183 | 1,183 | 1,183 | 1,183 | 1,183 |
| Total Taxable Sales | | | 35,000,000 | 35,000,000 | 52,500,000 | 52,500,000 | 52,500,000 | 52,500,000 | 70,000,000 | 70,000,000 | 70,000,000 | 70,000,000 | 70,000,000 |
| Non-Residential Property Tax | | | | | | | | | | | | | |
| Basic Tax Paid - Non-Residential | 1.00% | 4 | \$ 1,309,757 | \$ 1,307,206 | \$ 1,964,660 | \$ 1,960,833 | \$ 1,957,014 | \$ 1,953,203 | \$ 2,609,399 | \$ 2,604,317 | \$ 2,599,244 | \$ 2,574,031 | \$ 2,549,062 |
| Non-Res. Unsecured Prop. Tax as a % of Secured | 10.00% | 4 | \$ 130,976 | \$ 130,721 | \$ 196,466 | \$ 196,083 | \$ 195,701 | \$ 195,320 | \$ 260,940 | \$ 260,432 | \$ 259,924 | \$ 257,403 | \$ 254,906 |
| Total Non-Residential Property Tax | 14.3754% | 2 | \$ 207,111 | \$ 206,708 | \$ 310,671 | \$ 310,066 | \$ 309,462 | \$ 308,859 | \$ 412,623 | \$ 411,820 | \$ 411,018 | \$ 407,031 | \$ 403,082 |
| Total Residential and Non-Residential Property Tax | | | \$ 2,397,907 | \$ 2,577,767 | \$ 2,861,642 | \$ 3,040,599 | \$ 3,219,207 | \$ 3,397,468 | \$ 3,679,746 | \$ 3,857,110 | \$ 4,034,128 | \$ 3,994,996 | \$ 3,956,243 |
| Non-Residential Documentary Transfer Tax | | | | | | | | | | | | | |
| Non-Residential Property Turnover Rate | 5.00% | 4 | | | | | | | | | | | |
| Transfer Tax as a % of Price | 0.11% | 4 | | | | | | | | | | | |
| Total Non-Residential Documentary Transfer Tax | | | \$ 7,204 | \$ 7,190 | \$ 10,806 | \$ 10,785 | \$ 10,764 | \$ 10,743 | \$ 14,352 | \$ 14,324 | \$ 14,296 | \$ 14,157 | \$ 14,020 |
| Total Residential and Non-Residential Documentary Transfer Tax | | | \$ 174,842 | \$ 188,622 | \$ 206,005 | \$ 219,723 | \$ 233,416 | \$ 247,081 | \$ 264,350 | \$ 277,955 | \$ 291,534 | \$ 288,706 | \$ 285,906 |
| Structural Fire Tax | | | | | | | | | | | | | |
| Total Basic Tax Paid - Residential and Non-Residential | | | \$ 16,680,595 | \$ 17,931,757 | \$ 19,906,483 | \$ 21,151,363 | \$ 22,393,818 | \$ 23,633,853 | \$ 25,597,474 | \$ 26,831,269 | \$ 28,062,662 | \$ 27,790,448 | \$ 27,520,874 |
| Total Structural Fire Tax | 5.9982% | 2 | \$ 1,000,543 | \$ 1,075,591 | \$ 1,194,040 | \$ 1,268,710 | \$ 1,343,236 | \$ 1,417,616 | \$ 1,535,399 | \$ 1,609,405 | \$ 1,683,267 | \$ 1,666,939 | \$ 1,650,769 |
| On-Site Sales Tax | | | | | | | | | | | | | |
| Sales Tax (@1% of Taxable Sales) | 1.00% | 5 | \$ 350,000 | \$ 350,000 | \$ 525,000 | \$ 525,000 | \$ 525,000 | \$ 525,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 |
| Use Tax (@10.5% of Sales Tax) | 10.50% | 5 | \$ 36,750 | \$ 36,750 | \$ 55,125 | \$ 55,125 | \$ 55,125 | \$ 55,125 | \$ 73,500 | \$ 73,500 | \$ 73,500 | \$ 73,500 | \$ 73,500 |
| Total On-Site Sales Tax Allocated to County | | | \$ 386,750 | \$ 386,750 | \$ 580,125 | \$ 580,125 | \$ 580,125 | \$ 580,125 | \$ 773,500 | \$ 773,500 | \$ 773,500 | \$ 773,500 | \$ 773,500 |

Footnotes:
(a) Updated as of August 2, 2017 based on comparable Pulte new home project in Perris, CA, net of (\$7,000) Homeowner's Exemption. See Table 3 - Land Use Assumptions.

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | | Factor | Ref. | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | 30 | |
|--|--|--|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|
| INTEREST EARNINGS | | | | | | | | | | | | | | | |
| | | County Share of Residential and Non-Res. Prop. Tax | 4 | \$ 2,397,907 | \$ 2,577,767 | \$ 2,861,642 | \$ 3,040,599 | \$ 3,219,207 | \$ 3,397,468 | \$ 3,679,746 | \$ 3,857,110 | \$ 4,034,128 | \$ 3,994,996 | \$ 3,956,243 | |
| | | Documentary Transfer Tax | 4 | 174,842 | 188,622 | 206,005 | 219,723 | 233,416 | 247,081 | 264,350 | 277,955 | 291,534 | 288,706 | 285,906 | |
| | | Net On-Site Sales and Use Tax | 5 | 386,750 | 386,750 | 580,125 | 580,125 | 580,125 | 580,125 | 773,500 | 773,500 | 773,500 | 773,500 | 773,500 | |
| | | Total Revenue Generating Interest Earnings | | \$ 2,959,499 | \$ 3,153,139 | \$ 3,647,772 | \$ 3,840,447 | \$ 4,032,748 | \$ 4,224,674 | \$ 4,717,597 | \$ 4,908,565 | \$ 5,099,162 | \$ 5,057,202 | \$ 5,015,649 | |
| | | Total Interest Earnings | 1.21% | 5 | \$ 35,810 | \$ 38,153 | \$ 44,138 | \$ 46,469 | \$ 48,796 | \$ 51,119 | \$ 57,083 | \$ 59,394 | \$ 61,700 | \$ 61,192 | \$ 60,689 |
| POLICE PHASING | | | | | | | | | | | | | | | |
| | | Cumulative Units | | 5,235 | 5,671 | 6,108 | 6,544 | 6,980 | 7,416 | 7,853 | 8,289 | 8,725 | 8,725 | 8,725 | |
| | | Cumulative Residents | 3.24 | 3 | 16,961 | 18,375 | 19,788 | 21,202 | 22,615 | 24,029 | 25,442 | 26,856 | 28,269 | 28,269 | 28,269 |
| | | Staffing Service Standard Sworn Officer per 1,000 residents | 1.00 | 9 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| | | Number of Sworn Officers Required | | 17 | 18 | 20 | 21 | 23 | 24 | 25 | 27 | 28 | 28 | 28 | |
| | | Police Costs | \$ 146,532 | 9 | \$ 2,485,183 | \$ 2,691,793 | \$ 2,899,868 | \$ 3,106,478 | \$ 3,314,554 | \$ 3,521,164 | \$ 3,727,774 | \$ 3,935,850 | \$ 4,142,460 | \$ 4,142,460 | \$ 4,142,460 |
| FISCAL IMPACT TO OTHER COUNTY FUNDS | | | | | | | | | | | | | | | |
| Fiscal Impact to Fire Fund | | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | | |
| | | Ad Valorem Tax | | | | | | | | | | | | | |
| | | Residential and Non-Residential Basic Tax Adj. for Deflation | | \$ 16,680,595 | \$ 17,931,757 | \$ 19,906,483 | \$ 21,151,363 | \$ 22,393,818 | \$ 23,633,853 | \$ 25,597,474 | \$ 26,831,269 | \$ 28,062,662 | \$ 27,790,448 | \$ 27,520,874 | |
| | | Total Structural Fire Tax | 5.998% | 2 | \$ 1,000,543 | \$ 1,075,591 | \$ 1,194,040 | \$ 1,268,710 | \$ 1,343,236 | \$ 1,417,616 | \$ 1,535,399 | \$ 1,609,405 | \$ 1,683,267 | \$ 1,666,939 | \$ 1,650,769 |
| Financing Requirements | | | | | | | | | | | | | | | |
| Service Level | | | | | | | | | | | | | | | |
| | | 1. Medic | \$ 1,200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 2. Ladder Co | \$ 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 |
| | | 3 Engine Co | \$ 1,800,000 | - | - | - | - | - | - | - | - | - | 1,800,000 | 1,800,000 | 1,800,000 |
| | | Total Financing Requirements | | 10 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 3,700,000 | \$ 3,700,000 | \$ 3,700,000 |
| | | Net Annual Surplus (Deficit) before Fire CFD | | | \$ (899,457) | \$ (824,409) | \$ (705,960) | \$ (631,290) | \$ (556,764) | \$ (482,384) | \$ (364,601) | \$ (290,595) | \$ (2,016,733) | \$ (2,033,061) | \$ (2,049,231) |
| | | | | | \$ (899,457) | \$ (824,409) | \$ (705,960) | \$ (631,290) | \$ (556,764) | \$ (482,384) | \$ (364,601) | \$ (290,595) | \$ (2,016,733) | \$ (2,033,061) | \$ (2,049,231) |
| Additional Financing Sources | | | | | | | | | | | | | | | |
| | | Cumulative Units | | 5,235 | 5,671 | 6,108 | 6,108 | 6,544 | 6,980 | 7,416 | 7,853 | 8,289 | 8,725 | 8,725 | |
| | | Cumulative Non-Residential Square Feet | | 690,000 | 690,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,380,000 | 1,380,000 | 1,380,000 | 1,380,000 | |
| | | Residential | \$ 100 | \$ 523,500 | \$ 567,125 | \$ 610,750 | \$ 610,750 | \$ 654,375 | \$ 698,000 | \$ 741,625 | \$ 785,250 | \$ 827,500 | \$ 872,500 | \$ 872,500 | \$ 872,500 |
| | | Non Residential Sq. Ft. | \$ 0.83 | \$ 572,116 | \$ 572,116 | \$ 858,175 | \$ 858,175 | \$ 858,175 | \$ 858,175 | \$ 858,175 | \$ 1,144,233 | \$ 1,144,233 | \$ 1,144,233 | \$ 1,144,233 | \$ 1,144,233 |
| | | | | \$ 1,095,616 | \$ 1,139,241 | \$ 1,468,925 | \$ 1,468,925 | \$ 1,512,550 | \$ 1,556,175 | \$ 1,599,800 | \$ 1,929,483 | \$ 2,016,733 | \$ 2,016,733 | \$ 2,016,733 | \$ 2,016,733 |
| Financing Sources | | | | | | | | | | | | | | | |
| | | Structural Fire Tax | | \$ 1,000,543 | \$ 1,075,591 | \$ 1,194,040 | \$ 1,268,710 | \$ 1,343,236 | \$ 1,417,616 | \$ 1,535,399 | \$ 1,609,405 | \$ 1,683,267 | \$ 1,666,939 | \$ 1,650,769 | |
| | | CFD Tax | | 1,095,616 | 1,139,241 | 1,468,925 | 1,468,925 | 1,512,550 | 1,556,175 | 1,599,800 | 1,929,483 | 2,016,733 | 2,016,733 | 2,016,733 | |
| | | Total Financing Sources | | \$ 2,096,159 | \$ 2,214,832 | \$ 2,662,964 | \$ 2,737,635 | \$ 2,855,786 | \$ 2,973,791 | \$ 3,135,199 | \$ 3,538,888 | \$ 3,700,000 | \$ 3,683,672 | \$ 3,667,502 | |
| | | Total Financing Sources | | \$ 2,096,159 | \$ 2,214,832 | \$ 2,662,964 | \$ 2,737,635 | \$ 2,855,786 | \$ 2,973,791 | \$ 3,135,199 | \$ 3,538,888 | \$ 3,700,000 | \$ 3,683,672 | \$ 3,667,502 | |
| | | Total Financing Requirements | | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 3,700,000 | 3,700,000 | |
| | | Net Annual Surplus (Deficit) After Additional Sources | | \$ 196,159 | \$ 314,832 | \$ 762,964 | \$ 837,635 | \$ 955,786 | \$ 1,073,791 | \$ 1,235,199 | \$ 1,638,888 | \$ - | \$ (16,328) | \$ (32,498) | |
| | | | | \$ 196,159 | \$ 314,832 | \$ 762,964 | \$ 837,635 | \$ 955,786 | \$ 1,073,791 | \$ 1,235,199 | \$ 1,638,888 | \$ - | \$ (16,328) | \$ (32,498) | |
| | | Cumulative Net Impact | | \$ 2,359,819 | \$ 2,674,651 | \$ 3,437,615 | \$ 1,356,010 | \$ 1,683,731 | \$ 2,460,111 | \$ 3,398,859 | \$ 3,998,707 | \$ 3,437,615 | \$ 3,421,287 | \$ 3,388,790 | |

Footnotes:
(a) Per the Villages of Lakeview Development Agreement, it is assumed that a two-person medic patrol emergency response vehicle is required upon the 2,000th unit, a ladder truck fire apparatus is required upon the 5,000th unit, and a Type 1 fire engine is required upon the 8,000th dwelling unit.

Exhibit D - Phasing Analysis Detail
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | | Factor | Ref. | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | 30 |
|--|--|---------|-------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Fiscal Impact to Library Fund | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | |
| Ad Valorem Tax | | | | | | | | | | | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | | | | | | | | | | | | | | |
| | | 1.4672% | 2 | \$ 16,680,595 | \$ 17,931,757 | \$ 19,906,483 | \$ 21,151,363 | \$ 22,393,818 | \$ 23,633,853 | \$ 25,597,474 | \$ 26,831,269 | \$ 28,062,662 | \$ 27,790,448 | \$ 27,520,874 |
| | | | | \$ 244,731 | \$ 263,087 | \$ 292,060 | \$ 310,324 | \$ 328,553 | \$ 346,746 | \$ 375,556 | \$ 393,657 | \$ 411,724 | \$ 407,730 | \$ 403,775 |
| Fines and Forfeitures | | | | | | | | | | | | | | |
| | | \$ | 0.14 | \$ 2,434 | \$ 2,630 | \$ 2,867 | \$ 3,063 | \$ 3,259 | \$ 3,455 | \$ 3,692 | \$ 3,888 | \$ 4,084 | \$ 4,084 | \$ 4,084 |
| | | | | \$ 117 | \$ 127 | \$ 138 | \$ 148 | \$ 157 | \$ 167 | \$ 178 | \$ 188 | \$ 197 | \$ 197 | \$ 197 |
| Total Financing Sources | | | | | | | | | | | | | | |
| | | | | \$ 247,282 | \$ 265,844 | \$ 295,065 | \$ 313,535 | \$ 331,969 | \$ 350,368 | \$ 379,426 | \$ 397,733 | \$ 416,005 | \$ 412,011 | \$ 408,056 |
| Financing Requirements | | | | | | | | | | | | | | |
| Library Services | | | | | | | | | | | | | | |
| | | \$ | 8.82 | \$ 154,758 | \$ 167,220 | \$ 182,289 | \$ 194,751 | \$ 207,213 | \$ 219,675 | \$ 234,745 | \$ 247,207 | \$ 259,668 | \$ 259,668 | \$ 259,668 |
| Total Financing Requirements | | | | | | | | | | | | | | |
| | | | | \$ 154,758 | \$ 167,220 | \$ 182,289 | \$ 194,751 | \$ 207,213 | \$ 219,675 | \$ 234,745 | \$ 247,207 | \$ 259,668 | \$ 259,668 | \$ 259,668 |
| Net Annual Surplus/ (Deficit) | | | | | | | | | | | | | | |
| | | | | \$ 92,525 | \$ 98,625 | \$ 112,776 | \$ 118,784 | \$ 124,756 | \$ 130,693 | \$ 144,681 | \$ 150,527 | \$ 156,337 | \$ 152,343 | \$ 148,388 |
| Fiscal Impact to Transportation Fund | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | |
| Intergovernmental | | | | | | | | | | | | | | |
| | | \$ | 12.74 | \$ 216,138 | \$ 234,150 | \$ 252,161 | \$ 270,173 | \$ 288,184 | \$ 306,196 | \$ 324,207 | \$ 342,219 | \$ 360,230 | \$ 360,230 | \$ 360,230 |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| | | | 7.72 | \$ 130,891 | \$ 141,799 | \$ 152,706 | \$ 163,614 | \$ 174,522 | \$ 185,429 | \$ 196,337 | \$ 207,244 | \$ 218,152 | \$ 218,152 | \$ 218,152 |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| | | | | - | - | - | - | - | - | - | - | - | - | - |
| Charges for Services | | | | | | | | | | | | | | |
| | | \$ | 0.04 | \$ 665 | \$ 719 | \$ 784 | \$ 837 | \$ 891 | \$ 944 | \$ 1,009 | \$ 1,063 | \$ 1,116 | \$ 1,116 | \$ 1,116 |
| | | | | \$ 6,298 | \$ 6,805 | \$ 7,418 | \$ 7,926 | \$ 8,433 | \$ 8,940 | \$ 9,553 | \$ 10,060 | \$ 10,567 | \$ 10,567 | \$ 10,567 |
| Total Financing Sources | | | | | | | | | | | | | | |
| | | | | \$ 353,993 | \$ 383,473 | \$ 413,070 | \$ 442,550 | \$ 472,029 | \$ 501,509 | \$ 531,106 | \$ 560,586 | \$ 590,066 | \$ 590,066 | \$ 590,066 |
| Financing Requirements | | | | | | | | | | | | | | |
| | | \$ | 14.65 | \$ 257,124 | \$ 277,829 | \$ 302,867 | \$ 323,572 | \$ 344,277 | \$ 364,982 | \$ 390,020 | \$ 410,725 | \$ 431,429 | \$ 431,429 | \$ 431,429 |
| Total Financing Requirements | | | | | | | | | | | | | | |
| | | | | \$ 257,124 | \$ 277,829 | \$ 302,867 | \$ 323,572 | \$ 344,277 | \$ 364,982 | \$ 390,020 | \$ 410,725 | \$ 431,429 | \$ 431,429 | \$ 431,429 |
| Net Annual Surplus/ (Deficit) | | | | | | | | | | | | | | |
| | | | | \$ 96,868 | \$ 105,643 | \$ 110,203 | \$ 118,978 | \$ 127,752 | \$ 136,527 | \$ 141,087 | \$ 149,862 | \$ 158,637 | \$ 158,637 | \$ 158,637 |
| Fiscal Impact to Flood Control Zone 4 Operations | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | |
| Ad Valorem Tax | | | | | | | | | | | | | | |
| Residential and Non-Residential Basic Tax Adj. for Deflation | | | | | | | | | | | | | | |
| | | 3.7612% | 2 | \$ 16,680,595 | \$ 17,931,757 | \$ 19,906,483 | \$ 21,151,363 | \$ 22,393,818 | \$ 23,633,853 | \$ 25,597,474 | \$ 26,831,269 | \$ 28,062,662 | \$ 27,790,448 | \$ 27,520,874 |
| | | | | \$ 627,388 | \$ 674,446 | \$ 748,719 | \$ 795,541 | \$ 842,272 | \$ 888,912 | \$ 962,768 | \$ 1,009,173 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Total Financing Sources | | | | | | | | | | | | | | |
| | | | | \$ 627,388 | \$ 674,446 | \$ 748,719 | \$ 795,541 | \$ 842,272 | \$ 888,912 | \$ 962,768 | \$ 1,009,173 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Financing Requirements | | | | | | | | | | | | | | |
| | | | 13 | \$ 627,388 | \$ 674,446 | \$ 748,719 | \$ 795,541 | \$ 842,272 | \$ 888,912 | \$ 962,768 | \$ 1,009,173 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Total Financing Requirements | | | | | | | | | | | | | | |
| | | | | \$ 627,388 | \$ 674,446 | \$ 748,719 | \$ 795,541 | \$ 842,272 | \$ 888,912 | \$ 962,768 | \$ 1,009,173 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Net Annual Surplus/ (Deficit) | | | | | | | | | | | | | | |
| | | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Exhibit E - Phased Analysis for Fire Fund
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| | Residential Avg Sq. Ft. (a) | Residential Property Value / Unit (a) | Absorption (a) | | | | | | | | | | | | | | | | | | Total | Assessed Value | |
|--|--------------------------------|---|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | | 19 |
| I. Residential Land Use | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density | 3,173 | \$ 373,000 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 660 | \$ 246,180,000 |
| Med Density | 2,250 | 323,000 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 1,540 | 497,420,000 |
| Med High Density | 1,751 | 288,000 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 188 | 3,750 | 1,080,000,000 |
| High Density | 1,518 | 268,000 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 139 | 2,775 | 743,700,000 |
| New Total Residential | | \$ 294,246 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 8,725 | \$ 2,567,300,000 |
| Cumulative Residential Units | | | 436 | 873 | 1,309 | 1,745 | 2,181 | 2,618 | 3,054 | 3,490 | 3,926 | 4,363 | 4,799 | 5,235 | 5,671 | 6,108 | 6,544 | 6,980 | 7,416 | 7,853 | 8,289 | 8,725 | |
| New Residential Assessed Value | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 2,567,300,000 |
| Cumulative Residential Assessed Value | | \$ 128,365,000 | \$ 256,730,000 | \$ 385,095,000 | \$ 513,460,000 | \$ 641,825,000 | \$ 770,190,000 | \$ 898,555,000 | \$ 1,026,920,000 | \$ 1,155,285,000 | \$ 1,283,650,000 | \$ 1,412,015,000 | \$ 1,540,380,000 | \$ 1,668,745,000 | \$ 1,797,110,000 | \$ 1,925,475,000 | \$ 2,053,840,000 | \$ 2,182,205,000 | \$ 2,310,570,000 | \$ 2,438,935,000 | \$ 2,567,300,000 | \$ 2,567,300,000 | \$ 2,567,300,000 |
| II. Non-Residential Land Use | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | \$ 250 | - | - | - | - | - | 87,500 | - | - | - | 87,500 | - | - | - | 87,500 | - | - | - | 87,500 | - | - | 350,000 | \$ 87,500,000 |
| Office | 250 | - | - | - | - | - | 55,000 | - | - | - | 55,000 | - | - | - | 55,000 | - | - | - | 55,000 | - | - | 220,000 | 55,000,000 |
| Light Industrial | 150 | - | - | - | - | - | 202,500 | - | - | - | 202,500 | - | - | - | 202,500 | - | - | - | 202,500 | - | - | 810,000 | 121,500,000 |
| Total Non-Residential | \$ 191 | - | - | - | - | - | 345,000 | - | - | - | 345,000 | - | - | - | 345,000 | - | - | - | 345,000 | - | - | 1,380,000 | \$ 264,000,000 |
| Cumulative Non-Residential Sq. Ft. | | | - | - | - | - | 345,000 | 345,000 | 345,000 | 345,000 | 690,000 | 690,000 | 690,000 | 690,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,380,000 | 1,380,000 | 1,380,000 | |
| New Non-Residential Assessed Value | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ 66,000,000 | \$ - | \$ - | \$ - | \$ - |
| Non-Res. Unsecured Assessed Value as a % of Secured | 10.00% | - | - | - | - | - | 6,600,000 | - | - | - | 6,600,000 | - | - | - | 6,600,000 | - | - | - | 6,600,000 | - | - | 6,600,000 | |
| Cumulative Non-Residential Assessed Value | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 72,600,000 | \$ 72,600,000 | \$ 72,600,000 | \$ 72,600,000 | \$ 145,200,000 | \$ 145,200,000 | \$ 145,200,000 | \$ 145,200,000 | \$ 217,800,000 | \$ 217,800,000 | \$ 217,800,000 | \$ 217,800,000 | \$ 217,800,000 | \$ 290,400,000 | \$ 290,400,000 | \$ 290,400,000 | \$ 290,400,000 |
| III. Total Cumulative | | | | | | | | | | | | | | | | | | | | | | | |
| Total Cumulative Assessed Value | | \$ 128,365,000 | \$ 256,730,000 | \$ 385,095,000 | \$ 513,460,000 | \$ 641,825,000 | \$ 842,790,000 | \$ 971,155,000 | \$ 1,099,520,000 | \$ 1,227,885,000 | \$ 1,428,850,000 | \$ 1,557,215,000 | \$ 1,685,580,000 | \$ 1,813,945,000 | \$ 2,014,910,000 | \$ 2,143,275,000 | \$ 2,271,640,000 | \$ 2,400,005,000 | \$ 2,600,970,000 | \$ 2,729,335,000 | \$ 2,857,700,000 | \$ 2,857,700,000 | \$ 2,857,700,000 |
| Total Cumulative Basic Tax Paid (1.0% of Assessed Value) | 1.00% | 1,283,650 | 2,567,300 | 3,850,950 | 5,134,600 | 6,418,250 | 8,427,900 | 9,711,550 | 10,995,200 | 12,278,850 | 14,288,500 | 15,572,150 | 16,855,800 | 18,139,450 | 20,149,100 | 21,432,750 | 22,716,400 | 24,000,050 | 26,009,700 | 27,293,350 | 28,577,000 | 28,577,000 | 28,577,000 |
| Structural Fire Tax (@ 5.998%) | 5.998% | 76,996 | 153,993 | 230,989 | 307,986 | 384,982 | 505,526 | 582,523 | 659,519 | 736,515 | 813,511 | 890,507 | 967,503 | 1,044,499 | 1,121,495 | 1,200,000 | 1,278,500 | 1,357,000 | 1,435,500 | 1,514,000 | 1,592,500 | 1,671,000 | 1,671,000 |
| IV. Fiscal Impact to the Fire Structural Fund | | | | | | | | | | | | | | | | | | | | | | | |
| Financing Sources | | | | | | | | | | | | | | | | | | | | | | | |
| Total Current Period Assessed Value Additions | | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 200,965,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 200,965,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 200,965,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 200,965,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 | \$ 128,365,000 |
| Current Period Cumulative Assessed Value Additions | | 128,365,000 | 256,730,000 | 385,095,000 | 513,460,000 | 641,825,000 | 842,790,000 | 971,155,000 | 1,099,520,000 | 1,227,885,000 | 1,428,850,000 | 1,557,215,000 | 1,685,580,000 | 1,813,945,000 | 2,014,910,000 | 2,143,275,000 | 2,271,640,000 | 2,400,005,000 | 2,600,970,000 | 2,729,335,000 | 2,857,700,000 | 2,857,700,000 | 2,857,700,000 |
| Previous Period Adjusted Assessed Value | | - | 128,365,000 | 256,479,994 | 384,345,469 | 511,961,910 | 639,329,803 | 839,049,632 | 965,780,483 | 1,092,264,511 | 1,218,502,196 | 1,417,094,018 | 1,542,699,058 | 1,668,059,468 | 1,793,175,724 | 1,990,648,301 | 2,115,136,276 | 2,239,381,796 | 2,363,385,334 | 2,559,747,359 | 2,683,126,947 | 2,683,126,947 | 2,683,126,947 |
| Deflation Factor (0.19%) | 1.0000 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 | 0.9981 |
| Cumulative AV Adj. for Deflation Factor of (0.19%) | | \$ 128,365,000 | \$ 256,479,994 | \$ 384,345,469 | \$ 511,961,910 | \$ 639,329,803 | \$ 839,049,632 | \$ 965,780,483 | \$ 1,092,264,511 | \$ 1,218,502,196 | \$ 1,417,094,018 | \$ 1,542,699,058 | \$ 1,668,059,468 | \$ 1,793,175,724 | \$ 1,990,648,301 | \$ 2,115,136,276 | \$ 2,239,381,796 | \$ 2,363,385,334 | \$ 2,559,747,359 | \$ 2,683,126,947 | \$ 2,806,266,238 | \$ 2,806,266,238 | \$ 2,806,266,238 |
| Ad Valorem Tax | | | | | | | | | | | | | | | | | | | | | | | |
| Basic Tax Paid (@ 1.0%) | | \$ 1,283,650 | \$ 2,567,300 | \$ 3,850,950 | \$ 5,134,600 | \$ 6,418,250 | \$ 8,427,900 | \$ 9,711,550 | \$ 10,995,200 | \$ 12,278,850 | \$ 14,288,500 | \$ 15,572,150 | \$ 16,855,800 | \$ 18,139,450 | \$ 20,149,100 | \$ 21,432,750 | \$ 22,716,400 | \$ 24,000,050 | \$ 26,009,700 | \$ 27,293,350 | \$ 28,577,000 | \$ 28,577,000 | \$ 28,577,000 |
| Structural Fire Tax (@ 5.998%) | 5.998% | 76,996 | 153,993 | 230,989 | 307,986 | 384,982 | 505,526 | 582,523 | 659,519 | 736,515 | 813,511 | 890,507 | 967,503 | 1,044,499 | 1,121,495 | 1,200,000 | 1,278,500 | 1,357,000 | 1,435,500 | 1,514,000 | 1,592,500 | 1,671,000 | 1,671,000 |
| Total Structural Fire Tax | | \$ 76,996 | \$ 153,993 | \$ 230,989 | \$ 307,986 | \$ 384,982 | \$ 505,526 | \$ 582,523 | \$ 659,519 | \$ 736,515 | \$ 813,511 | \$ 890,507 | \$ 967,503 | \$ 1,044,499 | \$ 1,121,495 | \$ 1,200,000 | \$ 1,278,500 | \$ 1,357,000 | \$ 1,435,500 | \$ 1,514,000 | \$ 1,592,500 | \$ 1,671,000 | \$ 1,671,000 |
| Financing Requirements | | | | | | | | | | | | | | | | | | | | | | | |
| Service Level | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Medic | \$ 1,200,000 | \$ - | \$ - | \$ - | \$ - | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2. Ladder Co | \$ 1,900,000 | - | - | - | - | - | - | - | - | - | - | - | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | 1,900,000 | |
| 3 Engine Co | \$ 1,800,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Total Financing Requirements | | \$ - | \$ - | \$ - | \$ - | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 |
| Net Annual Surplus (Deficit) before Fire CFD | | | | | | | | | | | | | | | | | | | | | | | |
| | | \$ 76,996 | \$ 153,843 | \$ 230,540 | \$ 307,087 | \$ (816,514) | \$ (696,718) | \$ (620,701) | \$ (544,833) | \$ (469,113) | \$ (349,992) | \$ (274,651) | \$ (899,457) | \$ (824,409) | \$ (705,960) | \$ (631,290) | \$ (556,764) | \$ (482,384) | \$ (364,601) | \$ (2,090,595) | \$ (2,016,733) | \$ (2,016,733) | \$ (2,016,733) |
| Fire CFD | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Residential Units | | 436 | 873 | 1,309 | 1,745 | 2,181 | 2,618 | 3,054 | 3,490 | 3,926 | 4,363 | 4,799 | 5,235 | 5,671 | 6,108 | 6,544 | 6,980 | 7,416 | 7,853 | 8,289 | 8,725 | 8,725 | 8,725 |
| Cumulative Non-Residential Square Feet | | - | - | - | - | - | 345,000 | 345,000 | 345,000 | 345,000 | 690,000 | 690,000 | 690,000 | 690,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,000 | 1,380,000 | 1,380,000 | 1,380,000 | 1,380,000 |
| Fire CFD Revenue Residential | \$ 100.00 | \$ 43,625 | \$ 87,250 | \$ 130,875 | \$ 174,500 | \$ 218,125 | \$ 261,750 | \$ 305,375 | \$ 349,000 | \$ 392,625 | \$ 436,250 | \$ 479,875 | \$ 523,500 | \$ 567,125 | \$ 610,750 | \$ 654,375 | \$ 698,000 | \$ 741,625 | \$ 785,250 | \$ 828,875 | \$ 872,500 | \$ 872,500 | \$ 872,500 |
| Fire CFD Revenue Non-Residential | \$ 0.83 | - | - | - | - | - | 286,058 | 286,058 | 286,058 | 286,058 | 572,116 | 572,116 | 572,116 | 572,116 | 858,175 | 858,175 | 858,175 | 858,175 | 1,144,233 | 1,144,233 | 1,144,233 | 1,144,233 | 1,144,233 |
| Total CFD Revenue | | \$ 43,625 | \$ 87,250 | \$ 130,875 | \$ 174,500 | \$ 218,125 | \$ 547,808 | \$ 591,433 | \$ 635,058 | \$ 678,683 | \$ 1,008,366 | \$ 1,051,991 | \$ 1,095,616 | \$ 1,139,241 | \$ 1,468,925 | \$ 1,512,550 | \$ 1,556,175 | \$ 1,599,800 | \$ 1,929,483 | \$ 1,973,108 | \$ 2,016,733 | \$ 2,016,733 | \$ 2,016,733 |
| Operating Reserve Additions | | 43,625 | 130,875 | 261,750 | 436,250 | | | | | | | | | | | | | | | | | | |
| Net Annual Surplus (Deficit) Before Operating Reserve | | | | | | | | | | | | | | | | | | | | | | | |
| | | \$ 120,621 | \$ 241,093 | \$ 361,415 | \$ 481,587 | \$ (598,389) | \$ (148,909) | \$ (29,268) | \$ 90,225 | \$ 209,571 | \$ 658,374 | \$ 777,340 | \$ 196,159 | \$ 314,832 | \$ 762,964 | \$ 881,260 | \$ 999,411 | \$ 1,117,416 | \$ 1,564,882 | \$ (1 | | | |

Exhibit F
Phasing Analysis Summary
September 2017 Update
Villages of Lakeview Fiscal Impact Analysis
November 13, 2017

| Period | Years | Years | Years | Years | Buildout | 5-Years After | 10-Years After |
|--|---------------------|----------------------|----------------------|----------------------|---------------------|---------------------|---------------------|
| | 1-5 | 6-10 | 11-15 | 15-20 | Year 20 | Year 25 | Year 30 |
| | 5 Years | 5 Years | 5 Years | 5 Years | 1 Year | 1 Year | 1 Year |
| I. General Fund Financing Sources | | | | | | | |
| Property Tax | \$ 2,760,775 | \$ 7,953,480 | \$ 13,095,611 | \$ 18,187,659 | \$ 4,034,128 | \$ 3,994,996 | \$ 3,956,243 |
| Documentary Transfer Tax | 211,253 | 582,545 | 950,228 | 1,314,337 | 291,534 | 288,706 | 285,906 |
| Property Tax In-Lieu of MVLF | 1,962,178 | 5,232,475 | 8,502,772 | 11,773,069 | 2,616,238 | 2,616,238 | 2,616,238 |
| On-Site Retail Sales and Use Tax | - | 1,160,250 | 2,320,500 | 3,480,750 | 773,500 | 773,500 | 773,500 |
| Interest Earnings | 35,962 | 117,325 | 198,033 | 278,091 | 61,700 | 61,192 | 60,689 |
| Other Discretionary Revenue | 468,731 | 1,289,188 | 2,109,645 | 2,930,101 | 651,134 | 651,134 | 651,134 |
| Total Financing Sources | \$ 5,438,900 | \$ 16,335,263 | \$ 27,176,788 | \$ 37,964,008 | \$ 8,428,233 | \$ 8,385,766 | \$ 8,343,710 |
| General Fund Financing Requirements | | | | | | | |
| General Financing Requirements | \$ 640,676 | \$ 1,762,101 | \$ 2,883,526 | \$ 4,004,950 | \$ 889,989 | \$ 889,989 | \$ 889,989 |
| Public Protection | | | | | | | |
| Judicial | 318,445 | 849,187 | 1,379,928 | 1,910,670 | 424,593 | 424,593 | 424,593 |
| Police Protection | 3,106,478 | 8,283,454 | 13,461,895 | 18,641,801 | 4,142,460 | 4,142,460 | 4,142,460 |
| Detention and Correction | 596,209 | 1,639,799 | 2,683,390 | 3,726,980 | 828,218 | 828,218 | 828,218 |
| Fire Protection | - | - | - | - | - | - | - |
| Protection and Inspection | 2,896 | 7,964 | 13,032 | 18,100 | 4,022 | 4,022 | 4,022 |
| Other Protection | 192,853 | 530,418 | 867,982 | 1,205,547 | 267,899 | 267,899 | 267,899 |
| Administration | 27,068 | 74,446 | 121,824 | 169,203 | 37,601 | 37,601 | 37,601 |
| Public Ways & Facilities | - | - | - | - | - | - | - |
| Health and Sanitation | 738,966 | 1,970,577 | 3,202,187 | 4,433,798 | 985,288 | 985,288 | 985,288 |
| Public Assistance | 60,961 | 162,562 | 264,163 | 365,764 | 81,281 | 81,281 | 81,281 |
| Education, Recreation and Cultural Services | 7,950 | 21,200 | 34,449 | 47,699 | 10,600 | 10,600 | 10,600 |
| Debt Service | - | - | - | - | - | - | - |
| Total Financing Requirements | \$ 5,692,501 | \$ 15,301,706 | \$ 24,912,376 | \$ 34,524,512 | \$ 7,671,951 | \$ 7,671,951 | \$ 7,671,951 |
| General Fund Fiscal Impact | | | | | | | |
| Ongoing Surplus/(Deficit) | \$ (253,601) | \$ 1,033,557 | \$ 2,264,412 | \$ 3,439,496 | \$ 756,282 | \$ 713,815 | \$ 671,759 |
| Surplus/(Deficit) per Unit | \$ (116.26) | \$ 473.84 | \$ 1,038.13 | \$ 1,576.85 | \$ 86.68 | \$ 81.81 | \$ 76.99 |
| Revenue/Cost Ratio | 0.96 | 1.07 | 1.09 | 1.10 | 1.10 | 1.09 | 1.09 |
| II. Fiscal Impact to Fire Fund | | | | | | | |
| Financing Sources | \$ 1,806,327 | \$ 6,779,993 | \$ 11,688,931 | \$ 16,203,663 | \$ 3,700,000 | \$ 3,683,672 | \$ 3,667,502 |
| Financing Requirements | 1,200,000 | 6,000,000 | 8,800,000 | 11,300,000 | 3,700,000 | 3,700,000 | 3,700,000 |
| Net Annual Surplus / (Deficit) | \$ 606,327 | \$ 779,993 | \$ 2,888,931 | \$ 4,903,663 | \$ - | \$ (16,328) | \$ (32,498) |
| III. Fiscal Impact to Library Fund | | | | | | | |
| Financing Sources | \$ 284,847 | \$ 820,210 | \$ 1,350,412 | \$ 1,875,502 | \$ 416,005 | \$ 412,011 | \$ 408,056 |
| Financing Requirements | 186,927 | 514,121 | 841,314 | 1,168,508 | 259,668 | 259,668 | 259,668 |
| Net Annual Surplus / (Deficit) | \$ 97,920 | \$ 306,090 | \$ 509,098 | \$ 706,994 | \$ 156,337 | \$ 152,343 | \$ 148,388 |
| IV. Fiscal Impact to Transportation Fund | | | | | | | |
| Financing Sources | \$ 442,198 | \$ 1,179,898 | \$ 1,917,597 | \$ 2,655,297 | \$ 590,066 | \$ 590,066 | \$ 590,066 |
| Financing Requirements | 310,573 | 854,193 | 1,397,813 | 1,941,432 | 431,429 | 431,429 | 431,429 |
| Net Annual Surplus / (Deficit) | \$ 131,625 | \$ 325,705 | \$ 519,785 | \$ 713,865 | \$ 158,637 | \$ 158,637 | \$ 158,637 |
| V. Fiscal Impact to Flood Control Zone 4 Operations | | | | | | | |
| Financing Sources | \$ 722,328 | \$ 2,080,946 | \$ 3,426,332 | \$ 4,758,614 | \$ 1,055,488 | \$ 1,045,250 | \$ 1,035,110 |
| Financing Requirements | 722,328 | 2,080,946 | 3,426,332 | 4,758,614 | 1,055,488 | 1,045,250 | 1,035,110 |
| Net Annual Surplus / (Deficit) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| VI. Net Fiscal Impact of Project | | | | | | | |
| Financing Sources | \$ 8,694,600 | \$ 27,196,309 | \$ 45,560,060 | \$ 63,457,084 | \$ 14,189,793 | \$ 14,116,765 | \$ 14,044,445 |
| Financing Requirements | 8,112,330 | 24,750,966 | 39,377,835 | 53,693,066 | 13,118,537 | 13,108,298 | 13,098,159 |
| Net Annual Surplus / (Deficit) | \$ 582,270 | \$ 2,445,344 | \$ 6,182,225 | \$ 9,764,018 | \$ 1,071,256 | \$ 1,008,466 | \$ 946,286 |