



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

ALTERNATIVE 7 LAND USE

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

Prepared By:



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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, & MVLF Calculations
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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.

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 4 - Property Tax and Documentary Transfer Tax Calculations
September 2017 Update
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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]	<u>\$ 25,203,494</u>
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]	<u>\$ 2,599,244</u>
Non-Residential Unsecured Property Tax as a % of Secured		10%
Total Unsecured Property Tax	[3]	<u>\$ 259,924</u>
Total Basic Tax Paid - Non-Residential	[2]+[3]=[4]	<u>\$ 2,859,169</u>
Total Basic Tax Paid - Residential and Non-Residential	[1]+[4]=[5]	<u>\$ 28,062,662</u>
County General Fund Post-ERAF Share of Basic Tax	[6] 2	14.37543%
Total County General Fund Tax Share	[5]X[6]=[7]	<u>\$ 4,034,128</u>

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		<u>\$ 277,238</u>
Non-Residential Turnover Rate		5%
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		<u>\$ 14,296</u>
Total Documentary Transfer Tax		<u>\$ 291,534</u>

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
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<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
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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
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Description	Page Ref.	Budget FY 2017/18 (a)	County Equivalent		Measurement (b)	Project	Financing
			Units (b)	Factor		Equivalent Units (c)	Requirements
		[1]	[2]	[1]/[2]=[3]		[4]	[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>		<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
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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 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		\$ -		\$ 9,905,485	
Assessment Appeals Board	567	10000	1,006,440	-	425,000	-	-	-	-	-	-	-	-	581,440	100%	581,440		-		581,440	
Executive Office	567	10000	12,824,381	-	2,150,140	-	-	7,055,000	-	-	-	-	-	3,619,241	100%	3,619,241		-		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		-		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		-		65,291,395	
Court Sub-Funds	570	10000	6,928,143	-	-	-	-	5,993,148	-	-	-	-	-	934,995	100%	934,995		-		934,995	
EO Subfund Budgets	572	10000	3,378,836	-	-	-	-	2,766,136	-	-	-	-	-	612,700	100%	612,700		-		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		\$ 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		\$ -		\$ 6,923,285	
Auditor-Controller	575	10000	6,971,744	-	5,095,614	-	-	-	66	-	-	-	-	1,876,064	50%	938,032		-		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		-		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)		-		(16,831,172)	
Treasurer-Tax Collector	577	10000	15,029,861	-	10,658,168	-	-	3,528,241	28,371	-	-	-	-	815,081	50%	407,541		-		407,541	
Purchasing	583	10000	2,828,694	-	1,620,210	-	-	-	71,452	-	-	-	-	1,137,032	50%	568,516		-		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)		\$ (7,154,366)					\$ (7,154,366)	
Counsel																					
County Counsel	577	10000	\$ 5,882,168	\$ 38,000	\$ 3,862,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,981,314	50%	\$ 990,657		\$ -		\$ 990,657	
Court Transcripts	601	10000	1,402,500	-	-	-	-	-	-	-	-	-	-	1,402,500	25%	350,625		-		350,625	
Total Counsel			\$ 7,284,668	\$ 38,000	\$ 3,862,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,383,814		\$ 1,341,282		\$ -		\$ 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		\$ -		\$ 4,697,250	
Total Elections			\$ 10,616,650	\$ 30,000	\$ 1,122,150	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 9,394,500		\$ 4,697,250		\$ -		\$ 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		-		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		\$ -		\$ 3,846,674	

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
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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)									
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

Table 7 - General Fund Financing Requirements Budget, Net of Revenue Sources
September 2017 Update
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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	\$ -	\$ -	\$ -	\$ 45,848,025			\$ 6,856,883			\$ 6,856,883	

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	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	\$ -													
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													
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 Equivalent			Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				Units (c)	Factor	[1]/[2]=[3]			
			[1]	[2]			[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%	\$ -	-	-	not used	-	\$ -
Intergovernmental	685	154,463	0%	-	-	-	not used	-	-
Charges for Services	685	102,000	0%	-	-	-	not used	-	-
Miscellaneous Revenue	685	3,379,489	0%	-	-	-	not used	-	-
Total Financing Sources									\$ 1,055,488

Financing Requirements (d)

Total Financing Requirements									\$ 1,055,488
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Net Annual Surplus/ (Deficit)

Per Development Unit									\$ -
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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

		Ex. C Table											
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	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	193	386	579	772	965	1,199	1,392	1,585	1,778	2,011	2,204
Other Protection		9.10	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	1,805	3,609	5,414	7,218	9,023	11,205	13,009	14,814	16,618	18,880	20,605
Public Ways & Facilities		8	-	-	-	-	-	-	-	-	-	-	-
Health and Sanitation		34.85	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	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	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%	\$ 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%	\$ 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	\$ 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%											
Transfer Tax as a % of Price	0.11%											
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,875,000	\$ -	\$ -	\$ -	\$ 21,875,000	\$ -
Cumulative Employees	500	-	-	-	-	-	175	175	175	175	350	350
Taxable Sales	200	-	-	-	-	-	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,750,000	\$ -	\$ -	\$ -	\$ 13,750,000	\$ -
Cumulative Employees	250	-	-	-	-	-	220	220	220	220	440	440
Taxable Sales	-	-	-	-	-	-	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,375,000	\$ -	\$ -	\$ -	\$ 30,375,000	\$ -
Cumulative Employees	1,030	-	-	-	-	-	197	197	197	197	393	393
Taxable Sales	-	-	-	-	-	-	-	-	-	-	-	-
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	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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,000	\$ 65,871	\$ 65,743	\$ 65,615	\$ 131,487	\$ 131,231
Total Non-Residential Property Tax	14.3754%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%											
Transfer Tax as a % of Price	0.11%											
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	\$ 87,939	\$ 101,888	\$ 115,810	\$ 129,705	\$ 147,202	\$ 161,036
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%	\$ 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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 350,000	\$ 350,000
Use Tax (@ 10.5% of Sales Tax)	10.50%	-	-	-	-	-	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)
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	
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

		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	8	254,756	275,986	297,215	318,445	339,675	360,904	382,134	403,364	424,593	424,593	424,593	424,593	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	4,142,460	4,142,460	4,142,460	4,142,460	4,142,460
Detention and Correction	28.12	8	493,603	533,351	581,416	621,163	660,911	700,658	748,723	788,471	828,218	828,218	828,218	828,218	828,218	828,218	828,218
Fire Protection	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Protection and Inspection	0.14	8	2,397	2,590	2,824	3,017	3,210	3,403	3,636	3,829	4,022	4,022	4,022	4,022	4,022	4,022	4,022
Other Protection	9.10	8	159,663	172,520	188,068	200,925	213,781	226,638	242,186	255,043	267,899	267,899	267,899	267,899	267,899	267,899	267,899
Administration	1.28	8	22,409	24,214	26,396	28,200	30,005	31,809	33,992	35,796	37,601	37,601	37,601	37,601	37,601	37,601	37,601
Public Ways & Facilities	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health and Sanitation	34.85	8	591,173	640,437	689,702	738,966	788,231	837,495	886,760	936,024	985,288	985,288	985,288	985,288	985,288	985,288	985,288
Public Assistance	2.88	8	48,769	52,833	56,897	60,961	65,025	69,089	73,153	77,217	81,281	81,281	81,281	81,281	81,281	81,281	81,281
Education, Recreation and Cultural Services	0.37	8	6,560	6,890	7,420	7,950	8,480	9,010	9,540	10,070	10,600	10,600	10,600	10,600	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	\$ 457,282	\$ 434,234	\$ 411,186	\$ 388,138	\$ 365,090	\$ 342,042	\$ 318,994	\$ 295,946
Surplus/(Deficit) per Unit		\$ 68	\$ 59	\$ 99	\$ 89	\$ 80	\$ 72	\$ 103	\$ 94	\$ 87	\$ 82	\$ 77	\$ 72	\$ 67	\$ 62	\$ 57	\$ 52
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	1.08	1.07	1.06	1.05	1.04
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	1,900,000	1,900,000					
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	\$ -	\$ 1,638,888	\$ 1,638,888					
Cumulative Net Impact		\$ 2,359,819	\$ 2,674,651	\$ 3,437,615	\$ 4,201,250	\$ 5,057,036	\$ 5,912,827	\$ 6,768,618	\$ 7,624,409	\$ 8,480,200	\$ 9,335,991	\$ 10,191,782	\$ 11,047,573	\$ 11,903,364	\$ 12,759,155	\$ 13,614,946	\$ 14,470,737
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

		Ex. C Table		12	13	14	15	16	17	18	19	20	25	30											
Factor	Ref.																								
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		773,500		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		28,269		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	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		28		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
3 Engine Co	\$	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	\$	1,900,000	\$	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)	
Additional Financing Sources																									
Cumulative Units																									
Cumulative Non-Residential Square Feet		6		5,235	5,671	6,108	6,108	6,544	6,980	7,416	7,853	8,289	8,725	8,725	8,725	8,725	8,725	8,725	8,725	8,725	8,725	8,725	8,725	8,725	
Residential	\$	100	\$	523,500	\$	567,125	\$	610,750	\$	610,750	\$	654,375	\$	698,000	\$	741,625	\$	785,250	\$	827,500	\$	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	
			\$	1,095,616	\$	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	
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	\$	1,683,267	\$	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		2,016,733		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	\$	3,700,000	\$	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	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	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)	
Cumulative Net Impact																									
			\$	2,359,819	\$	2,674,651	\$	3,437,615	\$	3,556,010	\$	3,683,731	\$	3,811,111	\$	4,048,859	\$	4,286,707	\$	4,524,615	\$	4,321,287	\$	4,188,790	

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	11	\$ 2,434	\$ 2,630	\$ 2,867	\$ 3,063	\$ 3,259	\$ 3,455	\$ 3,692	\$ 3,888	\$ 4,084	\$ 4,084
					\$ 117	\$ 127	\$ 138	\$ 148	\$ 157	\$ 167	\$ 178	\$ 188	\$ 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	11	\$ 154,758	\$ 167,220	\$ 182,289	\$ 194,751	\$ 207,213	\$ 219,675	\$ 234,745	\$ 247,207	\$ 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	12	\$ 216,138	\$ 234,150	\$ 252,161	\$ 270,173	\$ 288,184	\$ 306,196	\$ 324,207	\$ 342,219	\$ 360,230	\$ 360,230
					-	-	-	-	-	-	-	-	-	-
			7.72	12	130,891	141,799	152,706	163,614	174,522	185,429	196,337	207,244	218,152	218,152
					-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-
Charges for Services														
		\$	0.04	12	\$ 665	\$ 719	\$ 784	\$ 837	\$ 891	\$ 944	\$ 1,009	\$ 1,063	\$ 1,116	\$ 1,116
					6,298	6,805	7,418	7,926	8,433	8,940	9,553	10,060	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	12	\$ 257,124	\$ 277,829	\$ 302,867	\$ 323,572	\$ 344,277	\$ 364,982	\$ 390,020	\$ 410,725	\$ 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)														
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		Absorption (a)																				Total	Assessed Value	
Residential		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Avg Sq. Ft. (a)	Property Value / Unit (a)																							
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	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	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	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	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	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	\$ 128,365,000	\$ 2,567,300,000	\$ 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			
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	1,380,000	1,380,000	1,380,000			
New Non-Residential Assessed Value	\$ 10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ 217,800,000	\$ 290,400,000	\$ 290,400,000	\$ 290,400,000	\$ 290,400,000
III. Total Cumulative																								
Total Cumulative Assessed Value	Factor	\$ 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	\$ 2,729,335,000	\$ 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	27,293,350	28,577,000	
Structural Fire Tax (@ 5.998%)	5.998%	76,996	153,993	230,989	307,987	384,982	505,526	582,523	659,519	736,515	813,511	890,507	967,503	1,044,499	1,121,495	1,198,491	1,275,487	1,352,483	1,429,479	1,506,475	1,583,471	1,660,467	1,637,122	1,714,118
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	\$ 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	\$ 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	2,729,335,000	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	2,559,747,359	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	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	\$ 2,683,126,947	\$ 2,806,266,238		
Ad Valorem Tax																								
Basic Tax Paid (@ 1.0%)	\$ 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	\$ 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	\$ 26,831,269	\$ 28,062,662		
Structural Fire Tax (@ 5.998%)	5.998%	76,996	153,843	230,540	307,087	383,486	503,282	579,299	655,167	730,887	806,504	882,121	957,738	1,033,355	1,108,972	1,184,589	1,260,206	1,335,823	1,411,440	1,487,057	1,562,674	1,638,291	1,609,405	1,683,267
Total Structural Fire Tax	\$ 76,996	\$ 153,843	\$ 230,540	\$ 307,087	\$ 383,486	\$ 503,282	\$ 579,299	\$ 655,167	\$ 730,887	\$ 806,504	\$ 882,121	\$ 957,738	\$ 1,033,355	\$ 1,108,972	\$ 1,184,589	\$ 1,260,206	\$ 1,335,823	\$ 1,411,440	\$ 1,487,057	\$ 1,562,674	\$ 1,638,291	\$ 1,683,267	\$ 1,609,405	\$ 1,683,267
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	1,900,000	1,900,000
3 Engine Co	\$ 1,800,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,800,000	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	\$ 3,700,000	\$ 3,700,000
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)	\$ (2,090,595)	\$ (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	8,289	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	1,380,000	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	\$ 828,875	\$ 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	\$ 100.83	\$ 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	\$ 1,973,108	\$ 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	\$ (117,487)	\$ -	\$ (117,487)	\$ -		
Summary																								
Structural Fire Tax	\$ 76,996	\$ 153,843	\$ 230,540	\$ 307,087	\$ 383,486	\$ 503,282	\$ 579,299	\$ 655,167	\$ 730,887	\$ 806,504	\$ 882,121	\$ 957,738	\$ 1,033,355	\$ 1,108,972	\$ 1,184,589	\$ 1,260,206	\$ 1,335,823	\$ 1,411,440	\$ 1,487,057	\$ 1,562,674	\$ 1,638,291	\$ 1,683,267	\$ 1,609,405	\$ 1,683,267
Fire CFD Tax Revenue		43,625																						

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