

**Eastern Municipal Water District
CFD 2012-61 (Autumn Winds)
Preliminary Change Proceedings Analysis**

Preliminary Change Proceedings Compliance Table

Criteria	Requirement	CFD 2012-61
1. Number of Lots	150	141
2. Effective Tax Rate	2.00%	1.99%
3. Estimated Par Amount	\$1,000,000	\$3,240,000

1. General Information & Development Status

Tentative Resolution of Consideration Date:	4/17/2019
Tentative District Formation Date:	6/5/2019
Estimated District Value ⁽¹⁾	\$44,497,671
Estimated Revenue Constraint	\$265,080
Estimated Par Amount	\$3,240,000
Estimated Value to Lien ⁽²⁾	13.73:1

⁽¹⁾ Based upon projected sales prices (less 7.5% contingency).

⁽²⁾ Based upon estimated district value and estimated EMWD bonds par amount only.

CFD 2012-61	
Tract/Location	TR 30322-1
Lots @ Build-out	141
Community	Autumn Winds

2. Bond Issuance Impact to Property Owners

Lots	Average Value ⁽³⁾	Estimated Average Taxes and ETR				
		Ad Valorem	Special Taxes	CFD 2012-61 ⁽⁴⁾	Total	ETR
141	\$341,174	\$3,945	\$958	\$1,880	\$6,783	1.99%

⁽³⁾ Based upon weighted average projected sales prices.

⁽⁴⁾ Based upon the weighted average assigned rates for proposed plans.

3. Fees Eligible for Reimbursement to Developer

Eligible Fees to be Funded	Funded	Unfunded	Total
EMWD Water Financial Participation Fee	\$756,747	\$0	\$756,747
EMWD Sewer Financial Participation Fee	\$400,863	\$0	\$400,863
EMWD Sewer Treatment Plant Capacity Fee	\$816,813	\$0	\$816,813
Water Supply Development Fee	\$42,300	\$0	\$42,300
Water Meter 3/4"	\$40,185	\$0	\$40,185
Valleywide Quimby Fee	\$569,558	\$134,314	\$703,872
Valleywide Quimby Fee Premium	\$0	\$35,250	\$35,250
Total EMWD and Valleywide Fees	\$2,626,466	\$169,564	\$2,796,030

Estimated Fees to be Funded **\$2,626,466**

Incidentals⁽⁵⁾ **\$613,534**

⁽⁵⁾ Includes underwriter's discount, reserve fund, capitalized interest, and other incidental costs.

Total Bond Issuance⁽⁶⁾ **\$3,240,000**

⁽⁶⁾ Estimated financing limit is an estimate and the amount of bonds issued may exceed the current projection as determined by market conditions at the time of issuance.