

**Eastern Municipal Water District  
CFD 2017-79 (Eagle Crest)  
CFD Formation**

**Preliminary Formation Compliance Table**

Criteria	Requirement	CFD 2017-79
1. Number of Lots	150	303
2. Effective Tax Rate	2.00%	1.98%
3. Estimated Par Amount	\$1,000,000	\$12,855,000

**1. General Information & Development Status**

Tentative Resolution of Intention Date:	11/20/2019
Tentative District Formation Date:	1/15/2020
Estimated District Value <sup>(1)</sup>	\$133,771,188
Estimated Revenue Constraint	\$912,515
Estimated Par Amount	\$12,855,000
Estimated Value to Lien <sup>(2)</sup>	10.41:1

<sup>(1)</sup> Based upon Projected Sales Prices (less 7.5% contingency).

<sup>(2)</sup> Based upon Estimated District Value and Estimated Par Amount.

	CFD 2017-79
Tract/Location	TR 30837, 30837-1, 30837-2
Lots @ Build-out	303
Community	Eagle Crest

**2. Bond Issuance Impact to Property Owners**

Lots	Average Value <sup>(3)</sup>	Estimated Average Taxes and ETR				
		Ad Valorem	Special Taxes	CFD 2017-79 <sup>(4)</sup>	Total	ETR
303	\$477,285	\$4,998.66	\$1,428.60	\$3,011.60	\$9,439	1.98%

<sup>(3)</sup> Based upon weighted average projected sales prices.

<sup>(4)</sup> Based upon the weighted average Assigned Rates for proposed plans.

**3. Proposed Use of Proceeds**

Eligible Fees to be Funded	Funded	Unfunded	Total
EMWD Water Financial Participation Fee	\$1,626,201	\$0	\$1,626,201
EMWD Sewer Financial Participation Fee	\$861,429	\$0	\$861,429
EMWD Sewer Treatment Plant Capacity Fee	\$1,755,279	\$0	\$1,755,279
EMWD Meter Fee	\$114,231	\$0	\$114,231
EMWD Water Development Fee	\$90,900	\$0	\$90,900
EMWD Landscape Meter	\$99,624	\$0	\$99,624
EMWD Offsite Facilities	\$2,164,766	\$0	\$2,164,766
EMWD Intract Facilities	\$3,588,615	\$0	\$3,588,615
Riverside County Transportation Improvements	\$1,147,322	\$2,125,619	\$3,272,941
<b>Total EMWD and Riverside County Transportation Fees</b>	<b>\$11,448,367</b>	<b>\$2,125,619</b>	<b>\$13,573,986</b>

<b>Estimated Fees to be Funded</b>	<b>\$11,448,367</b>
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<b>Incidentals <sup>(5)</sup></b>	<b>\$1,406,633</b>
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<sup>(5)</sup> Includes underwriter's discount, reserve fund, capitalized interest, and other incidental costs.

<b>Estimated Financing Limit <sup>(6)</sup></b>	<b>\$12,855,000</b>
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<sup>(6)</sup> 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.