

**City of Riverside
CFD 2015-2 (Pomelo)
CFD Formation**

Preliminary Formation Compliance Table

Criteria	Recommendation	CFD 2015-2
1. Number of Lots	150	108
2. Effective Tax Rate	2.00%	1.88%
3. Estimated Par Amount	\$1,000,000	\$4,290,000

1. General Information & Development Status

Tentative Resolution of Intention Date:	10/27/2020
Tentative District Formation Date:	12/1/2020
Estimated District Value ⁽¹⁾	\$52,031,250
Estimated Revenue Constraint	\$359,076
Estimated Par Amount	\$4,290,000
Estimated Value to Lien ⁽²⁾	12.13:1

⁽¹⁾ Based upon Projected Sales Prices (less 7.5% contingency).

⁽²⁾ Based upon Estimated District Value and Estimated Par Amount.

	CFD 2015-2
Tract/Location	TR 28987
Lots @ Build-out	108
Community	Pomelo

2. Bond Issuance Impact to Property Owners

Lots	Average Value ⁽³⁾	Estimated Average Taxes and ETR				
		Ad Valorem	Other Taxes	CFD 2015-2 A & B ⁽⁴⁾	Total	ETR
108	\$520,833	\$6,084	\$76	\$3,637	\$9,797	1.88%

⁽³⁾ Based upon average projected sales prices.

⁽⁴⁾ Based upon the average Special Tax A and Special Tax B Assigned Rates for proposed plans.

3. Proposed Use of Proceeds

Preliminary Eligible Facilities/Fees to be Funded	Funded	Unfunded	Total
City of Riverside Eligible Fees	\$1,192,536	\$0	\$1,192,536
City of Riverside Eligible Facilities	\$2,344,629	\$1,049,163	\$3,393,792
Total EMWD Fees	\$3,537,165	\$1,049,163	\$4,586,328

Estimated Preliminary Eligible Facilities/Fees to be Funded	\$3,537,165
--	--------------------

Incidentals ⁽⁵⁾	\$752,835
-----------------------------------	------------------

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

Estimated Financing Limit ⁽⁶⁾	\$4,290,000
---	--------------------

⁽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.