

**SOLTERRA RESORT CDD - STATEMENT 1
FY 2018 ADOPTED BUDGET
GENERAL FUND (O&M)**

	FY 2016 Actual	FY 2017 Adopted	FY 2018 Adopted Proposed	FY 2018 Adopted
1 REVENUE				
2 SPECIAL ASSESSMENTS ON-ROLL (Gross)/ Actual (Net)	\$ 366,293	\$ 948,876	\$ 1,036,460	\$ 1,014,361
3 SPECIAL ASSMTS -OFF ROLL- AK OAKMONT (Net)	246,025	-	-	-
4 SPECIAL ASSMTS -OFF ROLL - PARK SQUARE (Net)	3,511	-	-	-
5 SPECIAL ASSMTS -OFF ROLL - DR HORTON (Net)	21,184	-	-	-
6 MISCELLANEOUS REVENUE	1,312	-	-	-
7 INTEREST	-	-	-	-
8 FUND BALANCE FORWARD	-	-	-	55,000
9 TOTAL REVENUE	638,325	948,876	1,036,460	1,069,361
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE:				
12 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	-	-	-	-
13 DISTRICT MANAGEMENT	16,000	32,000	8,000	8,000
14 DISTRICT ACCOUNTING	-	-	24,000	24,000
15 MASS MAILING & PRINTING	920	1,500	1,500	1,500
16 LEGAL ADVERTISING	1,871	1,800	1,500	1,500
17 BANK FEES	216	275	250	250
18 REGULATORY & PERMIT FEES	175	175	175	175
19 PROPERTY TAXES	1,620	-	-	-
20 AUDITING SERVICES	3,225	4,500	2,600	2,600
21 DISTRICT ENGINEER	7,401	10,000	9,000	9,000
22 CONSTRUCTION ACCOUNTING SERVICES	5,000	-	-	-
23 LEGAL SERVICES - GENERAL COUNSEL	21,318	20,000	20,000	20,000
24 COUNTY ASSESSMENT COLLECTION CHARGES	7,705	10,555	12,000	12,000
25 WEBSITE SETUP & ADMINISTRATION	1,218	960	1,020	1,020
26 TOTAL GENERAL ADMINISTRATIVE	66,669	81,765	80,045	80,045
28 INSURANCE:				
29 INSURANCE (General Liability & Public Officials, & Property)	20,533	28,105	33,000	33,000
30 INSURANCE (Lazy River)	-	6,895	-	-
31 TOTAL INSURANCE	20,533	35,000	33,000	33,000
33 DEBT SERVICE ADMINISTRATION:				
34 ARBITRAGE REPORTING	-	650	650	650
35 BOND AMORTIZATION SCHEDULE FEE	-	1,000	1,000	1,000
36 DISSEMINATING AGENT	6,000	6,000	6,000	6,000
37 TRUSTEE FEES	7,542	7,543	7,544	7,544
38 TOTAL DEBT SERVICE ADMINISTRATION	13,542	15,193	15,194	15,194
40 SHORT-TERM FINANCING				
41 DEFICIT FUNDING	-	50,000	15,000	-
43 UTILITIES:				
44 UTILITIES - ELECTRICITY	31,619	37,000	45,000	45,000
45 UTILITIES - GAS	2,040	-	14,000	14,000
46 UTILITIES - LAZY RIVER	-	23,236	28,000	28,000
47 UTILITIES - STREET LIGHTS	67,844	68,400	70,000	70,000
48 UTILITIES - STREET LIGHTS - PHASE 2A & 2B	22,476	27,300	27,300	27,300
49 UTILITIES - WATER	18,377	13,000	15,000	15,000
50 RECLAIMED WATER	36,650	36,000	36,000	36,000
51 TOTAL UTILITIES	179,006	204,936	235,300	235,300
52 SECURITY:				
53 SECURITY SYSTEM - MAIN ENTRANCE	9,936	10,164	10,200	10,200
54 SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER	10,589	9,612	10,000	10,000
55 SECURITY - PER RESIDENCE CHARGE	19,143	21,600	38,400	38,400
56 GATE MAINTENANCE & REPAIR	16,990	6,000	5,000	5,000
57 TOTAL SECURITY	56,658	47,376	63,600	63,600

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	FY 2016 Actual	FY 2017 Adopted	FY 2018 Adopted Proposed	FY 2018 Adopted
58 CLUBHOUSE/AMENITY ADMINISTRATION:				
59 AMENITY MANAGEMENT - MELROSE	52,252	71,765	75,353	77,938
60 CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	31,032	24,160	27,600	30,000
61 CLUBHOUSE MAINTENANCE & REPAIRS	-	-	-	5,940
62 CLUBHOUSE & LIFESTYLE SUPPLIES FOR AMENITY MGR.	6,072	12,000	12,000	12,000
63 CLUBHOUSE PHONE & INTERNET	1,112	900	4,200	4,200
64 CLUBHOUSE STAFF AFTER HOURS EMERGENCY RESPONSE & CODES	-	3,080	1,500	1,500
65 PEST CONTROL & TERMITE BOND	1,140	1,140	1,380	1,380
66 POOL MONITORS/LIFEGUARDS	30,974	70,096	99,840	63,142
67 COFFEE, WATER, AND VENDING SERVICES	7,099	5,500	7,000	7,000
68 CLUBHOUSE CONTINGENCY	-	3,000	3,000	-
69 GATE GREETERS	-	-	37,262	18,631
70 BACKGROUND CHECKS & DRUG TESTING	-	-	-	2,000
71 CAFÉ POINT OF SALE	-	-	4,200	1,000
72 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	129,681	191,641	273,335	224,731
73 MITIGATION RESTORATION:				
74 VEGETATION & SAND SKINK MONITORING	-	-	-	-
75 TOTAL MITIGATION RESTORATION	-	-	-	-
76				
77 LANDSCAPE/PROPERTY MAINTENANCE:				
78 POND & WETLAND MAINTENANCE	9,570	10,140	16,500	16,500
79 LANDSCAPE MAINTENANCE - CONTRACT	97,382	115,000	124,256	124,256
80 LANDSCAPE MISCELLANEOUS	4,144	10,000	10,000	13,000
81 IRRIGATION REPAIRS & MAINTENANCE	12,129	9,000	9,000	9,000
82 ASPHALT PAVEMENT REPAIR & MONITORING	-	5,000	25,000	14,000
83 CONTINGENCY	-	7,500	5,000	-
84 DISTRICT MANAGEMENT - FIELD OPERATIONS	-	3,500	5,000	5,000
85 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	123,225	160,140	194,756	181,756
86 FACILITY MAINTENANCE:				
87 POOL SERVICE - CONTRACT	20,850	17,400	23,400	23,400
88 POOL SERVICE - CONTRACT - LAZY RIVER	-	6,000	23,280	23,280
89 POOL & LAZY RIVER MAINTENANCE & REPAIR	8,788	18,950	18,000	12,000
90 POOL PERMIT	420	575	850	850
91 SLIDE MAINTENANCE CONTRACT	-	3,200	3,200	3,200
92 SIGNAGE	2,505	500	500	500
93 ATHLETIC FACILITIES MAINT. & FITNESS EQUIPMENT REPAIR	939	750	1,500	1,500
94 REFUSE DUMPSTER SERVICE	-	6,750	7,500	7,500
95 MISCELLANEOUS-INCLUDES PRESSURE WASHING	3,439	4,000	8,000	10,505
96 CONTINGENCY	-	-	-	20,000
96 TOTAL FACILITY MAINTENANCE	36,941	58,125	86,230	102,735
97 CAPITAL IMPROVEMENT				
98 CAPITAL IMPROVEMENT	23,083	104,700	40,000	133,000
99 TOTAL CAPITAL IMPROVEMENTS	23,083	104,700	40,000	133,000
100				
101 EXPENDITURES	\$649,338	\$948,876	\$1,036,460	\$1,069,361
102				
103 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(11,010)	-	-	-
104				
105 OTHER FINANCING SOURCES (USES)				
106 TRANSFER-IN	17,982	-	-	-
107 TRANSFER-OUT	-	-	-	-
108 TOTAL OTHER FINANCIAL SOURCES (USES)	17,982	-	-	-
109 NET CHANGE IN FUND BALANCE	6,972	-	-	-
110 FUND BALANCE - BEGINNING	9,194	16,166	16,166	16,166
111 FUND BALANCE - ENDING	\$ 16,166	\$ 16,166	\$ 16,166	12,385

**STATEMENT 3
SOLTERRA RESORT CDD
CONTACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	FY 2018	COMMENTS (SCOPE OF SERVICE)
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES & RELATED EXPENDITURES	LEGISLATIVE	SUPERVISORS	\$ -	NONE FOR FY2016
DISTRICT MANAGEMENT	DPFG	MANAGEMENT CONSULTING SERVICES	\$ 8,000	ASSUME 6 MEETINGS @ \$1,333 PER MEETING
DISTRICT ACCOUNTING	DPFG	ACCOUNTING SERVICES	\$ 24,000	
MASS MAILING & PRINTING	DPFG	MAIL OF NOTICES	\$ 1,500	MAILING OF NOTICES TO OWNERS
LEGAL ADVERTISING	THE LEDGER	PUBLIC NOTICE	\$ 1,500	ESTIMATED; : X6 MEETING NOTICES AND X3 PUBLIC HEARINGS
BANK FEES	WELLS FARGO	MISC/MONTHLY BANK CHARGES	\$ 250	ESTIMATED BASED ON TREND ANALYSIS
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	SPECIAL DISTRICT ANNUAL FILING FEE	\$ 175	STATUTORILY FIXED
AUDITING SERVICES	DMHB	ANNUAL AUDIT	\$ 2,600	CONTRACT IS \$2,600 FOR FY 2017 & FY 2018
DISTRICT ENGINEER	STANTEC CONSULTING	DISTRICT ENGINEER	\$ 9,000	AGREEMENT 37 & 46
CONSTRUCITON ACCOUNTING			\$ -	ACCOUNTING FOR THE PROCESSING OF REQUISITIONS
LEGAL SERVICES - GENERAL COUNSEL	HOPPING GREEN & SAMS	GENERAL COUNSEL	\$ 20,000	AGREEMENT 3 - GENERAL COUNSEL
COUNTY ASSESSMENT COLLECTION CHARGES	POLK COUNTY	PROPERTY APPRAISER & TAX COLLECTOR	\$ 12,000	3% OF ON ROLL ASSESSMENTS
WEBSITE	ATLAS		\$ 1,020	PURUSANT TO STATE MANDATED STATUTE: \$85 PER MONTH
		TOTAL	\$ 80,045	

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INSURANCE:

INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	GENERAL LIABILITY & PUBLIC OFFICIALS	\$ 33,000	BASED ON NEW POLICIES ISSUED; POL IS \$3,094 FOR FY2016
		TOTAL	\$ 33,000	

DEBT SERVICE ADMINISTRATION:

ARBTRAGE REPORTING	LLS TAX SOLUTIONS	IRS ARBITRAGE CALCULATION	\$ 650	CONFIRMED WITH LLS TAX SOLUTIONS FOR BOTH YEARS
BOND AMORTIZATION SCHEDULE FEE	DPFG	PREPARE RE-AMORTIZATION	\$ 1,000	ESTIMATED; PER BOND SERIES; AGREEMENT 2
DISSEMINATING AGENT	Lerner reporting services	BOND DISSEMINATION	\$ 6,000	AGREEMENT #50; \$3,000 FOR SERVICES 2013' \$3,000 FOR SERIESS 2014
TRUSTEE FEES	US BANK	TRUSTEE	\$ 7,544	CONFIRMED WITH BANK TRUSTEE
DEFICIT FUNDING	DEVELOPER AGREEMENT		\$ -	
		TOTAL	\$ 15,194	

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UTILITIES:

UTILITIES - ELECTRICITY	DUKE ENERGY	ELECTRIC SERVICES	\$ 45,000	ESTIMATED; ADDITIONAL FOR CAFÉ OPERATIONS
UTILITIES - GAS	FLORIDA PUBLIC UTILITIES	GAS SERVICES	\$ 14,000	ESTIMATED
UTILITIES - LAZY RIVER			\$ 28,000	ESTIMATED, INCLUDES WATER, ELECTRIC AND ANY IRRIGATION RECLAIMED
UTILITIES - STREETLIGHTS	DUKE ENERGY	STREETLIGHT ELECTRICITY	\$ 70,000	ESTIMATED; BASED ON AVERAGE
UTILITIES - STREETLIGHTS - PHASE 2A	DUKE ENERGY	STREETLIGHT ELECTRICITY	\$ 27,300	AVERAGE RENTAL INCLUSIVE OF FUEL & ENERGY ESTIMATED AT \$30.80 EACH. EST 16
UTILITIES- WATER	POLK COUNTY UTILITIES	WATER - IRRIGATION	\$ 15,000	ESTIMATED; ADDITIONAL FOR CAFÉ OPERATIONS
RECLAIMED WATER	POLK COUNTY UTILITIES	WATER - DEPOSIT & IRRIGATION	\$ 36,000	ESTIMATED;
		TOTAL	\$ 235,300	

SECURITY:

SECURITY SYSTEM - MONITORING	ENVERA	MONTHLY MONITORING & DATABASE SERVICE PLUS REPAIR & MAINTENANCE	\$ 10,200	AGREEMENT 11 - Security Gate Entrance Monitoring Access - \$850 monthly
SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER	ENVERA	INSTALLATION: VIRTUAL GATE GUARD SYSTEM & ACCESS CONTROL AT MAIN ENTRANCE	\$ 10,000	Close Circuit & Access Control: \$248 qterly., Pool Monitoring: \$553 qterly. Additional for cameras at Lazy River & Café plus misc.
SECURITY - PER RESIDENCE CHARGE	ENVERA	PER RESIDENT CHARGE	\$ 38,400	MONTHLY FEE BASED ON RESIDENCE CURRENT RATE AT 06/30/2017 IS \$3,010; BUDGET AT \$3,200 MO
GATE MAINTENANCE AND REPAIR	VARIOUS	GATE MAINTENANCE AND REPAIR	\$ 5,000	MISCELLANEOUS GATE MAINTENANCE AND REPAIR
		TOTAL	\$ 63,600	

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FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	FY 2018	COMMENTS (SCOPE OF SERVICE)
CLUBHOUSE/AMENITY ADMINISTRATION:				
AMENITY MANAGEMENT MELROSE	MELROSE	PROPERTY MANAGEMENT	\$ 77,938	INCLUDES HOA MANAGER AND MANAGEMENT FEE
CLUBHOUSE FACILITY MAINTENANCE-CLEANING & HANDYMAN	Green Solutions	CLEANING AND HANDYMAN	\$ 30,000	BUDGETED AT \$2,500 MO.
		REPAIRS AND MAINTENANCE	\$ 5,940	
CLUBHOUSE & LIFESTYLE SUPPLIES	MELROSE	SUPPLIES	\$ 12,000	SUPPLIES FOR LIFESTYLE AND OTHER NEEDS
CLUBHOUSE PHONE & INTERNET	SPECTRUM	INTERNET & CABLE (INCLUSIVE OF CAFÉ)	\$ 4,200	District is 4125 for internet, \$75 for phone and an additional \$132 for Café
CLUBHOUSE AFTER HOURS STAFFING	MELROSE	AFTER HOURS AS NEEDED	\$ 1,500	NA
PEST CONTROL & TERMITE BOND	MASSEY SERVICES	PEST CONTRAL	\$ 1,380	Playground & Guardshack:\$45 mo. Amenity Center is \$70 per month.
POOL MONITORING & LIFEGUARDS	MELROSE LIFESTYLES	Pool Lifeguards	\$ 63,142	Pool Attendants for 3,848 hours
COFFEE, WATER, AND VENDING SERVICES	VARIOUS	COFFEE WATER AND VENDING	\$ 7,000	ESTIMATED
CLUBHOUSE CONTINGENCY			\$ -	
GATE GREETER	MELROSE	GATE	\$ 18,631	GATE GREETER. COST SHARED WITH THE HOA
BACKGROUND CHECK & DRUG TESTING	MELROSE		\$ 2,000	
LEASES			\$ 1,000	CAFÉ CASH REGISTER LEASE
		TOTAL	\$ 224,731	

**STATEMENT 3
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FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	FY 2018	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE/PROPERTY MAINTENANCE:				
POND & WETLAND MAINTENANCE	AQUATIC SYSTEMS	POND MAINTENANCE	\$ 16,500	Monthly Aquatic maintenance of 11 sites. Additional \$2,000 for misc. aquatic maint.
LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	GROUNDS MAINTENANCE, FERTILIZATION	\$ 124,256	Phase 1:\$43,752; Phase 2:\$36,172 and amenity Center \$35,052. Lazy River:\$5,500. Annuals are \$3,780
LANDSCAPE MISCELLANEOUS	YELLOWSTONE	MISCELLANEOUS LANDSCAPE SERVICES	\$ 13,000	ESTIMATED
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	UPGRADES/REPAIRS AND MAINTENANCE TO IRRIGATION	\$ 9,000	As needed
ASPHALT REPAIRS & MAINTENANCE			\$ 14,000	TV of the sewer lines, grouting and curb repair
CONTINGENCY	VARIOUS	MISCELLANEOUS LANDSCAPE SERVICES	\$ -	ESTIMATED
DISTRICT MANAGEMENT FIELD OPERATIONS			\$ 5,000	
		TOTAL	\$ 181,756	

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CONTACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	FY 2018	COMMENTS (SCOPE OF SERVICE)
FACILITY MAINTENANCE				
POOL SERVICE - CONTRACT	WHITBREAD ENTERPRISES		\$ 23,400	POOL MAINTENANCE & CLEANING
POOL SERVICE - LAZY RIVER			\$ 23,280	LAZY RIVER CLEANING & MAINTENANCE
POOL MAINTENANCE & REPAIR	VARIOUS	MISCELLANEOUS POOL SERVICES	\$ 12,000	ESTIMATED MISCELLANEOUS REPAIRS, REDUCED \$6,000
POOL PERMIT	N/A	N/A	\$ 850	FIXED FEE; ANNUAL COMPLIANCE
SLIDE MAINTENANCE CONTRACT	COM-PAC FILTRATION		\$ 3,200	SLIDE MAINTENANCE CONTRACT
SIGNAGE			\$ 500	AS NEEDED
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUI REPAIR	VARIOUS	MAINTENANCE TO THE ATHLETIC FACILITIES AND EQUIPMENT	\$ 1,500	ESTIMATED
REFUSE SERVICE			\$ 7,500	
MISCELLANEOUS - CONTINGENCY - FIELD	VARIOUS	MISCELLANEOUS FIELD EXPENDITURES	\$ 10,505	INCLUDES AMOUNTS FOR FACILITY AND GUARDHOUSE TO BE PRESSURE WASHED
CONTINGENCY			\$ 20,000	
		TOTAL	\$ 102,735	
CAPITAL IMPROVEMENT			\$ 133,000	
TOTAL EXPENDITURES			\$ 1,069,361	

**STATEMENT 4
SOLTERRA RESORT CDD
FY 2018 ADOPTED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 (TAXABLE) DEBT SERVICE**

	FY 2018 ADOPTED BUDGET
REVENUE /(b)	
ASSESSMENT ON -ROLL (Net)	382,107
ASSESSMENT OFF-ROLL	80,280
REVENUE ACCOUNT BALANCE FORWARD	-
CAPITALIZED INTEREST	-
DISCOUNTS (4.0%)	-
TOTAL REVENUE	462,388
EXPENDITURES	
DISSEMINATION AGENT	-
TRUSTEE FEES	-
ARBITRAGE	-
TRUST FUND ACCOUNTING	-
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	-
INTEREST EXPENSE	
May 1, 2018	193,256
November 1, 2018	193,256
PRINCIPAL	
November 1, 2018	75,000
TOTAL EXPENDITURES	461,513
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 875
Fund Balance - Beginning	-
Fund Balance - Ending	\$ 875

Allocation of Maximum Annual Debt Service (MADS)

CDD Land Use	Units	ERU/Unit	Total ERU	ERU Percentage	Total Net MADS	Net MADS/Unit	Gross MADS/Unit
Townhome	100	0.55	55.0	13.95%	\$ 64,505.55	\$ 645.06	\$ 693.61
SF 50	230	1.00	230.0	58.34%	\$ 269,750.48	\$ 1,172.83	\$ 1,261.11
SF 70	95	1.15	109.3	27.71%	\$ 128,131.48	\$ 1,348.75	\$ 1,450.27
Total FY 2013	425		394.3	100.00%	\$ 462,387.50		

GROSS Assmt. per ERU \$ 1,261.11
total Gross MADS \$ 497,193

Gross Assmt. \$ 497,190.86
County Fees and Discounts \$ 34,803.36
Net Assmt. (MADS) \$ 462,387.50

Footnote:

(a) Ending balance needed for interest and principal payments at beginning of following fiscal year.
(b) Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will allocate assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments. As a result of this process, the on-roll and off-roll assessments and related collection costs may vary from the adopted budgets.

STATEMENT 5
SOLTERRA RESORT CDD, A.K.A. OAKMONT GROVE
FY 2018 ADOPTED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 - TAXABLE

Period Ending	Principal (a)	Coupon	Interest (a)	Annual Debt Service	Bonds Outstanding
4/23/2013	\$ -		\$ -	\$ -	\$ 5,420,000
11/1/2013			210,331.53	210,331.53	5,420,000
5/1/2014	-		201,381.25		5,420,000
11/1/2014	55,000	6.50%	201,381.25	457,762.50	5,365,000
5/1/2015	-		199,593.75		5,365,000
11/1/2015	60,000	6.50%	199,593.75	459,187.50	5,305,000
5/1/2016	-		197,643.75		5,305,000
11/1/2016	65,000	6.50%	197,643.75	460,287.50	5,240,000
5/1/2017	-		195,531.25		5,240,000
11/1/2017	70,000	6.50%	195,531.25	461,062.50	5,170,000
5/1/2018	-		193,256.25		5,170,000
11/1/2018	75,000	6.50%	193,256.25	461,512.50	5,095,000
5/1/2019	-		190,818.75		5,095,000
11/1/2019	80,000	6.50%	190,818.75	461,637.50	5,015,000
5/1/2020	-		188,218.75		5,015,000
11/1/2020	85,000	6.50%	188,218.75	461,437.50	4,930,000
5/1/2021	-		185,456.25		4,930,000
11/1/2021	90,000	6.50%	185,456.25	460,912.50	4,840,000
5/1/2022	-		182,531.25		4,840,000
11/1/2022	95,000	6.50%	182,531.25	460,062.50	4,745,000
5/1/2023	-		179,443.75		4,745,000
11/1/2023	100,000	6.50%	179,443.75	458,887.50	4,645,000
5/1/2024	-		176,193.75		4,645,000
11/1/2024	110,000	7.25%	176,193.75	462,387.50	4,535,000
5/1/2025	-		172,206.25		4,535,000
11/1/2025	115,000	7.25%	172,206.25	459,412.50	4,420,000
5/1/2026	-		168,037.50		4,420,000
11/1/2026	125,000	7.25%	168,037.50	461,075.00	4,295,000
5/1/2027	-		163,506.25		4,295,000
11/1/2027	135,000	7.25%	163,506.25	462,012.50	4,160,000
5/1/2028	-		158,612.50		4,160,000
11/1/2028	145,000	7.25%	158,612.50	462,225.00	4,015,000
5/1/2029	-		153,356.25		4,015,000
11/1/2029	155,000	7.25%	153,356.25	461,712.50	3,860,000
5/1/2030	-		147,737.50		3,860,000
11/1/2030	165,000	7.25%	147,737.50	460,475.00	3,695,000
5/1/2031	-		141,756.25		3,695,000
11/1/2031	175,000	7.25%	141,756.25	458,512.50	3,520,000
5/1/2032	-		135,412.50		3,520,000
11/1/2032	190,000	7.25%	135,412.50	460,825.00	3,330,000
5/1/2033	-		128,525.00		3,330,000
11/1/2033	205,000	7.25%	128,525.00	462,050.00	3,125,000

STATEMENT 5
SOLTERRA RESORT CDD, A.K.A. OAKMONT GROVE
FY 2018 ADOPTED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 - TAXABLE

Period Ending	Principal (a)	Coupon	Interest (a)	Annual Debt Service	Bonds Outstanding
5/1/2034	-		121,093.75		3,125,000
11/1/2034	220,000	7.75%	121,093.75	462,187.50	2,905,000
5/1/2035	-		112,568.75		2,905,000
11/1/2035	235,000	7.75%	112,568.75	460,137.50	2,670,000
5/1/2036	-		103,462.50		2,670,000
11/1/2036	255,000	7.75%	103,462.50	461,925.00	2,415,000
5/1/2037	-		93,581.25		2,415,000
11/1/2037	275,000	7.75%	93,581.25	462,162.50	2,140,000
5/1/2038	-		82,925.00		2,140,000
11/1/2038	295,000	7.75%	82,925.00	460,850.00	1,845,000
5/1/2039	-		71,493.75		1,845,000
11/1/2039	315,000	7.75%	71,493.75	457,987.50	1,530,000
5/1/2040	-		59,287.50		1,530,000
11/1/2040	340,000	7.75%	59,287.50	458,575.00	1,190,000
5/1/2041	-		46,112.50		1,190,000
11/1/2041	370,000	7.75%	46,112.50	462,225.00	820,000
5/1/2042	-		31,775.00		820,000
11/1/2042	395,000	7.75%	31,775.00	458,550.00	425,000
5/1/2043	-		16,468.75		425,000
11/1/2043	425,000	7.75%	16,468.75	457,937.50	-
Total	\$ 5,420,000		\$ 8,606,306.53	\$ 14,026,306.53	

Max. annual debt service: 462,387.50

Footnote:

(a) For budgetary purposes only.

**STATEMENT 6
SOLTERRA RESORT CDD
FY 2018 ADOPTED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014 DEBT SERVICE**

	FY 2018 PROPOSED ADOPTED
REVENUE	
ASSESSMENT ON -ROLL (net)	79,704
ASSESSMENT OFF-ROLL	179,040
REVENUE ACCOUNT BALANCE FORWARD	-
CAPITALIZED INTEREST	-
DISCOUNTS (4.0%)	
	258,744
EXPENDITURES	
DISSEMINATION AGENT	-
TRUSTEE FEES	-
ARBITRAGE	-
TRUST FUND ACCOUNTING	-
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	
INTEREST EXPENSE	
May 1, 2018	95,697
November 1, 2018	95,697
PRINCIPAL	
November 1, 2018	65,000
TOTAL EXPENDITURES	256,394
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 2,350
Fund Balance - Beginning	-
Fund Balance - Ending / (a)	\$ 2,350

Allocation of Maximum Annual Debt Service (MADS) for Phases 2A and 2A1 (all undeveloped, no CO)

CDD Land Use	Units	ERU/Unit	Total ERU	ERU Percentage	Total Net MADS	Net MADS/Unit	Gross MADS/Unit
SF 40 to 50	100	1.00	100.0	45.30%	\$ 117,211.21	\$ 1,172	\$ 1,260
SF 70	105	1.15	120.8	54.70%	\$ 141,532.54	\$ 1,348	\$ 1,449
Total FY 2013	205		220.8	100.00%	\$ 258,743.75		

GROSS Assmt. per ERU	\$ 1,260.34	Gross Assmt.	\$ 278,219.09
total Gross MADS	\$ 278,390	County Fees and Discounts	\$ 19,475.34
		Net Assmt. (MADS)	<u>\$ 258,743.75</u>

Footnote:

- (a) Ending balance needed for interest and principal payments at beginning of following fiscal year.
(b) Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will allocate assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments. As a result of this process, the on-roll and off-roll assessments and related collection costs may vary from the adopted budgets.

STATEMENT 7
SOLTERRA RESORT, A.K.A. OAKMONT GROVE
FY 2018 ADOPTED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
12/22/2014						3,830,000
5/1/2015		5.000%	72,256	72,256		3,830,000
11/1/2015	85,000	5.000%	100,822	185,822	258,078	3,745,000
5/1/2016		5.000%	98,697	98,697		3,745,000
11/1/2016	60,000	5.000%	98,697	158,697	257,394	3,685,000
5/1/2017		5.000%	97,197	97,197		3,685,000
11/1/2017	60,000	5.000%	97,197	157,197	254,394	3,625,000
5/1/2018		5.000%	95,697	95,697		3,625,000
11/1/2018	65,000	5.000%	95,697	160,697	256,394	3,560,000
5/1/2019		5.000%	94,072	94,072		3,560,000
11/1/2019	70,000	5.000%	94,072	164,072	258,144	3,490,000
5/1/2020		5.000%	92,322	92,322		3,490,000
11/1/2020	70,000	5.000%	92,322	162,322	254,644	3,420,000
5/1/2021		5.000%	90,572	90,572		3,420,000
11/1/2021	75,000	5.000%	90,572	165,572	256,144	3,345,000
5/1/2022		5.000%	88,697	88,697		3,345,000
11/1/2022	80,000	5.000%	88,697	168,697	257,394	3,265,000
5/1/2023		5.000%	86,697	86,697		3,265,000
11/1/2023	85,000	5.000%	86,697	171,697	258,394	3,180,000
5/1/2024		5.000%	84,572	84,572		3,180,000
11/1/2024	85,000	5.000%	84,572	169,572	254,144	3,095,000
5/1/2025		5.000%	82,447	82,447		3,095,000
11/1/2025	90,000	5.000%	82,447	172,447	254,894	3,005,000
5/1/2026		5.000%	80,197	80,197		3,005,000
11/1/2026	95,000	5.000%	80,197	175,197	255,394	2,910,000
5/1/2027		5.000%	77,822	77,822		2,910,000
11/1/2027	100,000	5.000%	77,822	177,822	255,644	2,810,000
5/1/2028		5.000%	75,322	75,322		2,810,000
11/1/2028	105,000	5.000%	75,322	180,322	255,644	2,705,000
5/1/2029		5.375%	72,697	72,697		2,705,000
11/1/2029	110,000	5.375%	72,697	182,697	255,394	2,595,000
5/1/2030		5.375%	69,741	69,741		2,595,000
11/1/2030	115,000	5.375%	69,741	184,741	254,481	2,480,000
5/1/2031		5.375%	66,650	66,650		2,480,000
11/1/2031	125,000	5.375%	66,650	191,650	258,300	2,355,000
5/1/2032		5.375%	63,291	63,291		2,355,000
11/1/2032	130,000	5.375%	63,291	193,291	256,581	2,225,000
5/1/2033		5.375%	59,797	59,797		2,225,000
11/1/2033	135,000	5.375%	59,797	194,797	254,594	2,090,000
5/1/2034		5.375%	56,169	56,169		2,090,000
11/1/2034	145,000	5.375%	56,169	201,169	257,338	1,945,000
5/1/2035		5.375%	52,272	52,272		1,945,000
11/1/2035	150,000	5.375%	52,272	202,272	254,544	1,795,000
5/1/2036		5.375%	48,241	48,241		1,795,000
11/1/2036	160,000	5.375%	48,241	208,241	256,481	1,635,000
5/1/2037		5.375%	43,941	43,941		1,635,000
11/1/2037	170,000	5.375%	43,941	213,941	257,881	1,465,000
5/1/2038		5.375%	39,372	39,372		1,465,000
11/1/2038	180,000	5.375%	39,372	219,372	258,744	1,285,000
5/1/2039		5.375%	34,534	34,534		1,285,000

STATEMENT 7
SOLTERRA RESORT, A.K.A. OAKMONT GROVE
FY 2018 ADOPTED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2039	185,000	5.375%	34,534	219,534	254,069	1,100,000
5/1/2040		5.375%	29,563	29,563		1,100,000
11/1/2040	195,000	5.375%	29,563	224,563	254,125	905,000
5/1/2041		5.375%	24,322	24,322		905,000
11/1/2041	210,000	5.375%	24,322	234,322	258,644	695,000
5/1/2042		5.375%	18,678	18,678		695,000
11/1/2042	220,000	5.375%	18,678	238,678	257,356	475,000
5/1/2043		5.375%	12,766	12,766		475,000
11/1/2043	230,000	5.375%	12,766	242,766	255,531	245,000
5/1/2044		5.375%	6,584	6,584		245,000
11/1/2044	245,000	5.375%	6,584	251,584	258,169	-
Total	3,830,000		3,858,928	7,688,928	7,688,928	

Max. annual debt service: 258,743.75

Footnote:

(a) For budgetary purposes only.