

SOLTERRA RESORT CDD - STATEMENT 1
FY 2019 ADOPTED BUDGET GENERAL
FUND (O&M)

| | FY 2016 Actual | FY 2017 Actual | FY 2018 Adopted | FY 2018 YTD - MARCH | FY 2019 PROPOSED | FY 2018 - 2019 VARIANCE |
|---|-------------------|-------------------|--------------------|------------------------|---------------------|----------------------------|
| 1 REVENUE | | | | | | |
| 2 SPECIAL ASSESSMENTS ON-ROLL (Gross)/ Actual (Net) | \$ 366,293 | \$ 598,345 | \$ 1,014,361 | \$ 587,809 | \$ 1,341,505 | \$ 327,144 |
| 3 SPECIAL ASSMTS - OFF ROLL | - | - | - | 21,718 | - | - |
| 4 SPECIAL ASSMTS - OFF ROLL - AK OAKMONT (Net) | 246,025 | 353,121 | - | - | - | - |
| 5 SPECIAL ASSMTS - OFF ROLL - PARK SQUARE (Net) | 3,511 | - | - | 9,308 | - | - |
| 6 SPECIAL ASSMTS - OFF ROLL - DR HORTON (Net) | 21,184 | - | - | - | - | - |
| 7 MISCELLANEOUS REVENUE | 1,312 | 714 | - | 66,095 | - | - |
| 8 INTEREST | - | 32 | - | - | - | - |
| 9 FUND BALANCE FORWARD | - | - | 55,000 | - | - | (55,000) |
| 11 TOTAL REVENUE | 638,325 | 952,212 | 1,069,361 | 684,929 | 1,341,505 | 272,144 |
| 12 EXPENDITURES | | | | | | |
| 14 GENERAL ADMINISTRATIVE: | | | | | | |
| 15 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES | - | - | - | - | - | - |
| 16 DISTRICT MANAGEMENT | 16,000 | 37,000 | 8,000 | 13,200 | 32,000 | 24,000 |
| 17 DISTRICT ACCOUNTING | - | - | 24,000 | - | - | (24,000) |
| 18 MASS MAILING & PRINTING | 920 | 886 | 1,500 | - | 1,500 | - |
| 19 LEGAL ADVERTISING | 1,871 | 814 | 1,500 | 68 | 1,500 | - |
| 20 BANK FEES | 216 | 86 | 250 | 232 | 250 | - |
| 21 REGULATORY & PERMIT FEES | 175 | 175 | 175 | 175 | 175 | - |
| 22 PROPERTY TAXES | 1,620 | - | - | - | - | - |
| 23 AUDITING SERVICES | 3,225 | 2,400 | 2,600 | - | 2,600 | - |
| 24 DISTRICT ENGINEER | 7,401 | 4,855 | 9,000 | 2,951 | 15,000 | 6,000 |
| 25 CONSTRUCTION ACCOUNTING SERVICES | 5,000 | - | - | - | 4,000 | 4,000 |
| 26 LEGAL SERVICES - GENERAL COUNSEL | 21,318 | 33,137 | 20,000 | 4,390 | 25,000 | 5,000 |
| 27 COUNTY ASSESSMENT COLLECTION CHARGES | 7,705 | 10,545 | 12,000 | 12,580 | 15,000 | 3,000 |
| 28 WEBSITE SETUP & ADMINISTRATION | 1,218 | 997 | 1,020 | 480 | 1,020 | - |
| 29 TOTAL GENERAL ADMINISTRATIVE | 66,669 | 90,895 | 80,045 | 34,076 | 98,045 | 18,000 |
| 31 INSURANCE: | | | | | | |
| 32 INSURANCE (General Liability & Public Officials, & Property) | 20,533 | 26,639 | 33,000 | 15,973 | 30,000 | (3,000) |
| 33 INSURANCE (Lazy River) | - | - | - | - | - | - |
| 34 TOTAL INSURANCE | 20,533 | 26,639 | 33,000 | 15,973 | 30,000 | (3,000) |
| 40 DEBT SERVICE ADMINISTRATION: | | | | | | |
| 41 ARBITRAGE REPORTING | - | - | 650 | - | 1,300 | 650 |
| 42 BOND AMORTIZATION SCHEDULE FEE | - | - | 1,000 | - | 1,000 | - |
| 43 DISSEMINATING AGENT | 6,000 | 6,000 | 6,000 | 6,000 | 9,000 | 3,000 |
| 44 TRUSTEE FEES | 7,542 | 6,600 | 7,544 | 7,543 | 12,447 | 4,903 |
| 45 TOTAL DEBT SERVICE ADMINISTRATION | 13,542 | 12,600 | 15,194 | 13,543 | 23,747 | 8,553 |
| 47 SHORT-TERM FINANCING | | | | | | |
| 48 DEFICIT FUNDING (Guard in FY 2018) | - | - | - | - | 94,000 | 94,000 |
| 50 UTILITIES: | | | | | | |
| 51 UTILITIES - ELECTRICITY - GUARDHOUSE & PUMP STATIONS | 31,619 | 1,813 | - | 872 | 2,300 | 2,300 |
| 52 UTILITIES - GAS | 2,040 | 30,922 | 14,000 | 64,261 | 45,000 | 31,000 |
| 53 UTILITIES - LAZY RIVER | - | 906 | 28,000 | - | - | (28,000) |
| 54 UTILITIES - STREET LIGHTS | 67,844 | 68,492 | 70,000 | 35,208 | 70,000 | - |
| 55 UTILITIES - STREET LIGHTS - PHASE 2A & 2B | 22,476 | 27,104 | 27,300 | 12,627 | 27,300 | - |
| 56 UTILITIES - STREETLIGHTS - NEW PHASE | - | - | - | - | 8,100 | 8,100 |
| 57 UTILITIES - WATER - GUARDHOUSE | 18,377 | 874 | - | 428 | 1,800 | 1,800 |
| 58 RECLAIMED WATER | 36,650 | 31,098 | 36,000 | 31,575 | 45,000 | 9,000 |
| 59 ELECTRICITY - AMENITY CENTER | - | 37,845 | 45,000 | 25,861 | 58,000 | 13,000 |
| 60 POTABLE WATER - AMENITY CENTER | - | 33,241 | 15,000 | 24,696 | 50,000 | 35,000 |
| 61 TOTAL UTILITIES | 179,006 | 232,296 | 235,300 | 195,527 | 307,500 | 72,200 |
| 63 SECURITY: | | | | | | |
| 64 SECURITY SYSTEM - MAIN ENTRANCE | 9,936 | 9,936 | 10,200 | 5,796 | 14,736 | 4,536 |
| 65 SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER | 10,589 | 10,887 | 10,000 | 11,630 | 14,712 | 4,712 |
| 66 SECURITY - PER RESIDENCE CHARGE | 19,143 | 42,936 | 38,400 | 25,568 | - | (38,400) |
| 67 SECURITY - PENALTY FALSE ALARM | - | 774 | - | - | 500 | 500 |
| 68 SECURITY-COMM. WATCH SOLUTIONS | - | - | - | 31,539 | 135,000 | 135,000 |
| 69 SECURITY - GUARDHOUSE - PHONE & NTERNET | - | 418 | - | 986 | 1,680 | 1,680 |
| 70 OFF DUTY OFFICERS & GATE GREETERS | - | 14,558 | 18,631 | 3,918 | - | (18,631) |
| 71 SECURITY GUARDHOUSE- MANAGEMENT | - | - | - | - | 4,800 | 4,800 |
| 72 GATE MAINTENANCE & REPAIR | 16,990 | 544 | 5,000 | 3,633 | 7,500 | 2,500 |
| 73 TOTAL SECURITY | 56,658 | 80,053 | 82,231 | 83,070 | 178,928 | 96,697 |

**SOLTERRA RESORT CDD - STATEMENT 1
FY 2019 PRELIMINARY BUDGET
GENERAL FUND (O&M)**

| | FY 2016 Actual | FY 2017 Actual | FY 2018 Adopted | FY 2018 YTD - MARCH | FY 2019 PROPOSED | FY 2018 - 2019 VARIANCE |
|------------|-------------------|-------------------|--------------------|------------------------|---------------------|----------------------------|
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Assessment Note:

Deficit funding in the amount of \$94,000 is attributed to the payback of a short term loan that was established in order to bring on 24 hour guard service in January of 2018. Going forward the elimination of this loan amount in FY 2020 will reduce the budget to an annual assessment of \$1,738 per ERU/Lot, barring unforeseen circumstances.

STATEMENT 2
SOLTERRA RESORT CDD
FY 2019 PRELIMINARY BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment and Calculation

| Phase | CDD Land Use | Planned Units | ERU / Unit | Total ERU | |
|---------------------|---------------|---------------|------------|-------------|--|
| ONE | Townhome | 100 | 1.00 | 100 | |
| ONE | Single Family | 325 | 1.00 | 325 | <<< WITH 45 NEW LOTS |
| Subtotal One | | 425 | | 425 | <<< Phase ONE largely developed |
| TWO | Townhome | 108 | 1.00 | 108 | |
| TWO | Single Family | 616 | 1.00 | 616 | |
| Subtotal Two | | 724 | | 724 | |
| Total | | 1149 | | 1149 | <<< Phase TWO largely undeveloped area |

1a. ERU Allocation Driver based on Development Status of Lots

| Status | Units | ERU | ERU | % ERU | |
|--------------|-------------|------|-------------|----------------|--|
| Platted | 732 | 1.00 | 732 | 63.71% | |
| Un-Platted | 417 | 1.00 | 417 | 36.29% | <<< Phase TWO is undeveloped and does not benefit to same extent as Phase ONE from certain CDD expenditures. |
| Total | 1149 | | 1149 | 100.00% | |

2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll

Allocation per share of ERU (from Tab. 1a.): 63.71% 36.29% 100.00%

| Expenditures | Platted Lots | Un-Platted Lots | Grand Total / (1) | Share of Total | Benefit to Phase 2 / (2) |
|------------------------------|---------------------|------------------|-------------------------|----------------|--------------------------|
| GENERAL ADMINISTRATIVE | 62,462.09 | 35,582.91 | 98,045.00 | 7.3% | Yes |
| INSURANCE | 19,112.27 | 10,887.73 | 30,000.00 | 2.2% | Yes |
| DEBT ADMINISTRATION | 23,747.00 | - | 23,747.00 | 1.8% | No |
| SHORT TERM LOAN TO DEVELOPER | 94,000.00 | - | 94,000.00 | 7.0% | No |
| UTILITIES | 307,500.00 | - | 307,500.00 | 22.9% | No |
| SECURITY | 178,928.00 | - | 178,928.00 | 13.3% | No |
| CLUBHOUSE/AMENITY ADMIN | 254,474.00 | - | 254,474.00 | 19.0% | No |
| MITIGATION RESTORATION | - | - | - | 0.0% | Yes |
| LANDSCAPE MAINTENANCE | 203,256.00 | - | 203,256.00 | 15.2% | No |
| FACILITY MAINTENANCE | 101,555.00 | - | 101,555.00 | 7.6% | No |
| CAPITAL IMPROVEMENTS | 31,853.79 | 18,146.21 | 50,000.00 | 3.7% | No |
| FUND BALANCE FORWARD | - | - | - | | |
| Subtotal (Net) / [a] | 1,276,888.15 | 64,616.85 | 1,341,505.00 | 100.0% | |
| Early Payment Discount | 54,919.93 | 2,779.22 | 57,699.15 | | |
| County Charges | 41,189.95 | 2,084.42 | 43,274.37 | | |
| Total (Gross) | 1,372,998.03 | 69,480.49 | 1,442,478.52 [b] | | |
| Share of Total Expenditures | 95.18% | 4.82% | 100.00% | | |
| | | | | | |
| Total ERU | 732.0 | 417.0 | 1,149.0 [c] | | |
| Total AR / ERU - GROSS | \$ 1,875.69 | \$ 166.62 | \$ 1,255.43 [b] / [c] | | |
| Total AR / ERU - NET | \$ 1,744.39 | \$ 154.96 | \$ 1,167.55 [a] / [c] | | |

Current Fiscal Year Allocation of O&M Assessment (Difference Due to Rounding) Inclusive of discounts and collection fees \$70,625

| Status | CDD Land Use | ERU / Unit | AR / ERU | Gross Assmt / Unit | Units | Total Gross Assmt |
|--------------|---------------|------------|----------|--------------------|-------------|---------------------|
| Platted | Townhome | 1.00 | \$ 1,876 | \$ 1,876 | 100 | \$ 187,569 |
| Platted | Single Family | 1.00 | \$ 1,876 | \$ 1,876 | 632 | \$ 1,185,436 |
| Un-Platted | Single Family | 1.00 | \$ 167 | \$ 167 | 417 | \$ 69,481 |
| Total | | | | | 1149 | \$ 1,442,486 |

Prior Fiscal Year Allocation of O&M Assessment (Difference Due to Rounding)

| Phase | CDD Land Use | ERU / Unit | AR / ERU | Gross Assmt / Unit | Units | Total Gross Assmt |
|--------------|---------------|------------|----------|--------------------|-------------|---------------------|
| ONE | Townhome | 1.00 | \$ 1,668 | \$ 1,668 | 100 | \$ 166,805 |
| ONE | Single Family | 1.00 | \$ 1,668 | \$ 1,668 | 484 | \$ 807,336 |
| Un-Platted | Single Family | 1.00 | \$ 253 | \$ 253 | 460 | \$ 116,573 |
| Total | | | | | 1044 | \$ 1,090,714 |
| | | | | | | \$ 351,771.22 |

Increase over Prior Fiscal Year

| CDD Land Use | ERU / Unit | AR / ERU | Gross Assmt / Unit | % Increase | Increase per mo |
|---------------|------------|----------|--------------------|------------|-----------------|
| Townhome | 1.00 | \$ 208 | \$ 208 | 12.45% | \$ 17.30 |
| Single Family | 1.00 | \$ 208 | \$ 208 | 12.45% | \$ 17.30 |
| Unplatted | 1.00 | \$ (87) | \$ (87) | | |

Amounts disclosed via the agenda process for increase related to security was \$372.50

Footnote:

- (1) Refer to STMT 1 for details.
- (2) Following prior year benefit assignment and cost allocation.
- (3) Assessment Note: 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.