

**SOLTERRA RESORT CDD - STATEMENT 1
FY 2021 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD - MAR	FY 2021 PROPOSED	FY 2020 - 2021 VARIANCE
1 REVENUE							
2 SPECIAL ASSESSMENTS ON-ROLL (Net)	\$ 598,345	\$ 652,410	\$ 1,317,470	\$ 1,614,265	\$ 1,052,459	\$ 1,614,265	\$ -
3 SPECIAL ASSMTS -OFF ROLL	-	77,564	-	-	-	-	-
4 SPECIAL ASSMTS -OFF ROLL- AK OAKMONT (Net)	353,121	293,061	-	-	10,078	-	-
5 SPECIAL ASSMTS -OFF ROLL - PARK SQUARE (Net)	-	7,756	-	-	-	-	-
6 SPECIAL ASSMTS -OFF ROLL - DR HORTON (Net)	-	-	-	-	-	-	-
7 MISCELLANEOUS REVENUE	714	6,292	64,433	-	-	-	-
8 INTEREST	32	-	-	-	-	-	-
9 FUND BALANCE FORWARD	-	-	-	-	-	-	-
10 OTHER MISCELLANEOUS REVENUES	-	-	-	-	-	-	-
11 TOTAL REVENUE	952,212	1,037,083	1,381,903	1,614,265	1,062,537	1,614,265	-
12 EXPENDITURES							
13 GENERAL ADMINISTRATIVE:							
14 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	-	-	-	-	-	-	-
15 DISTRICT MANAGEMENT	37,000	31,600	36,800	32,000	18,400	42,000	10,000
16 MASS MAILING & PRINTING	886	1,293	299	1,500	341	1,500	-
17 LEGAL ADVERTISING	814	1,352	3,724	1,500	382	1,500	-
18 BANK FEES	86	232	357	250	-	250	-
19 REGULATORY & PERMIT FEES	175	175	175	175	235	175	-
20 FIELD ADMINISTRATION SERVICES	-	-	-	-	-	-	-
21 PROPERTY TAXES	-	-	1,094	-	-	-	-
22 AUDITING SERVICES	2,400	2,500	2,600	2,600	-	2,500	(100)
23 DISTRICT ENGINEER	4,855	4,819	6,430	10,000	3,891	10,000	-
24 CONSTRUCTION ACCOUNTING SERVICES	-	-	4,000	2,000	2,000	2,000	-
25 LEGAL SERVICES - GENERAL COUNSEL	33,137	19,269	17,140	22,000	14,617	22,000	-
26 COUNTY ASSESSMENT COLLECTION CHARGES	10,545	12,368	18,079	22,000	22,159	25,000	3,000
27 WEBSITE SETUP & ADMINISTRATION	997	980	2,601	2,265	3,484	2,265	-
28 TOTAL GENERAL ADMINISTRATIVE	90,895	74,588	93,299	96,290	65,509	109,190	12,900
30 INSURANCE:							
31 INSURANCE (General Liability & Public Officials, & Property)	26,639	27,922	27,139	26,934	20,986	29,695	2,761
32 TOTAL INSURANCE	26,639	27,922	27,139	26,934	20,986	29,695	2,761
33							
34							

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35 DEBT SERVICE ADMINISTRATION:							
36 ARBITRAGE REPORTING	-	-	-	750	-	750	-
37 BOND AMORTIZATION SCHEDULE FEE	-	-	-	500	-	500	-
38 DISSEMINATING AGENT	6,000	6,000	6,000	6,000	6,000	3,000	(3,000)
39 TRUSTEE FEES	6,600	8,485	8,297	8,296	12,338	8,190	(106)
40 TOTAL DEBT SERVICE ADMINISTRATION	12,600	14,485	14,297	15,546	18,338	12,440	(3,106)
41							
42 SHORT-TERM FINANCING							
43 DEFICIT FUNDING	-	-	60,559	95,000	-	-	(95,000)
44							
45 UTILITIES:							
46 UTILITIES - ELECTRICITY - GUARDHOUSE & PUMP STATIONS	2,719	2,254	2,295	2,500	1,116	2,500	-
47 UTILITIES - GAS	30,922	68,727	68,206	75,000	18,104	69,000	(6,000)
48 UTILITIES - STREET LIGHTS	68,492	69,120	63,178	70,000	31,163	70,000	-
49 UTILITIES - STREET LIGHTS - PHASE 2A & 2B	27,104	27,478	22,900	28,000	7,639	28,000	-
50 UTILITIES - STREETLIGHTS - NEW PHASE	-	-	11,921	8,100	15,876	7,100	(1,000)
51 UTILITIES - WATER - GUARDHOUSE	874	1,506	1,381	1,600	423	1,600	-
52 RECLAIMED WATER	31,098	52,636	36,828	52,000	11,885	50,000	(2,000)
53 ELECTRICITY - AMENITY CENTER	37,845	70,229	79,764	80,000	46,041	80,000	-
54 POTABLE WATER - AMENITY CENTER	33,241	46,560	28,285	48,000	11,020	48,000	-
55 TOTAL UTILITIES	232,296	338,510	314,758	365,200	143,268	356,200	(9,000)
56							
57 SECURITY:							
58 SECURITY SYSTEM - MAIN ENTRANCE	9,936	6,624	11,340	9,936	686	10,056	120
59 SECURITY MONITORING - POOL & AMENITY CENTER & LAZY	10,887	11,631	11,034	14,712	4,364	14,712	-
60 SECURITY - PER RESIDENCE CHARGE	42,936	17,809	-	-	-	-	-
61 SECURITY - PENALTY FALSE ALARM & PASS PRINTING	774	-	3,172	5,000	-	5,000	-
62 SECURITY AT GUARDHOUSE	14,558	96,362	124,651	135,000	62,464	135,000	-
63 SECURITY - GUARDHOUSE - PHONE & INTERNET	418	2,344	5,132	5,220	3,309	5,220	-
64 SECURITY GUARDHOUSE- MANAGEMENT	-	-	4,800	4,800	2,162	4,800	-
65 GATE MAINTENANCE & REPAIR	544	7,728	12,142	10,000	3,565	10,000	-
66 TOTAL SECURITY	80,053	142,498	172,271	184,668	76,550	184,788	120
67							

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	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD - MAR	FY 2021 PROPOSED	FY 2020 - 2021 VARIANCE
68 CLUBHOUSE/AMENITY ADMINISTRATION:							
69 AMENITY MANAGEMENT	57,084	56,976	102,529	76,200	38,100	76,200	-
70 LIFESTYLE MANAGEMENT	-	12,829	-	22,151	11,125	22,151	-
71 CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	21,820	21,548	28,844	30,000	14,670	30,000	-
72 CLUBHOUSE MAINTENANCE & REPAIRS	9,295	15,761	8,483	8,000	5,380	6,000	(2,000)
73 CLUBHOUSE & LIFESTYLE SUPPLIES	9,334	4,625	2,853	5,000	2,965	5,000	-
74 CLUBHOUSE PHONE & INTERNET	2,316	1,920	2,583	3,300	1,706	3,300	-
75 CLUBHOUSE STAFF AFTER HOURS EMERGENCY RESPONSE	-	125	-	500	-	500	-
76 PEST CONTROL & TERMITE BOND	1,275	1,265	1,265	1,380	690	1,380	-
77 POOL MONITORS	64,151	61,732	105,267	139,388	54,732	139,388	-
78 COFFEE, WATER, AND VENDING SERVICES	7,380	10,134	9,564	9,000	5,478	7,000	(2,000)
79 BACKGROUND CHECKS & DRUG TESTING	1,013	816	-	750	-	750	-
80 CAFÉ POS SYSTEM	-	721	-	1,500	-	-	(1,500)
81 SOCIAL ACTIVITIES & MOVIE LICENSE	-	-	-	10,000	-	10,000	-
82 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	173,668	188,452	261,388	307,169	134,847	301,669	(5,500)
83							
84 LANDSCAPE/PROPERTY MAINTENANCE:							
85 POND & WETLAND MAINTENANCE	14,612	10,140	13,355	18,440	6,720	21,558	3,118
86 LANDSCAPE MAINTENANCE - CONTRACT	114,972	116,399	129,246	127,256	66,528	145,256	18,000
87 LANDSCAPE MAINTENANCE - SPRINGS EXTERIOR LANDSCAPE	-	-	8,990	35,556	1,500	35,556	-
88 LANDSCAPE REPLINISHMENT	13,868	10,062	-	50,000	22,884	106,667	56,667
89 IRRIGATION REPAIRS & MAINTENANCE	9,811	21,375	4,165	12,000	6,702	8,500	(3,500)
90 ASPHALT PAVEMENT REPAIR & MONITORING	-	3,200	3,700	25,000	500	25,000	-
91 LANDSCAPE/PROPERTY CONTINGENCY	-	-	12,429	75,000	6,600	97,000	22,000
92 COMPREHENSIVE FIELD SERVICES	2,625	5,000	5,000	10,000	3,316	10,000	-
93 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	155,888	166,176	176,885	353,252	114,750	449,537	96,285
94							

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95 FACILITY MAINTENANCE:							
96 POOL SERVICE - CONTRACT	23,400	23,765	23,765	24,000	11,882	27,270	3,270
97 POOL SERVICE - CONTRACT - LAZY RIVER	3,900	23,765	23,765	24,000	11,882	27,270	3,270
98 POOL & LAZY RIVER MAINTENANCE & REPAIR	11,169	10,703	9,768	9,856	11,240	9,856	-
99 POOL PERMIT	840	700	980	850	-	850	-
100 SLIDE MAINTENANCE & REPAIRS	-	-	-	2,500	-	2,500	-
101 SIGNAGE	4,352	6,328	-	500	-	500	-
102 ATHLETIC FACILITIES MAINT. & FITNESS EQUIP. REPAIR		4,467	2,518	1,500	730	1,500	-
103 REFUSE DUMPSTER SERVICE		-	-	3,000	-	3,000	-
104 MISCELLANEOUS-INCLUDES PRESSURE WASHING	5,198	5,947	2,220	6,000	450	3,000	(3,000)
105 CONTINGENCY	-	-	3,641	15,000	2,735	12,000	(3,000)
106 TOTAL FACILITY MAINTENANCE	48,859	75,675	66,657	87,206	38,919	87,746	540
107							
108 CAPITAL IMPROVEMENT							
109 CAPITAL IMPROVEMENT	56,683	100,798	15,495	83,000	36,115	83,000	-
110 TOTAL CAPITAL IMPROVEMENTS	56,683	100,798	15,495	83,000	36,115	83,000	-
111							
112 EXPENDITURES	\$877,581	\$1,129,109	\$1,202,748	\$1,614,265	\$649,281	\$1,614,265	\$0
113							
114 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	74,630	(92,020)	179,155	-	413,256	-	-
115							
116 OTHER FINANCING SOURCES (USES)							
117 TRANSFER-IN				-	-	-	-
118 TRANSFER-OUT				-	-	-	-
119 TOTAL OTHER FINANCIAL SOURCES (USES)	-	-	-	-	-	-	-
120 NET CHANGE IN FUND BALANCE	74,630	(92,020)	179,155	-	413,256	-	-
121							
122 FUND BALANCE - BEGINNING	16,165	90,795	(1,225)	177,930	177,930	177,930	-
123 DECREASE IN FUND BALANCE				-	-		
124 FUND BALANCE - ENDING	\$ 90,795	\$ (1,225)	\$ 177,930	\$ 177,930	\$ 591,186	\$ 177,930	-

STATEMENT 2
SOLTERRA RESORT CDD
FY 2021 PROPOSED 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
Subtotal One		425		425
TWO	Townhome	108	1.00	108
TWO	Single Family	653	1.00	653
Subtotal Two		761		761
Total		1186		1186

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

Status	Units	ERU	ERU	% ERU
Platted	869	1.00	869	73.27%
Phase 2C (Solterra Springs)	118	1.00	118	9.95%
Un-Platted	199	1.00	199	16.78%
Total	1186		1186	100.00%

2. O&M Assessment Requirement - Allocation to Each Area

Allocation per share of ERU (from Tab. 1a.):	73%	10%	17%	100.00% << all benefit
Allocation per share of ERU (Tab. 1a.):	88%	12%	0%	100.00% << not Un-platted
Special Allocation Utilities	92%	8%	0%	100.00%

Expenditures	Platted Lots (not Solt. Springs)	Solterra Springs	Un-Platted Lots	Grand Total / (1)	Share of Total	Benefit to Un-Platted / (2)
GENERAL ADMINISTRATIVE	80,005	10,864	18,321	109,190	6.8%	Yes
INSURANCE	21,758	2,954	4,983	29,695	1.8%	Yes
DEBT ADMINISTRATION	10,953	1,487	-	12,440	0.8%	No
SHORT TERM LOAN TO DEVELOPER	-	-	-	-	0.0%	No
UTILITIES	328,524	27,676	-	356,200	22.1%	Yes
SECURITY	162,696	22,092	-	184,788	11.4%	Yes
CLUBHOUSE/AMENITY ADMIN	265,603	36,066	-	301,669	18.7%	No
LANDSCAPE MAINTENANCE	449,537	-	-	449,537	27.8%	No
FACILITY MAINTENANCE	77,256	10,490	-	87,746	5.4%	No
CAPITAL IMPROVEMENTS	60,815	8,258	13,927	83,000	5.1%	Yes
Subtotal (Net) / [a]	1,457,147	119,888	37,230	1,614,265	100.0%	
Early Payment Discount	62,673	5,156	1,601	69,431		
County Charges	47,005	3,867	1,201	52,073		
Total (Gross)	1,566,825	128,912	40,033	1,735,769	[b]	
Share of Total Expenditures	90.3%	7.4%	2.3%	100.0%		

3. O&M Per Lot

	Platted	Phase 2C	Un-Platted	Total/Avg.	
Total ERU	869.0	118.0	199.0	1,186.0	[c]
Total AR / ERU - GROSS	\$ 1,803	\$ 1,092	\$ 201	\$ 1,464	[b] / [c]
Total AR / ERU - NET	\$ 1,677	\$ 1,016	\$ 187	\$ 1,361	[a] / [c]

Current Fiscal Year Allocation of O&M Assessment (Difference Due to Rounding) Inclusive of discounts and collection fees \$121,504

Status	CDD Land Use	ERU / Unit	AR / ERU	Units	Total Gross Assmt
Platted	Single Family / TH	1.00	\$ 1,803	869	\$ 1,566,833
Solterra Springs	Single Family / TH	1.00	\$ 1,092	118	\$ 128,913
Un-Platted	Single Family / TH	1.00	\$ 201	199	\$ 40,033
Total				1186	\$ 1,735,779

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

Status	CDD Land Use	ERU / Unit	AR / ERU	Units	Total Gross Assmt
Platted	Single Family / TH	1.00	\$ 1,806	712	\$ 1,369,667
Solterra Springs	Single Family / TH	1.00	\$ 1,093	0	\$ -
Un-Platted	Single Family / TH	1.00	\$ 187	437	\$ 72,813
Total				1149	\$ 1,442,480

Change in Assessments from Prior Fiscal Year

CDD Land Use	ERU / Unit	Difference in Lot Count	AR / ERU	% Increase	Change per Month
Platted	1.00	0	\$ (3)	-0.17%	\$ (0.26)
Solterra Springs	1.00	0	\$ (1)	-0.08%	\$ (0.07)
Un-Platted	1.00	0	\$ 14	7.59%	\$ 1.18

Footnote:

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

**STATEMENT 4
SOLTERRA RESORT CDD
FY 2021 PROPOSED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 (TAXABLE) DEBT SERVICE**

	BUDGET
REVENUE /(b)	
ASSESSMENT ON -ROLL (gross, all considered on roll)	497,191
DISCOUNTS (4.0%)	(19,888)
TOTAL REVENUE	477,303
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	14,916
INTEREST EXPENSE	
May 1, 2021	185,456
November 1, 2021	185,456
PRINCIPAL	
November 1, 2021	90,000
TOTAL EXPENDITURES	475,828
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,475
Fund Balance - Beginning	-
Fund Balance - Ending	\$ 1,475

Allocation of Maximum Annual Debt Service (MADS) for Area One

CDD Land Use	Units	Assigned ERU	Total ERU	ERU %	Total Net MADS	Net MADS/Unit	Gross MADS/Unit
Townhome	100	0.55	55.0	13.95%	\$ 64,506	\$ 645	\$ 694
SF 50	230	1.00	230.0	58.34%	\$ 269,750	\$ 1,173	\$ 1,261
SF 70	95	1.15	109.3	27.71%	\$ 128,131	\$ 1,349	\$ 1,450
Total	425		394.3	100.00%	\$ 462,388		

Gross Assmt. per ERU \$ 1,261
total Gross Assmt. \$ 497,191

Net Assmt. (MADS) \$ 462,388
County Fees and Discounts \$ 34,803 \$ 497,190.86
Gross Assmt. \$ 497,191

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

STATEMENT 5
SOLTERRA RESORT CDD, A.K.A. OAKMONT GROVE
FY 2021 PROPOSED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 - TAXABLE

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
4/23/2013	\$ -		\$ -	\$ -	\$ -	\$ 5,420,000
11/1/2013			210,332	210,332	210,332	5,420,000
5/1/2014	-		201,381	201,381		5,420,000
11/1/2014	55,000	6.50%	201,381	256,381	457,763	5,365,000
5/1/2015	-		199,594	199,594		5,365,000
11/1/2015	60,000	6.50%	199,594	259,594	459,188	5,305,000
5/1/2016	-		197,644	197,644		5,305,000
11/1/2016	65,000	6.50%	197,644	262,644	460,288	5,240,000
5/1/2017	-		195,531	195,531		5,240,000
11/1/2017	70,000	6.50%	195,531	265,531	461,063	5,170,000
5/1/2018	-		193,256	193,256		5,170,000
11/1/2018	75,000	6.50%	193,256	268,256	461,513	5,095,000
5/1/2019	-		190,819	190,819		5,095,000
11/1/2019	80,000	6.50%	190,819	270,819	461,638	5,015,000
5/1/2020	-		188,219	188,219		5,015,000
11/1/2020	85,000	6.50%	188,219	273,219	461,438	4,930,000
5/1/2021	-		185,456	185,456		4,930,000
11/1/2021	90,000	6.50%	185,456	275,456	460,913	4,840,000
5/1/2022	-		182,531	182,531		4,840,000
11/1/2022	95,000	6.50%	182,531	277,531	460,063	4,745,000
5/1/2023	-		179,444	179,444		4,745,000
11/1/2023	100,000	6.50%	179,444	279,444	458,888	4,645,000
5/1/2024	-		176,194	176,194		4,645,000
11/1/2024	110,000	7.25%	176,194	286,194	462,388	4,535,000
5/1/2025	-		172,206	172,206		4,535,000
11/1/2025	115,000	7.25%	172,206	287,206	459,413	4,420,000
5/1/2026	-		168,038	168,038		4,420,000
11/1/2026	125,000	7.25%	168,038	293,038	461,075	4,295,000
5/1/2027	-		163,506	163,506		4,295,000
11/1/2027	135,000	7.25%	163,506	298,506	462,013	4,160,000
5/1/2028	-		158,613	158,613		4,160,000
11/1/2028	145,000	7.25%	158,613	303,613	462,225	4,015,000
5/1/2029	-		153,356	153,356		4,015,000
11/1/2029	155,000	7.25%	153,356	308,356	461,713	3,860,000
5/1/2030	-		147,738	147,738		3,860,000
11/1/2030	165,000	7.25%	147,738	312,738	460,475	3,695,000
5/1/2031	-		141,756	141,756		3,695,000
11/1/2031	175,000	7.25%	141,756	316,756	458,513	3,520,000
5/1/2032	-		135,413	135,413		3,520,000
11/1/2032	190,000	7.25%	135,413	325,413	460,825	3,330,000
5/1/2033	-		128,525	128,525		3,330,000
11/1/2033	205,000	7.25%	128,525	333,525	462,050	3,125,000
5/1/2034	-		121,094	121,094		3,125,000
11/1/2034	220,000	7.75%	121,094	341,094	462,188	2,905,000
5/1/2035	-		112,569	112,569		2,905,000
11/1/2035	235,000	7.75%	112,569	347,569	460,138	2,670,000
5/1/2036	-		103,463	103,463		2,670,000
11/1/2036	255,000	7.75%	103,463	358,463	461,925	2,415,000

STATEMENT 5
SOLTERRA RESORT CDD, A.K.A. OAKMONT GROVE
FY 2021 PROPOSED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 - TAXABLE

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2037	-		93,581	93,581		2,415,000
11/1/2037	275,000	7.75%	93,581	368,581	462,163	2,140,000
5/1/2038	-		82,925	82,925		2,140,000
11/1/2038	295,000	7.75%	82,925	377,925	460,850	1,845,000
5/1/2039	-		71,494	71,494		1,845,000
11/1/2039	315,000	7.75%	71,494	386,494	457,988	1,530,000
5/1/2040	-		59,288	59,288		1,530,000
11/1/2040	340,000	7.75%	59,288	399,288	458,575	1,190,000
5/1/2041	-		46,113	46,113		1,190,000
11/1/2041	370,000	7.75%	46,113	416,113	462,225	820,000
5/1/2042	-		31,775	31,775		820,000
11/1/2042	395,000	7.75%	31,775	426,775	458,550	425,000
5/1/2043	-		16,469	16,469		425,000
11/1/2043	425,000	7.75%	16,469	441,469	457,938	-
Total	\$ 5,420,000		\$ 8,606,307	\$ 14,026,307	\$ 14,026,307	

Max. annual debt service:

462,387.50

Footnote:

(a) For budgetary purposes only.

**STATEMENT 6
SOLTERRA RESORT CDD
FY 2021 PROPOSED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014 DEBT SERVICE**

	BUDGET
REVENUE	
ASSESSMENT ON -ROLL (net - all considered on roll)	278,220
REVENUE ACCOUNT BALANCE FORWARD	-
DISCOUNTS (4.0%)	(11,129)
	267,091
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	8,347
INTEREST EXPENSE	
May 1, 2021	90,572
November 1, 2021	90,572
PRINCIPAL	
November 1, 2021	75,000
TOTAL EXPENDITURES	264,490
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 2,601
Fund Balance - Beginning	-
Fund Balance - Ending / (a)	\$ 2,601

Allocation of Maximum Annual Debt Service (MADS) for Phases 2A and 2A1

CDD Land Use	Units	ERU/Unit	Total ERU	ERU %	Total MADS	Net MADS/Unit	Gross MADS/Unit
SF 40 to 50	100	1.00	100.0	45.30%	\$ 117,211	\$ 1,172	\$ 1,260
SF 70	105	1.15	120.8	54.70%	\$ 141,533	\$ 1,348	\$ 1,449
Total FY 2013	205		220.8	100.00%	\$ 258,744		

GROSS Assmt. per ERU \$ 1,260
total Gross MADS \$ 278,220

Net Assmt. (MADS) \$ 258,745
County Fees and Discounts \$ 19,475
Gross Assmt. \$ 278,220

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 2021 PROPOSED 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%	\$ 59,796.88	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 2021 PROPOSED 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: 258,744

Footnote:

(a) For budgetary purposes only.

**STATEMENT 8
SOLTERRA RESORT CDD
FY 2021 PROPOSED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018**

	BUDGET
REVENUE	
ASSESSMENT ON -ROLL (gross; all considered on roll)	667,641
DISCOUNTS (4.0%)	(26,706)
	640,935
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	20,029
INTEREST EXPENSE	
May 1, 2021	219,816
November 1, 2021	216,816
PRINCIPAL	
May 1, 2021	150,000
TOTAL EXPENDITURES	606,660
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 34,275

Allocation of Maximum Annual Debt Service (MADS) for Phases 2A2 (19 lots), 2B, 2C, 2D, and 2E

Product Type	Lots	Total MADS /(a)	MADS/Lot	Gross Assmt./Lot
40s	119	\$ 139,587	\$ 1,173	\$ 1,261
50s	267	\$ 336,877	\$ 1,262	\$ 1,357
70s	50	\$ 66,450	\$ 1,329	\$ 1,429
TH	120	\$ 83,311	\$ 694	\$ 747
Total	556	\$ 620,906		

Net Assmt. (MADS)	\$ 620,906
County Fees and Discounts	\$ 46,735
Total Gross Assmt.	\$ 667,641

Footnote:

(a) After Adjustment for Developer Contributions.

STATEMENT 9
SOLTERRA RESORT, A.K.A. OAKMONT GROVE
FY 2021 PROPOSED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2019						9,290,000
5/1/2020	145,000	4.000%	222,716	367,716		9,145,000
11/1/2020		4.000%	219,816	219,816	587,531	9,145,000
5/1/2021	150,000	4.000%	219,816	369,816		8,995,000
11/1/2021		4.000%	216,816	216,816	586,631	8,995,000
5/1/2022	155,000	4.000%	216,816	371,816		8,840,000
11/1/2022		4.000%	213,716	213,716	585,531	8,840,000
5/1/2023	160,000	4.000%	213,716	373,716		8,680,000
11/1/2023		4.000%	210,516	210,516	584,231	8,680,000
5/1/2024	170,000	4.750%	210,516	380,516		8,510,000
11/1/2024		4.750%	206,478	206,478	586,994	8,510,000
5/1/2025	175,000	4.750%	206,478	381,478		8,335,000
11/1/2025		4.750%	202,322	202,322	583,800	8,335,000
5/1/2026	185,000	4.750%	202,322	387,322		8,150,000
11/1/2026		4.750%	197,928	197,928	585,250	8,150,000
5/1/2027	195,000	4.750%	197,928	392,928		7,955,000
11/1/2027		4.750%	193,297	193,297	586,225	7,955,000
5/1/2028	205,000	4.750%	193,297	398,297		7,750,000
11/1/2028		4.750%	188,428	188,428	586,725	7,750,000
5/1/2029	215,000	4.750%	188,428	403,428		7,535,000
11/1/2029		4.750%	183,322	183,322	586,750	7,535,000
5/1/2030	225,000	5.000%	183,322	408,322		7,310,000
11/1/2030		5.000%	177,697	177,697	586,019	7,310,000
5/1/2031	235,000	5.000%	177,697	412,697		7,075,000
11/1/2031		5.000%	171,822	171,822	584,519	7,075,000
5/1/2032	245,000	5.000%	171,822	416,822		6,830,000
11/1/2032		5.000%	165,697	165,697	582,519	6,830,000
5/1/2033	260,000	5.000%	165,697	425,697		6,570,000
11/1/2033		5.000%	159,197	159,197	584,894	6,570,000
5/1/2034	275,000	5.000%	159,197	434,197		6,295,000
11/1/2034		5.000%	152,322	152,322	586,519	6,295,000
5/1/2035	285,000	5.250%	152,322	437,322		6,010,000
11/1/2035		5.250%	144,841	144,841	582,163	6,010,000
5/1/2036	305,000	5.250%	144,841	449,841		5,705,000
11/1/2036		5.250%	136,834	136,834	586,675	5,705,000
5/1/2037	320,000	5.250%	136,834	456,834		5,385,000
11/1/2037		5.250%	128,434	128,434	585,269	5,385,000
5/1/2038	335,000	5.250%	128,434	463,434		5,050,000
11/1/2038		5.250%	119,641	119,641	583,075	5,050,000
5/1/2039	355,000	5.250%	119,641	474,641		4,695,000

11/1/2039		5.250%	110,322	110,322	584,963	4,695,000
5/1/2040	365,000	5.375%	110,322	475,322		4,330,000
11/1/2040		5.375%	100,513	100,513	575,834	4,330,000
5/1/2041	385,000	5.375%	100,513	485,513		3,945,000
11/1/2041	-	5.375%	90,166	90,166	575,678	3,945,000
5/1/2042	405,000	5.375%	90,166	495,166		3,540,000
11/1/2042	-	5.375%	79,281	79,281	574,447	3,540,000
5/1/2043	430,000	5.375%	79,281	509,281		3,110,000
11/1/2043	-	5.375%	67,725	67,725	577,006	3,110,000
5/1/2044	450,000	5.375%	67,725	517,725		2,660,000
11/1/2044	-	5.375%	55,631	55,631	573,356	2,660,000
5/1/2045	475,000	5.375%	55,631	530,631		2,185,000
11/1/2045	-	5.375%	42,866	42,866	573,497	2,185,000
5/1/2046	505,000	5.375%	42,866	547,866		1,680,000
11/1/2046	-	5.375%	29,294	29,294	577,159	1,680,000
5/1/2047	530,000	5.375%	29,294	559,294		1,150,000
11/1/2047	-	5.375%	15,050	15,050	574,344	1,150,000
5/1/2048	560,000	5.375%	15,050	575,050		590,000
11/1/2048	-	5.375%	15,050	15,050	590,100	590,000
5/1/2049	590,000	5.375%	30,906	620,906		-
11/1/2049	-				620,906	-
Total	9,290,000		8,228,609	17,518,609	17,518,609	

Max. annual debt service: 620,906.25

Footnote:

(a) For budgetary purposes only.