

SOLTERRA RESORT CDD - STATEMENT 1
FY 2020 ADOPTED BUDGET
GENERAL FUND (O&M)

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 YTD - APRIL	FY 2020 PROPOSED	FY 2019 - 2020 VARIANCE
1 REVENUE						
2 SPECIAL ASSESSMENTS ON-ROLL (Net)	\$ 598,345	\$ 652,410	\$ 1,341,505	\$ 1,135,866	\$ 1,614,265	\$ 272,760
3 SPECIAL ASSMTS -OFF ROLL	-	77,564	-	-	-	-
4 SPECIAL ASSMTS -OFF ROLL- AK OAKMONT (Net)	353,121	293,061	-	-	-	-
5 SPECIAL ASSMTS -OFF ROLL - PARK SQUARE (Net)	-	7,756	-	-	-	-
6 SPECIAL ASSMTS -OFF ROLL - DR HORTON (Net)	-	-	-	-	-	-
7 MISCELLANEOUS REVENUE	714	6,292	-	-	-	-
8 INTEREST	32	-	-	-	-	-
9 FUND BALANCE FORWARD	-	-	-	-	-	-
11 TOTAL REVENUE	952,212	1,037,083	1,341,505	1,135,866	1,614,265	272,760
12						
13 EXPENDITURES						
14 GENERAL ADMINISTRATIVE:						
15 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	-	-	-	-	-	-
16 DISTRICT MANAGEMENT	37,000	31,600	32,000	21,467	32,000	-
17 MASS MAILING & PRINTING	886	1,293	1,500	298	1,500	-
18 LEGAL ADVERTISING	814	1,352	1,500	260	1,500	-
19 BANK FEES	86	232	250	-	250	-
20 REGULATORY & PERMIT FEES	175	175	175	341	175	-
21 AUDITING SERVICES	2,400	2,500	2,600	-	2,600	-
22 DISTRICT ENGINEER	4,855	4,819	15,000	680	10,000	(5,000)
23 CONSTRUCTION ACCOUNTING SERVICES	-	-	4,000	4,000	2,000	(2,000)
24 LEGAL SERVICES - GENERAL COUNSEL	33,137	19,269	25,000	8,603	22,000	(3,000)
25 COUNTY ASSESSMENT COLLECTION CHARGES	10,545	12,368	15,000	18,078	22,000	7,000
26 WEBSITE SETUP & ADMINISTRATION	997	980	1,020	585	2,265	1,245
27 TOTAL GENERAL ADMINISTRATIVE	90,895	74,588	98,045	54,312	96,290	(1,755)
28						
29 INSURANCE:						
30 INSURANCE (General Liability & Public Officials, & Property)	26,639	27,922	30,000	18,543	26,934	(3,066)
31 TOTAL INSURANCE	26,639	27,922	30,000	18,543	26,934	(3,066)
32						
33 DEBT SERVICE ADMINISTRATION:						
34 ARBITRAGE REPORTING	-	-	1,300	-	750	(550)
35 BOND AMORTIZATION SCHEDULE FEE	-	-	1,000	-	500	(500)
36 DISSEMINATING AGENT	6,000	6,000	9,000	6,000	6,000	(3,000)
37 TRUSTEE FEES	6,600	8,485	12,447	8,297	8,296	(4,151)
38 TOTAL DEBT SERVICE ADMINISTRATION	12,600	14,485	23,747	14,297	15,546	(8,201)
39						
40 SHORT-TERM FINANCING						
41 DEFICIT FUNDING	-	-	94,000	60,559	95,000	1,000
42						
43 UTILITIES:						
44 UTILITIES - ELECTRICITY - GUARDHOUSE & PUMP STATIONS	2,719	2,254	2,300	1,322	2,500	200
45 UTILITIES - GAS	30,922	68,727	45,000	63,356	75,000	30,000
46 UTILITIES - STREET LIGHTS	68,492	69,120	70,000	34,463	70,000	-
47 UTILITIES - STREET LIGHTS - PHASE 2A & 2B	27,104	27,478	27,300	13,658	28,000	700
48 UTILITIES - STREETLIGHTS - NEW PHASE	-	-	8,100	-	8,100	-
49 UTILITIES - WATER - GUARDHOUSE	874	1,506	1,800	560	1,600	(200)
50 RECLAIMED WATER	31,098	52,636	45,000	27,664	52,000	7,000
51 ELECTRICITY - AMENITY CENTER	37,845	70,229	58,000	49,499	80,000	22,000
52 POTABLE WATER - AMENITY CENTER	33,241	46,560	50,000	20,809	48,000	(2,000)
53 TOTAL UTILITIES	232,296	338,510	307,500	211,331	365,200	57,700
54						
55 SECURITY:						
56 SECURITY SYSTEM - MAIN ENTRANCE	9,936	6,624	14,736	-	9,936	(4,800)
57 SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER	10,887	11,631	14,712	-	14,712	-
58 SECURITY - PER RESIDENCE CHARGE	42,936	17,809	-	-	-	-
59 SECURITY - PENALTY FALSE ALARM & PASS PRINTING	774	-	500	2,077	5,000	4,500
60 SECURITY AT GUARDHOUSE	14,558	96,362	135,000	72,471	135,000	-
61 SECURITY - GUARDHOUSE - PHONE & INTERNET	418	2,344	1,680	3,207	5,220	3,540
62 SECURITY GUARDHOUSE- MANAGEMENT	-	-	4,800	-	4,800	-
63 GATE MAINTENANCE & REPAIR	544	7,728	7,500	9,540	10,000	2,500
64 TOTAL SECURITY	80,053	142,498	178,928	87,295	184,668	5,740

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66 CLUBHOUSE/AMENITY ADMINISTRATION:						
67 AMENITY MANAGEMENT	57,084	56,976	113,641	129,014	76,200	(37,441)
68 LIFESTYLE MANAGEMENT	-	12,829	-	-	22,151	22,151
69 CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	21,820	21,548	30,000	12,913	30,000	-
70 CLUBHOUSE MAINTENANCE & REPAIRS	9,295	15,761	10,000	1,394	8,000	(2,000)
71 CLUBHOUSE & LIFESTYLE SUPPLIES	9,334	4,625	7,500	-	5,000	(2,500)
72 CLUBHOUSE PHONE & INTERNET	2,316	1,920	7,500	1,630	3,300	(4,200)
73 CLUBHOUSE STAFF AFTER HOURS EMERGENCY RESPONSE	-	125	1,500	-	500	(1,000)
74 PEST CONTROL & TERMITE BOND	1,275	1,265	1,380	805	1,380	-
75 POOL MONITORS	64,151	61,732	71,453	-	139,388	67,935
76 COFFEE, WATER, AND VENDING SERVICES	7,380	10,134	9,000	5,358	9,000	-
77 BACKGROUND CHECKS & DRUG TESTING	1,013	816	1,500	-	750	(750)
78 CAFÉ POS SYSTEM	-	721	1,000	-	1,500	500
79 SOCIAL ACTIVITIES & MOVIE LICENSE	-	-	-	-	10,000	10,000
80 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	173,668	188,452	254,474	151,114	307,169	52,695
82 LANDSCAPE/PROPERTY MAINTENANCE:						
83 POND & WETLAND MAINTENANCE	14,612	10,140	21,500	6,315	18,440	(3,060)
84 LANDSCAPE MAINTENANCE - CONTRACT	114,972	116,399	127,256	71,806	127,256	-
85 LANDSCAPE MAINTENANCE - SPRINGS EXTERIOR LANDSCAPING	-	-	15,000	-	35,556	20,556
86 LANDSCAPE REPLINISHMENT	13,868	10,062	15,000	16,927	50,000	35,000
87 IRRIGATION REPAIRS & MAINTENANCE	9,811	21,375	10,000	4,165	12,000	2,000
88 ASPHALT PAVEMENT REPAIR & MONITORING	-	3,200	9,500	3,700	25,000	15,500
89 LANDSCAPE/PROPERTY CONTINGENCY	-	-	-	-	75,000	75,000
90 COMPREHENSIVE FIELD SERVICES	2,625	5,000	5,000	2,916	10,000	5,000
91 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	155,888	166,176	203,256	105,829	353,252	149,996
93 FACILITY MAINTENANCE:						
94 POOL SERVICE - CONTRACT	23,400	23,765	24,000	13,863	24,000	-
95 POOL SERVICE - CONTRACT - LAZY RIVER	3,900	23,765	24,000	13,863	24,000	-
96 POOL & LAZY RIVER MAINTENANCE & REPAIR	11,169	10,703	12,000	4,409	9,856	(2,144)
97 POOL PERMIT	840	700	850	-	850	-
98 SLIDE MAINTENANCE & REPAIRS	-	-	3,200	-	2,500	(700)
99 SIGNAGE	4,352	6,328	500	-	500	-
100 ATHLETIC FACILITIES MAINT. & FITNESS EQUIPMENT REPAIR	-	4,467	1,500	1,149	1,500	-
101 REFUSE DUMPSTER SERVICE	-	-	5,000	-	3,000	(2,000)
102 MISCELLANEOUS-INCLUDES PRESSURE WASHING	5,198	5,947	10,505	564	6,000	(4,505)
103 CONTINGENCY	-	-	20,000	3,641	15,000	(5,000)
104 TOTAL FACILITY MAINTENANCE	48,859	75,675	101,555	37,489	87,206	(14,349)
106 CAPITAL IMPROVEMENT						
107 CAPITAL IMPROVEMENT	56,683	99,581	50,000	15,495	83,000	33,000
108 TOTAL CAPITAL IMPROVEMENTS	56,683	99,581	50,000	15,495	83,000	33,000
110 EXPENDITURES	\$877,581	\$1,127,892	\$1,341,505	\$756,264	\$1,614,265	\$272,760
112 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	74,630	(90,800)	-	379,602	-	-
114 OTHER FINANCING SOURCES (USES)						
115 TRANSFER-IN	-	-	-	-	-	-
116 TRANSFER-OUT	-	-	-	-	-	-
117 TOTAL OTHER FINANCIAL SOURCES (USES)	-	-	-	-	-	-
118 NET CHANGE IN FUND BALANCE	74,630	(90,795)	-	379,602	-	-
120 FUND BALANCE - BEGINNING	16,165	90,795	-	-	-	-
121 DECREASE IN FUND BALANCE	-	-	-	-	-	-
122 FUND BALANCE - ENDING	\$ 90,795	\$ -	\$ -	\$ 379,602	\$ -	-

123 Assessment Note:

STATEMENT 2
SOLTERRA RESORT CDD
FY 2020 ADOPTED 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	70,553	9,580	16,157	96,290	6.0%	Yes
INSURANCE	19,735	2,680	4,519	26,934	1.7%	Yes
DEBT ADMINISTRATION	13,687	1,859	-	15,546	1.0%	No
SHORT TERM LOAN TO DEVELOPER	95,000	-	-	95,000	5.9%	No
UTILITIES	336,825	28,375	-	365,200	22.6%	Yes
SECURITY	162,590	22,078	-	184,668	11.4%	Yes
CLUBHOUSE/AMENITY ADMIN	270,446	36,723	-	307,169	19.0%	No
LANDSCAPE MAINTENANCE	353,252	-	-	353,252	21.9%	No
FACILITY MAINTENANCE	76,780	10,426	-	87,206	5.4%	No
CAPITAL IMPROVEMENTS	60,815	8,258	13,927	83,000	5.1%	Yes
Subtotal (Net) / [a]	1,459,684	119,979	34,603	1,614,265	100.0%	
Early Payment Discount	62,782	5,160	1,488	69,431		
County Charges	47,087	3,870	1,116	52,073		
Total (Gross)	1,569,552	129,010	37,207	1,735,769	[b]	
Share of Total Expenditures	90.4%	7.4%	2.1%	100.0%		

3. O&M Per Lot					
Total ERU	869.0	118.0	199.0	1,186.0	[c]
Total AR / ERU - GROSS	\$ 1,806	\$ 1,093	\$ 187	\$ 1,464	[b] / [c]
Total AR / ERU - NET	\$ 1,680	\$ 1,017	\$ 174	\$ 1,361	[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	Units	Assmt
Platted	Single Family / TH	1.00	\$ 1,806	869	\$ 1,569,553
Solterra Springs	Single Family / TH	1.00	\$ 1,093	118	\$ 129,011
Un-Platted	Single Family / TH	1.00	\$ 187	199	\$ 37,207
Total				1186	\$ 1,735,771

Prior Fiscal Year Allocation of O&M Assessment (Difference Due to Rounding)					
Status	CDD Land Use	ERU / Unit	AR / ERU	Units	Assmt
Platted	Single Family / TH	1.00	\$ 1,924	712	\$ 1,369,667
Solterra Springs	Single Family / TH	NA	NA	0	\$ -
Un-Platted	Single Family / TH	1.00	\$ 155	437	\$ 72,813
Total				1149	\$ 1,442,480

Increase over Prior Fiscal Year					
CDD Land Use	ERU / Unit	Difference in Lot Count	AR / ERU	% Increase	Change per Month
Platted	1.00	157	\$ (118)	-6.11%	\$ (9.79)
Solterra Springs	1.00	118	\$ 1,093	NA	NA
Un-Platted	1.00	-238	\$ 32	20.63%	\$ 2.66

Footnote:

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

STATEMENT 3
SOLTERRA RESORT CDD
FY 2020 ADOPTED BUDGET

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	FY 2019	COMMENTS (SCOPE OF SERVICE)
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES & RELATED EXPENDITURES	LEGISLATIVE	SUPERVISORS	\$ -	
DISTRICT MANAGEMENT	DPFG	MANAGEMENT CONSULTING SERVICES	\$ 32,000	
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. Need new contract for fees for FY 2019
DISTRICT ENGINEER	STANTEC CONSULTING	DISTRICT ENGINEER	\$ 10,000	AGREEMENT 37 & 46
CONSTRUCTION ACCOUNTING			\$ 2,000	ACCOUNTING FOR THE PROCESSING OF REQUISITIONS
LEGAL SERVICES - GENERAL COUNSEL	HOPPING GREEN & SAMS	GENERAL COUNSEL	\$ 22,000	AGREEMENT 3 - GENERAL COUNSEL
COUNTY ASSESSMENT COLLECTION CHARGES	POLK COUNTY	PROPERTY APPRAISER & TAX COLLECTOR	\$ 22,000	3% OF ON ROLL ASSESSMENTS
WEBSITE SET UP & ADMINISTRATION	CAMPUS SUITE		\$ 2,265	Campus Suite \$1,515 includes website compliance & reemdiation of 750 documents as well as DPFG remediation mitigation of \$500 annually. An additional amount of \$250 for any unknown
		TOTAL	\$ 96,290	

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INSURANCE:				
INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	GENERAL LIABILITY & PUBLIC OFFICIALS	\$ 26,934	BASED ON NEW POLICIES ISSUED; POL IS \$3,094 FOR FY2016
		TOTAL	\$ 26,934	

DEBT SERVICE ADMINISTRATION:				
ARBTRAGE REPORTING	LLS TAX SOLUTIONS	IRS ARBITRAGE CALCULATION	\$ 750	The Series 2014 falls under small issuance and arbitrage reporting is not required.
BOND AMORTIZATION SCHEDULE FEE	DPFG	PREPARE RE-AMORTIZATION	\$ 500	ESTIMATED; PER BOND SERIES; AGREEMENT 2
DISSEMINATING AGENT	Lerner reporting services	BOND DISSEMINATION	\$ 6,000	\$3,000 FOR SERIES 2013 & \$3,000 FOR SERIES 2014
TRUSTEE FEES	US BANK	TRUSTEE	\$ 8,296	CONFIRMED WITH BANK TRUSTEE
DEFICIT FUNDING	DEVELOPER AGREEMENT		\$ 95,000	
		TOTAL	\$ 110,546	

UTILITIES:				
UTILITIES - ELECTRICITY-GUARDHOUSE & PUMP STATIONS	DUKE ENERGY	ELECTRIC SERVICES	\$ 2,500	ESTIMATED; ADDITIONAL FOR CAFÉ OPERATIONS
UTILITIES - GAS	FLORIDA PUBLIC UTILITIES	GAS SERVICES	\$ 75,000	ESTIMATED
UTILITIES - LAZY RIVER			\$ -	ESTIMATED, INCLUDES WATER, ELECTRIC AND ANY IRRIGATION RECLAIMED
UTILITIES - STREETLIGHTS	DUKE ENERGY	STREETLIGHT ELECTRICITY	\$ 70,000	ESTIMATED; BASED ON AVERAGE
UTILITIES - STREETLIGHTS - PHASE 2A & 2B	DUKE ENERGY	STREETLIGHT ELECTRICITY	\$ 28,000	AVERAGE STREETLIGHT RENTAL INCLUSIVE OF FUEL & ENERGY ESTIMATED
UTILITIES - STREETLIGHTS - NEW PHASE	DUKE ENERGY		\$ 8,100	ESTIMATED

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UTILITIES- WATER - GUARDHOUSE	POLK COUNTY UTILITIES	WATER - IRRIGATION	\$ 1,600	ESTIMATED; ADDITIONAL FOR CAFÉ OPERATIONS
RECLAIMED WATER	POLK COUNTY UTILITIES	WATER - DEPOSIT & IRRIGATION	\$ 52,000	ESTIMATED;
ELECTRICITY - AMENITY CENTER			\$ 80,000	Estimated based on usage
WATER - AMENITY CENTER			\$ 48,000	Estimated based on usage
		TOTAL	\$ 365,200	

SECURITY:

SECURITY SYSTEM - MAIN ENTRANCE	ENVERA	MONTHLY MONITORING & DATABASE SERVICE PLUS REPAIR & MAINTENANCE	\$ 9,936	Monthly monitoring service
SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER	ENVERA	INSTALLATION: VIRTUAL GATE GUARD SYSTEM & ACCESS CONTROL AT MAIN ENTRANCE	\$ 14,712	Monthly charge for burglar alarm is \$248 and monthly amount for CCTV monitoring \$978 monthly
SECURITY MONITORING - INSTALL & DEP			\$ -	
SECURITY - PER RESIDENCE CHARGE	ENVERA	PER RESIDENT CHARGE	\$ -	No longer assessed because of guard service
SECURITY - PENALTY FALSE ALARM & PASS PRINTING			\$ 5,000	Accounts for printing of guest passes and any false alarms
SECURITY- COMM. WATCH SOLUTIONS	COMMUNITY WATCH SOLUTIONS		\$ 135,000	Manned security gurard service available 24 hours daily
SECURITY - GUARDHOUSE - PHONE & INTERNET	Brighthouse		\$ 5,220	Monthly approximate amount is \$435
OFF DUTY OFFICERS & GATE GREETERS			\$ -	
SECURITY - GUARDHOUSE - MANAGEMENT			\$ 4,800	
GATE MAINTENANCE AND REPAIR	VARIOUS	GATE MAINTENANCE AND REPAIR	\$ 10,000	MISCELLANEOUS GATE MAINTENANCE AND REPAIR. Additional amount of \$125 per month for gate maintenance contract
		TOTAL	\$ 184,668	

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CLUBHOUSE/AMENITY ADMINISTRATION:				
AMENITY MANAGEMENT	EVERGREEN	PROPERTY MANAGEMENT	\$ 76,200	INCLUDES CLUB MANAGER AT 30 HOURS PER WEEK
LIFESTYLE MANAGEMENT	EVERGREEN		\$ 22,151	LIFESTYLE ACTIVITIES FOR 20 HOURS PER WEEK
CLUBHOUSE FACILITY MAINTENANCE-CLEANING	JR CLEAN TEAM	CLEANING AND SUPPLIES	\$ 30,000	BUDGETED AT \$2,500 MO.
CLUBHOUSE MAINTENANCE & REPAIRS		REPAIRS AND MAINTENANCE	\$ 8,000	AS NEEDED
CLUBHOUSE & LIFESTYLE SUPPLIES	EVERGREEN	SUPPLIES	\$ 5,000	CLUBHOUSE SUPPLIES AND UNIFORMS
CLUBHOUSE PHONE & INTERNET	SPECTRUM	INTERNET & CABLE (INCLUSIVE OF CAFÉ)	\$ 3,300	Amount approximates \$275 monthly
CLUBHOUSE AFTER HOURS EMERGENCY RESPONSE	EVERGREEN	AFTER HOURS AS NEEDED	\$ 500	AS NEEDED
PEST CONTROL & TERMITE BOND	MASSEY SERVICES	PEST CONTRAL	\$ 1,380	Playground & Guardshack:\$45 mo. Amenity Center is \$70 per month.
POOL MONITORING	EVERGREEN LIFESTYLES	Pool Lifeguards	\$ 139,388	Pool Attendants for peak season of 15 weeks
COFFEE, WATER, AND VENDING SERVICES	VARIOUS	COFFEE WATER AND VENDING	\$ 9,000	ESTIMATED
BACKGROUND CHECK & DRUG TESTING	EVERGREEN		\$ 750	
CAFÉ POS SYSTEM			\$ 1,500	CAFÉ CASH REGISTER LEASE
SOCIAL ACTIVITIES & MOVIE LICENSE			\$ 10,000	EXPENSES RELATED TO SOCIAL ACTIVITIES
		TOTAL	\$ 307,169	

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LANDSCAPE/PROPERTY MAINTENANCE:				
POND & WETLAND MAINTENANCE	AQUATIC SYSTEMS	POND MAINTENANCE	\$ 18,440	Monthly Aquatic maintenance of 15 sites. Additional \$5,000 for misc. aquatic maint.
LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	GROUNDS MAINTENANCE, FERTILIZATION	\$ 127,256	Phase 1:\$43,752; Phase 2:\$36,172 and amenity Center \$35,052. Lazy River:\$5,500. Annuals are \$3,780
LANDSCAPE MAINTENANCE - SPRINGS EXTERIOR	YELLOWSTONE	GROUNDS MAINTENANCE, FERTILIZATION	\$ 35,556	Estimate received from Yellowstone for the exterior, outside the gate, landscape maintenance for the area behind Springs and pond banks is estimated at \$963 per month
LANDSCAPE REPLINISHMENT	YELLOWSTONE	MISCELLANEOUS LANDSCAPE SERVICES	\$ 50,000	ESTIMATED
IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	UPGRADES/REPAIRS AND MAINTENANCE TO IRRIGATION	\$ 12,000	As needed
ASPHALT PAVEMENT REPAIRS & MAINTENANCE			\$ 25,000	TV of the sewer lines, grouting and curb repair.
LANDSCAPE/PROPERTY CONTINGENCY	VARIOUS	MISCELLANEOUS LANDSCAPE SERVICES	\$ 75,000	ESTIMATED
COMPREHENSIVE FIELD SERVICES	DPFG		\$ 10,000	Directs day to day operations of District. Schedule vendors and inspect their work, interact with new homeowners, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board.
		TOTAL	\$ 353,252	

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FACILITY MAINTENANCE				
POOL SERVICE - CONTRACT	WHITBREAD ENTERPRISES		\$ 24,000	POOL MAINTENANCE & CLEANING.
POOL SERVICE - LAZY RIVER			\$ 24,000	LAZY RIVER CLEANING & MAINTENANCE
POOL & LAZY RIVER - MAINTENANCE & REPAIR	VARIOUS	MISCELLANEOUS POOL SERVICES	\$ 9,856	ESTIMATED MISCELLANEOUS REPAIRS, INCLUDES SPIES OF \$238 MONTHLY FOR CHLORINE CONTROLLERS. Approximately \$7,000 also included for misc repairs
POOL PERMIT	N/A	N/A	\$ 850	FIXED FEE; ANNUAL COMPLIANCE
SLIDE MAINTENANCE & REPAIRS	COM-PAC FILTRATION		\$ 2,500	SLIDE MAINTENANCE AS NEEDED
SIGNAGE			\$ 500	AS NEEDED
ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUI REPAIR	VARIOUS	MAINTENANCE TO THE ATHLETIC FACILITIES AND EQUIPMENT	\$ 1,500	ESTIMATED
REFUSE DUMPSTER SERVICE			\$ 3,000	
MISCELLANEOUS - CONTINGENCY - FIELD	VARIOUS	MISCELLANEOUS FIELD EXPENDITURES	\$ 6,000	INCLUDES AMOUNTS FOR FACILITY AND GUARDHOUSE TO BE PRESSURE WASHED
CONTINGENCY			\$ 15,000	
		TOTAL	\$ 87,206	
CAPITAL IMPROVEMENT			\$ 83,000	New Asphalt Parking Areas Proposal- \$81,115,
TOTAL EXPENDITURES			\$ 1,614,265	

**STATEMENT 4
SOLTERRA RESORT CDD
FY 2020 ADOPTED 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, 2020	188,219
November 1, 2020	188,219
PRINCIPAL	
November 1, 2020	85,000
TOTAL EXPENDITURES	476,353
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 950
Fund Balance - Beginning	-
Fund Balance - Ending	\$ 950

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. 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 2020 ADOPTED 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

STATEMENT 5
SOLTERRA RESORT CDD, A.K.A. OAKMONT GROVE
FY 2020 ADOPTED BUDGET
\$5,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2013 - TAXABLE

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2036	255,000	7.75%	103,463	358,463	461,925	2,415,000
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 2020 ADOPTED 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, 2020	92,322
November 1, 2020	92,322
PRINCIPAL	
November 1, 2020	70,000
TOTAL EXPENDITURES	262,990
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 4,101
Fund Balance - Beginning	-
Fund Balance - Ending / (a)	\$ 4,101

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	Net Assmt. (MADS)	\$ 258,745
total Gross MADS	\$ 278,220	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 2020 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

STATEMENT 7
SOLTERRA RESORT, A.K.A. OAKMONT GROVE
FY 2020 ADOPTED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
11/1/2037	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
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 2020 ADOPTED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018**

	BUDGET
REVENUE	
ASSESSMENT ON -ROLL (gross; all considered on roll)	673,360
DISCOUNTS (4.0%)	(26,934)
	646,426
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTIONS FEES (3.0%)	20,201
INTEREST EXPENSE	
May 1, 2020	242,063
November 1, 2020	239,163
PRINCIPAL	
May 1, 2020	145,000
TOTAL EXPENDITURES	646,426
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -

**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	\$ 626,225		

Net Assmt. (MADS)	\$ 626,225
County Fees and Discounts	\$ 47,135
Total Gross Assmt.	\$ 673,360

Footnote:

(a) After Adjustment for Developer Contributions.

STATEMENT 9
SOLTERRA RESORT, A.K.A. OAKMONT GROVE
FY 2020 ADOPTED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

Period Ending	Principal (a)	Coupon	Interest (a)	Debt Service	Annual Debt Service	Bonds Outstanding
10/4/2018						9,420,000
5/1/2019		4.000%	278,372	278,372		9,420,000
11/1/2019		4.000%	242,063	242,063	520,434	9,420,000
5/1/2020	145,000	4.000%	242,063	387,063		9,275,000
11/1/2020		4.000%	239,163	239,163	626,225	9,275,000
5/1/2021	150,000	4.000%	239,163	389,163		9,125,000
11/1/2021		4.000%	236,163	236,163	625,325	9,125,000
5/1/2022	155,000	4.000%	236,163	391,163		8,970,000
11/1/2022		4.000%	233,063	233,063	624,225	8,970,000
5/1/2023	160,000	4.000%	233,063	393,063		8,810,000
11/1/2023		4.000%	229,863	229,863	622,925	8,810,000
5/1/2024	170,000	4.750%	229,863	399,863		8,640,000
11/1/2024		4.750%	225,825	225,825	625,688	8,640,000
5/1/2025	175,000	4.750%	225,825	400,825		8,465,000
11/1/2025		4.750%	221,669	221,669	622,494	8,465,000
5/1/2026	185,000	4.750%	221,669	406,669		8,280,000
11/1/2026		4.750%	217,275	217,275	623,944	8,280,000
5/1/2027	195,000	4.750%	217,275	412,275		8,085,000
11/1/2027		4.750%	212,644	212,644	624,919	8,085,000
5/1/2028	205,000	4.750%	212,644	417,644		7,880,000
11/1/2028		4.750%	207,775	207,775	625,419	7,880,000
5/1/2029	215,000	4.750%	207,775	422,775		7,665,000
11/1/2029		4.750%	202,669	202,669	625,444	7,665,000
5/1/2030	225,000	5.000%	202,669	427,669		7,440,000
11/1/2030		5.000%	197,044	197,044	624,713	7,440,000
5/1/2031	235,000	5.000%	197,044	432,044		7,205,000
11/1/2031		5.000%	191,169	191,169	623,213	7,205,000
5/1/2032	245,000	5.000%	191,169	436,169		6,960,000
11/1/2032		5.000%	185,044	185,044	621,213	6,960,000
5/1/2033	260,000	5.000%	185,044	445,044		6,700,000
11/1/2033		5.000%	178,544	178,544	623,588	6,700,000
5/1/2034	275,000	5.000%	178,544	453,544		6,425,000
11/1/2034		5.000%	171,669	171,669	625,213	6,425,000
5/1/2035	290,000	5.250%	171,669	461,669		6,135,000
11/1/2035		5.250%	164,056	164,056	625,725	6,135,000
5/1/2036	305,000	5.250%	164,056	469,056		5,830,000
11/1/2036		5.250%	156,050	156,050	625,106	5,830,000
5/1/2037	320,000	5.250%	156,050	476,050		5,510,000
11/1/2037		5.250%	147,650	147,650	623,700	5,510,000
5/1/2038	335,000	5.250%	147,650	482,650		5,175,000
11/1/2038		5.250%	138,856	138,856	621,506	5,175,000
5/1/2039	355,000	5.250%	138,856	493,856		4,820,000

11/1/2039		5.250%	129,538	129,538	623,394	4,820,000
5/1/2040	375,000	5.375%	129,538	504,538		4,445,000
11/1/2040		5.375%	119,459	119,459	623,997	4,445,000
5/1/2041	395,000	5.375%	119,459	514,459		4,050,000
11/1/2041		5.375%	108,844	108,844	623,303	4,050,000
5/1/2042	415,000	5.375%	108,844	523,844		3,635,000
11/1/2042		5.375%	97,691	97,691	621,534	3,635,000
5/1/2043	440,000	5.375%	97,691	537,691		3,195,000
11/1/2043		5.375%	85,866	85,866	623,556	3,195,000
5/1/2044	465,000	5.375%	85,866	550,866		2,730,000
11/1/2044		5.375%	73,369	73,369	624,234	2,730,000
5/1/2045	490,000	5.375%	73,369	563,369		2,240,000
11/1/2045		5.375%	60,200	60,200	623,569	2,240,000
5/1/2046	515,000	5.375%	60,200	575,200		1,725,000
11/1/2046		5.375%	46,359	46,359	621,559	1,725,000
5/1/2047	545,000	5.375%	46,359	591,359		1,180,000
11/1/2047		5.375%	31,713	31,713	623,072	1,180,000
5/1/2048	575,000	5.375%	31,713	606,713		605,000
11/1/2048		5.375%	16,259	16,259	622,972	605,000
5/1/2049	605,000	5.375%	16,259	621,259		-
11/1/2049					621,259	-
Total	9,420,000		9,813,466	19,233,466	19,233,466	

Max. annual debt service: 626,225.00

Footnote:

(a) For budgetary purposes only.