



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JUNE 19, 2017
9:00 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

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AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
June 19, 2017
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 15, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Panther Mitigation Parcel
 - 2. Update Regarding Ponds and Turnover
 - 3. Update Regarding Street Lighting on Plantation Gardens
 - 4. Continued Discussion Regarding Establishing a Policy for Recreational Uses in District Owned Ponds
 - 5. Discussion Regarding Damage to Preserve Area South Pond B2
- H. New Business
 - 1. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 7
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financial Report.....Page 44
 - b. Refinancing Proposal Update
 - 2. Engineer Report
 - a. Presentation on the GIS System
- J. Board Members Comments
- K. Adjourn

**NOTICE OF MEETING
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arborwood Community Development District will hold a Board Meeting on June 19, 2017, at 9:00 a.m. at the Amenity Center Community Room located at Somerset at The Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913.

The Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the meeting may be obtained from the District's website or by contacting the District Manager, Special District Services, located at 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Board Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (239) 444-5790. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Kathleen Dailey
District Manager
Arborwood Community Development District

www.arborwoodcdd.org

PUBLISH: FORT MYERS NEWS-PRESS 06/09/17

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 15, 2017

A. CALL TO ORDER

The May 15, 2017, Regular Board Meeting of the Arborwood Community Development District was called to order at 9:00 a.m. in the Amenity Center Community Room of Somerset at The Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on May 8, 2017, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Terry Hammond	Present
Vice Chairman	John Hamilton	Present
Supervisor	Lawrence Carr	Present
Supervisor	Joan Pattison	Present
Supervisor	Gary Franz	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
General Counsel	Wes Haber	Hopping Green & Sams, P.A.
District Engineer	Josh Evans	J.R. Evans Engineering

Others present were: Mike Myers of Passarella; Michael McElligott of Special District Services, Inc. (via conference call); Peter Lombardi – President of Somerset HOA; Ronda Brewer & David Caldwell of WCI/Lennar; and the following District residents: Tom Dinnella and Lynn Sullivan.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Hamilton asked and there was consensus of the Board to add an Update on the Electric of the Sign on Treeline and Plantation Gardens as well as the Selling of Road Impact Fees.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Dinella stated that Pond 10 is shallow and asked how it fits into the surface water management system. Mr. Evans responded that he is putting together a GIS map.

Ms. Brewer asked about the street lighting on Plantation Garden Drive, as she had met with an employee of the City who said the area was never legally conveyed. Mr. Hammond explained that the CDD had a different opinion and is taking steps to clarify the ownership. Ms. Brewer then

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REGULAR BOARD MEETING
MAY 15, 2017

requested that the CDD install lighting on the extension of Plantation Garden Drive and Mr. Hammond explained that the Board had previously taken action on this matter two meetings ago, but that the City is using issuance of conveyance as a tool. Mr. Evans advised that he had hired Mark McCleary, who was involved with the original project, to work on this issue.

F. APPROVAL OF MINUTES

1. April 17, 2017, Regular Board Meeting

The April 17, 2017, Regular Board Meeting minutes were presented for approval.

Mr. Hamilton noted that there was a typo in the title of Item H1, whereas “Planation” should be “Plantation.” He also noted that “Gail Anthony” should be “Gaile Anthony” in Item G3. Mr. Carr noted that in Item G3, the third paragraph, there is an “m” at the end of “as-built” and that is typo.

A **motion** was made by Mr. Hamilton, seconded by Mrs. Pattison and passed unanimously approving the April 17, 2017, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update on Panther Mitigation Parcel

Mr. Myers stated that Aquatic Weed Control had been onsite for the last two weeks and should wrap up next week. He added that Passarella & Associates would be out to check the site and effects at the beginning of June.

2. Update Regarding Ponds and Turnover

Mr. Haber reported that there was no update on the ponds with fountains. He furthered that the acceptance of the Bridgetown lakes is based on certification from the District’s engineer and Mr. Evans indicated that he had not yet certified them.

3. Update Regarding Street Lighting on Plantation Gardens

Mr. Hammond stated that this had been covered under public comments. There was a general discussion about opening up dialog on the lighting of Treeline and Mr. Hammond indicated that he would come to the next meeting with a proposal.

4. Continued Discussion Regarding Establishing a Policy for Fishing on District Owned Ponds

Ms. Sullivan noted that she had given Mr. Hamilton an e-mail which indicated that the HOA reserves the right to allow use of the lakes for recreational purposes. Mr. Carr asked if the CDD is liable for those uses as well as if access is provided. Mr. Haber stated that he would review the covenants to determine if there were easements established. Mr. Hamilton stated that he would rather educate than regulate. Mr. Lombardi explained that the HOA documents allow residents to

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traverse private property to access the lakes. Mr. Hamilton indicated that he would like input from each of the HOAs regarding this issue.

5. (ADDED) – Discussion on Power to Sign on Plantation Gardens and Treeline

Mr. Evans advised that Pulte had disconnected the power.

H. NEW BUSINESS

1. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Final Budget

Resolution No. 2017-02 was presented, entitled:

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING
A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND
PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott went over the budget and noted that the increases were due to Somerset turning maintenance over to the CDD. He went over the increase in Somerset's assessments due to the turnover. There was a general discussion on what the golf course should be paying now that it is a private entity. Mr. Haber indicated that it makes sense for the golf course to pay, as they receive a benefit from the CDD. Mr. McElligott advised that he would recalculate the assessment based acreage and include the golf course. Mr. Hamilton suggested the approval of the proposed budget be held off, as it will take some time to revise the methodology. It was the consensus of the Board to change the methodology to acreage versus lake footage and include the golf course. Mr. McElligott stated he would bring back the proposed budget to the June meeting with those numbers. Mr. Hamilton had questions on specific line items, including wetland monitoring. He suggested that Mr. McElligott and Mr. Evans put their heads together and come up with numbers needed during the next year, given the current mitigation project.

2. Discussion Regarding Drainage to Preserve Area South Pond B2

Mr. Carr stated that there had been an accident on Treeline where a vehicle went into the construction entrance and had caused damage to the preserve site. Mr. Haber indicated that if the accident resulted in damage to the CDD property, he could send the party a demand letter. Mr. Carr advised that he would track down the accident report and there was consensus of the Board for Mr. Haber to send a demand letter, once the report has been received.

3. Discussion on Conservation Area 5

a. Consider Approval of Corrective Deed from Worthington for Conservation Area

Mr. Haber explained that this is a fix in the deed's legal description.

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REGULAR BOARD MEETING
MAY 15, 2017

A **motion** was made by Mrs. Pattison, seconded by Mr. Carr and passed unanimously to accept the corrective deed, as presented.

b. Consider Approval of Amendment to Conservation Easement

Mr. Haber explained that this was an easement being granted to the South Florida Water Management District.

A **motion** was made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously approving the Amendment to the Conservation Easement, as presented.

c. Consider Approval of Deed from Centex for Conservation Area

A **motion** was made by Mr. Franz, seconded by Mr. Carr and passed unanimously approving the Deed from Centex for the Conservation Area, as presented, subject to Mr. Evans' inspection and signing off on the certification.

4. (ADDED) – Selling of Impact Fees

Mr. Hamilton advised that an e-mail had been sent to several of the Board Members from someone wanting to purchase District impact fee credits. Mr. Haber stated that he had seen the e-mail and that it would need to be determined that the credits were not assigned to anyone else and if the District had the right to sell them. There was a consensus of the Board for Mr. Haber to research the issue and bring back his findings at a future meeting.

I. ADMINISTRATIVE MATTERS

1. Financial Report

This item was covered during the presentation of the proposed budget.

2. Engineer's Report

Mr. Evans stated that he would bring back the costs to inspect pipes to a future meeting. He furthered that the GIS mapping is almost ready to be published and he will send the link to the Board, once it is ready.

J. BOARD MEMBER COMMENTS

Mr. Hamilton asked about the mitigation parcel on the NW corner of Daniels and Treeline. Mr. Hammond advised that he would look into it and follow up at a future meeting.

K. ADJOURNMENT

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REGULAR BOARD MEETING
MAY 15, 2017

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:10 a.m. on a **motion** made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Arborwood Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2017 at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of June, 2017.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Arborwood
Community Development District

Scenario 1
Lake Maintenance based on Acreage

Proposed Budget
For Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	337,632
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	10,940
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	15,591
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,094
DEBT ON ROLL ASSESSMENT	2,977,940
DEBT DIRECT BILL ASSESSMENT - PULTE	134,092
DEBT DIRECT BILL ASSESSMENT - GL HOMES	175,542
DEBT DIRECT BILL ASSESSMENT - WCI	1,002,511
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	140,000
Total Revenues	\$ 4,811,342

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	40,000
MANAGEMENT	34,712
LEGAL	45,000
METHODOLOGY	0
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,700
ARBITRAGE REBATE FEE	4,000
INSURANCE	16,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	3,000
POSTAGE	1,000
OFFICE SUPPLIES	2,500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	47,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	1,000
WEBSITE	1,500
LAKE MAINTENANCE	2,000
PROFESSIONAL FEE & PERMITS	2,000
ELECTRICITY	2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000
DRI MONITORING	10,000
WETLAND MONITORING - PASSARELLA	15,000
OFF-SITE MITIGATION MAINT - PANTHER	84,000
MITIGATION MAINT - PARCEL C	5,000
STREET LIGHTING - UTILITY	15,000
CAPITAL OUTLAY - SMALL	1,000
NEW - LAKE MAINT (SOMERSET ONLY)	50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	35,000
Total Expenditures	\$ 500,999

EXCESS / (SHORTFALL)	\$ 4,310,343
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DEBT PAYMENTS (2005 School Site)	0
DEBT PAYMENTS (2005 Master Infrastructure)	(2,123,539)
DEBT PAYMENTS (2006)	(777,425)
DEBT PAYMENTS (2014)	(1,209,995)
MISCELLANEOUS DEBT EXPENSE	0

BALANCE	\$ 199,384
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COUNTY APPRAISER & TAX COLLECTOR FEE	(66,312)
DISCOUNTS FOR EARLY PAYMENTS	(132,623)

NET EXCESS / (SHORTFALL)	\$ 450
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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

	GENERAL FUND	DEBT - SERIES 2005		DEBT - SERIES 2006		DEBT - SERIES 2014		TOTAL
		MASTER INFRA.		A-2 *	A-3	A-1 & A-2	B	
		A-2						
REVENUES								
GENERAL FUND ON ROLL ASSESSMENT	337,632	0	0	0	0	0	0	337,632
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	10,940	0	0	0	0	0	0	10,940
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	15,591	0	0	0	0	0	0	15,591
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,094	0	0	0	0	0	0	17,094
DEBT ON ROLL ASSESSMENT	0	1,929,686	24,800	802,726	220,728	0	0	2,977,940
DEBT DIRECT BILL ASSESSMENT - PULTE	0	134,092	0	0	0	0	0	134,092
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	175,542	0	0	0	0	0	175,542
DEBT DIRECT BILL ASSESSMENT - WCI	0	0	0	0	399,631	602,880	0	1,002,511
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	0	0	0	0	0	0	140,000
Total Revenues	\$ 521,257	\$ 2,239,320	\$ 24,800	\$ 802,726	\$ 620,359	\$ 602,880		\$ 4,811,342
EXPENDITURES								
PAYROLL TAX EXPENSE	912	0	0	0	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	0	0	0	12,000
ENGINEERING	40,000	0	0	0	0	0	0	40,000
MANAGEMENT	34,712	0	0	0	0	0	0	34,712
LEGAL	45,000	0	0	0	0	0	0	45,000
METHODOLOGY	0	0	0	0	0	0	0	0
ASSESSMENT ROLL	5,000	0	0	0	0	0	0	5,000
ANNUAL AUDIT	5,700	0	0	0	0	0	0	5,700
ARBITRAGE REBATE FEE	4,000	0	0	0	0	0	0	4,000
INSURANCE	16,000	0	0	0	0	0	0	16,000
LEGAL ADVERTISING	5,500	0	0	0	0	0	0	5,500
MISCELLANEOUS	3,000	0	0	0	0	0	0	3,000
POSTAGE	1,000	0	0	0	0	0	0	1,000
OFFICE SUPPLIES	2,500	0	0	0	0	0	0	2,500
DUES & SUBSCRIPTIONS	175	0	0	0	0	0	0	175
TRUSTEE FEES	47,000	0	0	0	0	0	0	47,000
CONTINUING DISCLOSURE FEE	5,000	0	0	0	0	0	0	5,000
AMORTIZATION SCHEDULE	1,000	0	0	0	0	0	0	1,000
WEBSITE	1,500	0	0	0	0	0	0	1,500
LAKE MAINTENANCE	2,000	0	0	0	0	0	0	2,000
PROFESSIONAL FEE & PERMITS	2,000	0	0	0	0	0	0	2,000
ELECTRICITY	2,000	0	0	0	0	0	0	2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	0	0	0	0	0	0	5,000
DRI MONITORING	10,000	0	0	0	0	0	0	10,000
WETLAND MONITORING - PASSARELLA	15,000	0	0	0	0	0	0	15,000
OFF-SITE MITIGATION MAINT - PANTHER	84,000	0	0	0	0	0	0	84,000
MITIGATION MAINT - PARCEL C	5,000	0	0	0	0	0	0	5,000
STREET LIGHTING - UTILITY	15,000	0	0	0	0	0	0	15,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	0	0	0	1,000
NEW - LAKE MAINT (SOMERSET ONLY)	50,000	0	0	0	0	0	0	50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	45,000	0	0	0	0	0	0	45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	35,000	0	0	0	0	0	0	35,000
Total Expenditures	\$ 500,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,999
EXCESS / (SHORTFALL)								
	\$ 20,258	\$ 2,239,320	\$ 24,800	\$ 802,726	\$ 620,359	\$ 602,880		\$ 4,310,343
DEBT PAYMENTS (2005 School Site)	0	0	0	0	0	0	0	0
DEBT PAYMENTS (2005 Master Infrastructure)	0	(2,123,539)	0	0	0	0	0	(2,123,539)
DEBT PAYMENTS (2006)	0	0	(22,863)	(754,563)	0	0	0	(777,425)
DEBT PAYMENTS (2014)	0	0	0	0	(607,115)	(602,880)	0	(1,209,995)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0	0	0	0
BALANCE	\$ 20,258	\$ 115,781	\$ 1,938	\$ 48,164	\$ 13,244	\$ -		\$ 199,384
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,753)	(38,594)	(496)	(16,055)	(4,415)	-	-	(66,312)
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(77,187)	(992)	(32,109)	(8,829)	-	-	(132,623)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -		\$ 450

* Note: Excess goes to increase fund balance.

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2015/2016 ACTUAL *	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET	COMMENTS
REVENUES				
GENERAL FUND ON ROLL ASSESSMENT	203,726	199,367	337,632	Expenditures/.94 less Direct Bill Portion
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	33,293	12,873	10,940	Pulte Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	20,343	15,745	15,591	GL Homes Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	31,725	17,263	17,094	WCI Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	Other Direct Bill O&M Assessments
DEBT ON ROLL ASSESSMENT	2,927,415	3,000,394	2,977,940	Debt Payments /.94 less Direct Bill Portion
DEBT DIRECT BILL ASSESSMENT - PULTE	49,545	134,596	134,092	Pulte Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - GL HOMES	175,133	176,203	175,542	GL Homes Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - WCI	0	1,087,138	1,002,511	WCI Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	SPE Direct Bill Debt Assessments
PREPAYMENTS	0	0	0	Bond Prepayments Collected
MISCELLANEOUS DEBT INCOME	0	0	0	Interest Earned on Debt Fund
GENERAL FUND INTEREST INCOME	0	0	0	Interest Earned on General Fund
GENERAL FUND OTHER REVENUES	0	200,000	140,000	Carry Over Funds
Total Revenues	\$ 3,441,179	\$ 4,843,579	\$ 4,811,342	
EXPENDITURES				
PAYROLL TAX EXPENSE	719	912	912	\$0 Change From Previous Year Budget
SUPERVISOR FEES	9,400	12,000	12,000	\$0 Change From Previous Year Budget
ENGINEERING	42,053	28,000	40,000	\$12,000 Increase From Previous Year Budget
MANAGEMENT	33,763	33,999	34,712	CPI Increase From Previous Year Budget
LEGAL	33,206	60,000	45,000	\$15,000 Decrease From Previous Year Budget
IRS AUDIT	14,703	0	0	\$0 Change From Previous Year Budget
ASSESSMENT ROLL	5,000	5,000	5,000	\$0 Change From Previous Year Budget
ANNUAL AUDIT	5,350	5,700	5,700	\$0 Change From Previous Year Budget
ARBITRAGE REBATE FEE	2,500	4,000	4,000	\$0 Change From Previous Year Budget
INSURANCE	13,308	15,500	16,000	\$500 Increase From Previous Year Budget
LEGAL ADVERTISING	6,797	5,000	5,500	\$500 Increase From Previous Year Budget
MISCELLANEOUS	2,957	3,000	3,000	\$1 Increase From Previous Year Budget
POSTAGE	540	1,000	1,000	\$0 Change From Previous Year Budget
OFFICE SUPPLIES	1,720	2,500	2,500	\$0 Change From Previous Year Budget
DUES & SUBSCRIPTIONS	175	175	175	\$0 Change From Previous Year Budget
TRUSTEE FEES	46,990	47,000	47,000	\$0 Change From Previous Year Budget
CONTINUING DISCLOSURE FEE	4,750	5,000	5,000	\$0 Change From Previous Year Budget
AMORTIZATION SCHEDULE	0	1,000	1,000	\$0 Change From Previous Year Budget
WEBSITE	1,500	1,500	1,500	\$0 Change From Previous Year Budget
LAKE MAINTENANCE	0	2,000	2,000	\$0 Change From Previous Year Budget
PROFESSIONAL FEE & PERMITS	0	2,000	2,000	\$0 Change From Previous Year Budget
ELECTRICITY	105	2,000	2,000	\$0 Change From Previous Year Budget
OFF-SITE MITIGATION MAINT - TREELINE	0	5,000	5,000	\$0 Change From Previous Year Budget
DRI MONITORING	0	10,000	10,000	\$0 Change From Previous Year Budget
WETLAND MONITORING - PASSARELLA	12,665	10,000	15,000	\$5,000 Increase From Previous Year Budget
OFF-SITE MITIGATION MAINT - PANTHER	0	150,000	84,000	\$0 Change From Previous Year Budget
MITIGATION MAINT - PARCEL C	0	5,000	5,000	\$0 Change From Previous Year Budget
STREET LIGHTING - UTILITY	12,944	15,000	15,000	\$0 Change From Previous Year Budget
CAPITAL OUTLAY - SMALL	0	1,000	1,000	\$0 Change From Previous Year Budget
NEW - LAKE MAINT (SOMERSET ONLY)	0	0	50,000	New Item - Estimate
NEW - PRESERVE MAINT (SOMERSET ONLY)	0	0	45,000	New Item - Estimate
NEW FIELD INSPECTOR (SOMERSET ONLY)	0	0	35,000	New Item - Estimate
Total Expenditures	251,145	433,286	500,999	
EXCESS / (SHORTFALL)	\$ 3,190,034	\$ 4,410,293	\$ 4,310,343	
DEBT PAYMENTS (2005 - MI)	(1,857,811)	(2,131,103)	(2,123,539)	2018 Principal & Interest Payments
DEBT PAYMENTS (2006)	(1,190,553)	(793,525)	(777,425)	2018 Principal & Interest Payments + Excess*
DEBT PAYMENTS (2014)	0	(1,293,328)	(1,209,995)	2018 Principal & Interest Payments
MISCELLANEOUS DEBT EXPENSE	0	-	-	
BALANCE	\$ 141,671	\$ 192,338	\$ 199,384	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,973)	(63,995)	(66,312)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(104,632)	(127,990)	(132,623)	Four Percent Of Total Assessment Roll
NET EXCESS / (SHORTFALL)	\$ 32,065	\$ 353	\$ 450	* Excess to / Shortfall from 2006 A2 Fund Balance

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	199,367	337,632
DIRECT BILL ASSESSMENTS - PULTE	12,873	10,940
DIRECT BILL ASSESSMENTS - GL HOMES	15,745	15,591
DIRECT BILL ASSESSMENTS - WCI	17,263	17,094
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	200,000	140,000
Total Revenues	\$ 445,248	\$ 521,257
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	28,000	40,000
MANAGEMENT	33,999	34,712
LEGAL	60,000	45,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,700	5,700
ARBITRAGE REBATE FEE	4,000	4,000
INSURANCE	15,500	16,000
LEGAL ADVERTISING	5,000	5,500
MISCELLANEOUS	3,000	3,000
POSTAGE	1,000	1,000
OFFICE SUPPLIES	2,500	2,500
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	47,000	47,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	1,000	1,000
WEBSITE	1,500	1,500
LAKE MAINTENANCE	2,000	2,000
PROFESSIONAL FEE & PERMITS	2,000	2,000
ELECTRICITY	2,000	2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	5,000
DRI MONITORING	10,000	10,000
WETLAND MONITORING - PASSARELLA	10,000	15,000
OFF-SITE MITIGATION MAINT - PANTHER	150,000	84,000
MITIGATION MAINT - PARCEL C	5,000	5,000
STREET LIGHTING - UTILITY	15,000	15,000
CAPITAL OUTLAY - SMALL	1,000	1,000
NEW - LAKE MAINT (SOMERSET ONLY)	0	50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	0	45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	0	35,000
Total Expenditures	\$ 433,286	\$ 500,999
EXCESS / (SHORTFALL)	\$ 11,962	\$ 20,258
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,987)	(6,753)
DISCOUNTS FOR EARLY PAYMENTS	(7,975)	(13,505)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2005 MASTER INFRASTRUCTURE DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018
A-2

	FISCAL YEAR 2017/2018 <u>ANNUAL BUDGET</u>
REVENUES	
Net On Roll Assessments	1,813,905
Direct Bill Assessments - Pulte	134,092
Direct Bill Assessments - GL Homes	175,542
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,123,539
EXPENDITURES	
Principal Payments	795,000
Interest Payments	1,328,539
Miscellaneous	0
Total Expenditures	\$ 2,123,539
Excess / (Shortfall)	\$ -

Series 2005 A-2 Master Infr. Bond Information

Original Bifurcated Par Amount =	\$28,925,000
Interest Rate =	5.35%
Bifurcated Date =	April 2013
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2006 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

A-2

	FISCAL YEAR 2017/2018	ANNUAL BUDGET	
REVENUES			
Net On Roll Assessments	23,312		
Direct Bill Assessments - Pulte	0		
Direct Bill Assessments - GL Homes			
Direct Bill Assessments - WCI	0		
Total Revenues	\$ 23,312		
			*Note: Excess goes to increase bond fund balance / Shortfall comes out of bond fund balance.
EXPENDITURES			
Principal Payments	10,000		Series 2006 A-2 Bond Information
Interest Payments	12,863		Original Bifurcated Par Amount = \$335,000
Miscellaneous			Interest Rate = 5.35%
Total Expenditures	\$ 22,863		Bifurcated Date = Dec 2010
			Maturity Date = May 2036
			Annual Principal Payments Due = May 1st
Excess / (Shortfall)	\$ 450		* Annual Interest Payments Due = May 1st & November 1st

A-3

	FISCAL YEAR 2017/2018	ANNUAL BUDGET	
REVENUES			
Net On Roll Assessments	754,563		
Direct Bill Assessments - Pulte	0		
Direct Bill Assessments - GL Homes	0		
Direct Bill Assessments - WCI	0		
Total Revenues	\$ 754,563		
EXPENDITURES			
Principal Payments	285,000		Series 2006 A-3 Bond Information
Interest Payments	469,563		Original Bifurcated Par Amount = \$24,225,000
Miscellaneous	0		Interest Rate = 5.35%
Total Expenditures	\$ 754,563		Bifurcated Date = Dec 2010
			Maturity Date = May 2036
			Annual Principal Payments Due = May 1st
Excess / (Shortfall)	\$ -		* Annual Interest Payments Due = May 1st & November 1st

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

A-1	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	171,352
Direct Bill Assessments - WCI	329,696
Total Revenues	\$ 501,047
EXPENDITURES	
Principal Payments	140,000
Interest Payments	360,870
Miscellaneous	0
Total Expenditures	\$ 500,870
Excess / (Shortfall)	\$ 177

A-2	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	36,132
Direct Bill Assessments - WCI	69,935
Total Revenues	\$ 106,068
EXPENDITURES	
Principal Payments	30,000
Interest Payments	76,245
Miscellaneous	0
Total Expenditures	\$ 106,245
Excess / (Shortfall)	\$ (177)

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

B	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	602,880
Total Revenues	\$ 602,880
EXPENDITURES	
Principal Payments	0
Interest Payments	602,880
Miscellaneous	0
Total Expenditures	\$ 602,880 **
Excess / (Shortfall)	\$ -

**Note: Based on current bond balance and payoff checks already recieved.

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A

Arborwood Community Development District Assessment Recap - GL Homes Parcel

Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

GL HOMES PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS	
A	Townhomes		256	108	148
A	40' SF		365	365	0
A	40' SF - PO		2	2	0
A	45' SF		276	134	142
A	52' SF		512	413	99
A	52' SF - PO		1	1	0
A	62' SF		79	33	46
Total			1,491	1,056	435

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL A-2
A	Townhomes	108	4,117.86	37,145.49
A	40' SF	365	13,916.85	157,876.70
A	40' SF - PO	2	76.26	0.00
A	45' SF	134	5,109.20	60,578.33
A	52' SF	413	15,747.01	198,007.44
A	52' SF - PO	1	38.13	0.00
A	62' SF	33	1,258.24	17,350.00
Total		1,056	40,264	470,958

ON ROLL GROSS PER UNIT TOTAL
\$ 382.07
\$ 470.67
\$ 38.13
\$ 490.21
\$ 517.57
\$ 38.13
\$ 563.89

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2005 MI NET DIRECT BILL A-2
A	Townhomes	148	5,304.42	47,848.90
A	40' SF	0	0.00	0.00
A	40' SF - PO	0	0.00	0.00
A	45' SF	142	5,089.37	60,343.25
A	52' SF	99	3,548.22	44,616.40
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	1,648.67	22,733.75
Total		435	15,591	175,542

PO = Paid Off. There are a few home owners that have paid their bonds offs.

**Arborwood Community Development District
Assessment Recap - Pulte Parcels
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

PULTE PARCELS

2005 A-2 Bond				
PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	75' SF **	65	65	0
B	75' SF - PO	0	0	0
B	67' SF **	335	256	79
B	67' SF - PO	0	0	0
B	55' SF	335	243	92
B	55' SF - PO	0	0	0
B	42' SF	140	140	0
B	42' SF - PO	0	0	0
B	MF / TV	103	103	0
D/E	75' SF	201	201	0
D/E	75' SF - PO	1	1	0
D/E	67' SF **	282	282	0
D/E	67' SF - PO	2	2	0
D/E	55' SF	249	249	0
D/E	55' SF - PO	0	0	0
D/E	MF / TV **	220	220	0
D/E	MF / TV - PO	0	0	0
Total		1,933	1,762	171

NOTE: PO are for 2005 A-2 Bond

2006 A-3 Bond				
PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	75' SF **	61	61	0
B	75' SF - BD	3	3	0
B	75' SF - PO	1	1	0
B	67' SF **	71	71	0
B	67' SF - BD	91	91	0
B	67' SF - PO	173	94	79
B	55' SF	1	1	0
B	55' SF - BD	69	69	0
B	55' SF - PO	265	173	92
B	42' SF	0	0	0
B	42' SF - BD	39	39	0
B	42' SF - PO	101	101	0
B	MF / TV	66	66	0
B	MF / TV - BD	37	37	0
D/E	75' SF	116	116	0
D/E	75' SF - BD	27	27	0
D/E	75' SF - PO	59	59	0
D/E	67' SF **	132	132	0
D/E	67' SF - BD	53	53	0
D/E	67' SF - PO	99	99	0
D/E	55' SF	126	126	0
D/E	55' SF - BD	46	46	0
D/E	55' SF - PO	77	77	0
D/E	MF / TV **	150	150	0
D/E	MF / TV - BD	27	27	0
D/E	MF / TV - PO	43	43	0
Total		1,933	1,762	171

NOTE: PO are for 2006 A-3 Bond

PULTE ON ROLL						
PARCEL	PRODUCT TYPE	ON ROLL UNITS 2005 A-2	ON ROLL UNITS 2006 A-3	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL A-2	2006 GROSS ON ROLL A-3
B	75' SF **	65	61	4,151.65	67,027.31	6,600.00
B	75' SF - BD	0	3	204.18	0.00	0.00
B	75' SF - PO	0	1	68.06	0.00	0.00
B	67' SF **	256	71	4,832.25	236,529.77	10,000.00
B	67' SF - BD	0	91	6,193.44	0.00	0.00
B	67' SF - PO	0	94	6,397.62	0.00	0.00
B	55' SF	243	1	68.06	184,426.36	0.00
B	55' SF - BD	0	69	4,696.13	0.00	0.00
B	55' SF - PO	0	173	11,774.35	0.00	0.00
B	42' SF	140	0	0.00	79,307.51	0.00
B	42' SF - BD	0	39	2,654.33	0.00	0.00
B	42' SF - PO	0	101	6,874.04	0.00	0.00
B	MF / TV	103	66	4,491.95	59,478.79	0.00
B	MF / TV - BD	0	37	2,518.21	0.00	0.00
D/E	75' SF	201	116	24,450.28	207,269.06	0.00
D/E	75' SF - BD	0	27	5,691.01	0.00	0.00
D/E	75' SF - PO (06 Only)	0	58	12,225.14	0.00	0.00
D/E	75' SF - PO (Both)	1	1	210.78	0.00	0.00
D/E	67' SF **	282	132	27,822.74	260,552.32	2,800.00
D/E	67' SF - BD	0	53	11,171.25	0.00	0.00
D/E	67' SF - PO (06 Only)	0	97	20,445.50	0.00	0.00
D/E	67' SF - PO (Both)	2	2	421.56	0.00	0.00
D/E	55' SF	249	126	26,558.07	188,980.09	0.00
D/E	55' SF - BD	0	46	9,695.80	0.00	0.00
D/E	55' SF - PO	0	77	16,229.93	0.00	0.00
D/E	MF / TV **	220	150	31,616.75	127,042.07	5,400.00
D/E	MF / TV - BD	0	27	5,691.01	0.00	0.00
D/E	MF / TV - PO	0	43	9,063.47	0.00	0.00
Total		1,762	1,762	256,218	1,410,613	24,800

ON ROLL GROSS PER		ON ROLL GROSS PER	
UNIT TOTAL-W/O '06 A2	UNIT TOTAL-W/ '06 A2	UNIT TOTAL-W/O '06 A2	UNIT TOTAL-W/ '06 A2
\$	1,745.99	\$	1,845.99
\$	399.73	\$	-
\$	68.06	\$	-
\$	1,548.58	\$	1,748.58
\$	309.56	\$	-
\$	992.00	\$	-
\$	1,548.65	\$	-
\$	474.62	\$	-
\$	827.02	\$	-
\$	-	\$	-
\$	667.17	\$	-
\$	634.54	\$	-
\$	1,548.70	\$	-
\$	656.16	\$	-
\$	1,888.70	\$	-
\$	542.44	\$	-
\$	1,241.97	\$	-
\$	210.78	\$	-
\$	1,691.30	\$	1,891.30
\$	452.28	\$	-
\$	1,134.72	\$	-
\$	210.78	\$	-
\$	1,691.36	\$	-
\$	617.34	\$	-
\$	969.73	\$	-
\$	1,691.42	\$	1,891.42
\$	798.88	\$	-
\$	788.24	\$	-

PULTE DIRECT BILL						
PARCEL	PRODUCT TYPE	DIRECT BILL UNITS 05 A-2	DIRECT BILL UNITS 06 A-3	O&M NET DIRECT BILL	2005 MI GROSS ON ROLL A-2	2006 NET DIRECT BILL A-3
B	75' SF **	0	0	0.00	0.00	0.00
B	75' SF - BD	0	0	0.00	0.00	0.00
B	67' SF **	79	0	0.00	0.00	0.00
B	67' SF - BD	0	0	0.00	0.00	0.00
B	67' SF - PO	0	79	5,054.12	67,743.60	0.00
B	55' SF	92	0	0.00	0.00	0.00
B	55' SF - BD	0	0	0.00	0.00	0.00
B	55' SF - PO	0	92	5,885.81	66,347.95	0.00
B	42' SF	0	0	0.00	0.00	0.00
B	42' SF - BD	0	0	0.00	0.00	0.00
B	42' SF - PO	0	0	0.00	0.00	0.00
B	MF / TV	0	0	0.00	0.00	0.00
B	MF / TV - BD	0	0	0.00	0.00	0.00
D/E	75' SF	0	0	0.00	0.00	0.00
D/E	75' SF - BD	0	0	0.00	0.00	0.00
D/E	75' SF - PO	0	0	0.00	0.00	0.00
D/E	67' SF **	0	0	0.00	0.00	0.00
D/E	67' SF - BD	0	0	0.00	0.00	0.00
D/E	67' SF - PO	0	0	0.00	0.00	0.00
D/E	55' SF	0	0	0.00	0.00	0.00
D/E	55' SF - BD	0	0	0.00	0.00	0.00
D/E	55' SF - PO	0	0	0.00	0.00	0.00
D/E	MF / TV **	0	0	0.00	0.00	0.00
D/E	MF / TV - BD	0	0	0.00	0.00	0.00
D/E	MF / TV - PO	0	0	0.00	0.00	0.00
Total		171	171	10,940	134,092	0

** Includes 157 with errors in builder disclosure

Note: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 2: PO = Paid Off, the majority of which are lots the developer paid off through a large debt retirement in 2016. A few lots were paid off by the home owners.

Arborwood Community Development District
Assessment Recap - WCI Parcel
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	102	0	102
C	4 - plex	168	0	168
C	46' SF	107	62	45
C	52' SF	267	126	141
C	67' SF	75	35	40
Total		719	223	496

WCI ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
C	6 - plex	0	0.00	0.00
C	4 - plex	0	0.00	0.00
C	46' SF	62	2,273.12	56,950.36
C	52' SF	126	4,619.57	122,389.92
C	67' SF	35	1,283.21	41,387.30
Total		223	8,176	220,728

ON ROLL GROSS PER UNIT TOTAL	
\$	775.72
\$	775.72
\$	955.21
\$	1,008.01
\$	1,219.15

WCI HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	SERIES 2014 NET DIRECT BILL A-1 & A-2 (Combined)
C	6 - plex	102	3,515.27	70,861.35
C	4 - plex	168	5,789.86	116,712.80
C	46' SF	45	1,550.85	38,854.37
C	52' SF	141	4,859.34	128,740.32
C	67' SF	40	1,378.54	44,462.23
Total		496	17,094	399,631

Arborwood Community Development District
Assessment Recap - Other Parcels
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
Total		150	150	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL		2006 GROSS ON ROLL	
				A-2	A-2	A-2	A-3
D/E	Golf Course	116	29,450.82	7,381.69	0.00	136,052.34	
G	Neighborhood Retail	21	2,137.94	24,707.81	0.00	0.00	
H-1	Retail/ Commercial	11	1,135.97	13,127.66	0.00	0.00	
H-2	RE Office	2	250.75	2,897.66	0.00	0.00	
Total		150	32,975	48,115	0	136,052	

ON ROLL GROSS PER PRODUCT TYPE TOTAL	
\$	172,884.84
\$	26,845.75
\$	14,263.64
\$	3,148.41
\$	-

OTHER DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2005 MI NET DIRECT BILL		2006 GROSS ON ROLL	
				A-2	A-2	A-2	A-3
D/E	Golf Course	0	0.00	0.00	0.00	0.00	0.00
G	Neighborhood Retail	0	0.00	0.00	0.00	0.00	0.00
H-1	Retail/ Commercial	0	0.00	0.00	0.00	0.00	0.00
H-2	RE Office	0	0.00	0.00	0.00	0.00	0.00
Total		0	0	0	0	0	0

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Total Shared O&M Expenditures

\$ 230,999.00 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D		E/94%
Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.00	23.13%	\$ 53,438	1,491	\$ 35.84	\$ 38.13
2	B	655.68	27.09%	\$ 62,569	978	\$ 63.98	\$ 68.06
2	D/E	794.42	32.82%	\$ 75,808	955	\$ 79.38	\$ 84.45
2	C	259.67	10.73%	\$ 24,779	719	\$ 34.46	\$ 36.66
Total Residential Land Uses		2,269.77	93.76%	\$ 216,594	4,143		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 11,091			11,799
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,010			2,138
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,068			1,136
5	RE Office-H-2	2.47	0.10%	\$ 236			251
Total Non-Residential Land Uses		150.95	6.24%	\$ 14,405			
Grand Total (Gross)		2,420.72	100.00%	\$ 230,999			

Total -Somerset Only- O&M Expenditures

\$ 130,000.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 113,408	955	\$ 118.75	\$ 126.33
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 16,592			17,652
Totals		910.65	100.00%	\$ 130,000			

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2005 MASTER INFRASTRUCTURE
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2005 A-2 Master Infrastructure Principal & Interest Payment Due	Net Total MADs	% Difference
\$2,123,539	\$2,151,760	98.688%

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Total Assmt Platted	OFF Roll
PARCEL A - Townhomes	256	108	343.94	\$ 37,145.49	\$ 47,849
PARCEL A - Single Family 40'	365	365	432.54	\$ 157,876.70	\$ -
PARCEL A - Single Family 40' - PO	2	2	0.00	\$ -	\$ -
PARCEL A - Single Family 45'	276	134	452.08	\$ 60,578.33	\$ 60,343
PARCEL A - Single Family 52'	512	413	479.44	\$ 198,007	\$ 44,616
PARCEL A - Single Family 52' - PO	1	1	0.00	\$ -	\$ -
PARCEL A - Single Family 62'	79	33	525.76	\$ 17,350.00	\$ 22,734
Subtotal Parcel A	1,491	1,056		\$ 470,958	\$ 175,542
PARCELS B, D, E - Multi Family and Twin Villas	323	323	577.46	\$ 186,521	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 42'	140	140	566.48	\$ 79,308	\$ -
PARCELS B, D, E - Single Family 42' - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 55'	584	492	758.96	\$ 373,406	\$ 66,348
PARCELS B, D, E - Single Family 55' - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 67'	617	538	923.94	\$ 497,082	\$ 67,744
PARCELS B, D, E - Single Family 67' - PO	2	2	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 75'	266	266	1,031.19	\$ 274,296	\$ -
PARCELS B, D, E - Single Family 75' - PO	1	1	0.00	\$ -	\$ -
Subtotal Parcels B,D,E	1,933	1,762		\$ 1,410,613	\$ 134,092
Total Residential Units Parcels A, B, D, E	3,424	2,818		\$ 1,881,571	\$ 309,634

Category Total using M.A.D.s and Lot Count from Methodology	Category % of M.A.D.s Total = % of Bond Assessment
83,865.60	3.8975%
150,376.35	6.9885%
0.00	0.0000%
118,845.60	5.5232%
233,809.92	10.8660%
0.00	0.0000%
39,561.62	1.8386%
177,659.69	8.2565%
0.00	0.0000%
75,539.80	3.5106%
0.00	0.0000%
422,896.50	19.6535%
0.00	0.0000%
542,110.80	25.1938%
0.00	0.0000%
261,265.20	12.1419%
0.00	0.0000%
7,031.00	0.3268%
23,534.00	1.0937%
12,504.00	0.5811%
2,760.00	0.1283%
2,151,760.08	100.0000%

Other Land Uses	Units	Assessment	Collection
GOLF COURSE	1	\$ 7,382	On Roll
PARCEL G	1	\$ 24,708	On Roll
PARCEL H-1	1	\$ 13,128	On Roll
PARCEL H-2	1	\$ 2,898	On Roll
Grand Total		48,115	

Note: M.A.D.s and Planned Units come directly from the Series 2005 Master Infrastructure Bond Methodology updated and contained within the Series 2006 Bond L.O.M.

Note 2: PO = Paid Off. 6 lots were paid off by the home owners.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2006 BOND DEBT SERVICE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2006 A2 Principal & Interest Payment Due:	\$ 22,863
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Parcel - Product Type	Planned Units	Platted Units		Gross Annual Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
PARCELS B, D, E - Multi Family and Twin Villas	27	27		200	5,400	-
PARCELS B, D, E - Single Family 67' A	50	50		200	10,000	-
PARCELS B, D, E - Single Family 67' B	14	14		200	2,800	-
PARCELS B, D, E - Single Family 75'	66	66		100	6,600	-
Total Residential Units Parcels B, D, E	157	157			24,800	-

Note:
Reduced assessments due to inadvertent errors in builder disclosure documents at time of home closings for 157 units.

Net 2006 A3 Principal & Interest Payment Due:	Net Total MADs	% Difference
\$754,563	\$764,327	98.722%

Parcel - Product Type	Planned Units	Platted Units		Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
PARCELS B, D, E - Multi Family and Twin Villas	216	216		\$ 903.17	\$ 195,085.54	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - BD	64	64		\$ 588.10	\$ 37,638.54	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - PO	43	43		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 42'	0	0		\$ 914.18	\$ -	\$ -
PARCELS B, D, E - Single Family 42' - BD	39	39		\$ 599.11	\$ 23,365.24	\$ -
PARCELS B, D, E - Single Family 42' - PO	101	101		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 55'	127	127		\$ 721.63	\$ 91,646.95	\$ -
PARCELS B, D, E - Single Family 55' - BD	115	115		\$ 406.56	\$ 46,754.16	\$ -
PARCELS B, D, E - Single Family 55' - PO	342	250		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 67'	203	203		\$ 556.57	\$ 112,984.53	\$ -
PARCELS B, D, E - Single Family 67' - BD	144	144		\$ 241.50	\$ 34,776.35	\$ -
PARCELS B, D, E - Single Family 67' - PO	272	193		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 75'	177	177		\$ 646.74	\$ 114,472.45	\$ -
PARCELS B, D, E - Single Family 75' - BD	30	30		\$ 331.67	\$ 9,949.96	\$ -
PARCELS B, D, E - Single Family 75' - PO	60	60		\$ -	\$ -	\$ -
Total Residential Units Parcels B, D, E	1,933	1,762			\$ 666,674	\$ -

Category Total using Methodology M.A.D.s and Lot Count	Category % of Bond Assessment
185,753.52	24.3029%
35,838.08	4.6888%
0.00	0.0000%
0.00	0.0000%
22,247.55	2.9107%
0.00	0.0000%
87,262.97	11.4170%
44,517.65	5.8244%
0.00	0.0000%
107,579.85	14.0751%
33,112.80	4.3323%
0.00	0.0000%
108,996.60	14.2605%
9,474.00	1.2395%
0.00	0.0000%
764,327.22	100.0000%

Other Land Uses	Planned Units	Platted Units		Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
GOLF COURSE				\$ 138,211	\$ 138,211.42	
GOLF COURSE - PO				\$ (2,159)	\$ (2,159.08)	
GOLF COURSE - Net	1	1		\$ 136,052	\$ 136,052.34	
Grand Total					\$ 136,052.34	

Note: M.A.Ds and Planned Units come directly from the Series 2006 Master Infrastructure Bond Methodology updated and contained within the Series 2006 Bond L.O.M.

Note 2: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 3: PO = Paid Off, the majority of which are lots the developer paid off through a large debt retirement in 2016. 3 lots were paid off by the home owners.

Note 4: Category Total MADs and percentages are slightly different from the Methodology due to a slight reallocation of the large Pay Off from the developer in 2016. However, the per unit assessments for all residential units remain the same.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 607,115.00	\$ 611,192.50	99.333%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	102	0	\$ 739.06	\$ -	\$ 70,861
PARCEL C - 4 - Plex	168	0	\$ 739.06	\$ -	\$ 116,713
PARCEL C - 46' Single Family	107	62	\$ 918.55	\$ 56,950.36	\$ 38,854
PARCEL C - 52' Single Family	267	126	\$ 971.35	\$ 122,389.92	\$ 128,740
PARCEL C - 67' Single Family	75	35	\$ 1,182.49	\$ 41,387.30	\$ 44,462
Grand Total	719	223		\$ 220,727.58	\$ 399,631.07

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	71.40	11.6718%
0.70	117.60	19.2242%
0.87	93.09	15.2175%
0.92	245.64	40.1550%
1.12	84.00	13.7315%
	611.73	100.0000%

Note: ERU's and Planned Units come directly from the Series 2014 Bond Methodology.

Arborwood Community Development District
On Roll Assessment Comparison
 Fiscal Year 2017/2018
 October 1, 2017 - September 30, 2018

Parcel	Product Type	Gross Fiscal Year 2016/2017 On Roll Assessment Per Unit	Gross Fiscal Year 2017/2018 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$383.74	\$382.07
A	40' SF	\$472.67	\$470.67
A	40' SF - PO	\$38.51	\$38.13
A	45' SF	\$492.28	\$490.21
A	52' SF	\$519.75	\$517.57
A	52' SF - PO	\$38.51	\$38.13
A	62' SF	\$566.24	\$563.89

Pulte			
B	75' SF **	\$1,754.84	\$1,745.99
B	75' SF - BD	\$404.87	\$399.73
B	67' SF **	\$1,557.08	\$1,548.58
B	67' SF - BD	\$314.76	\$309.56
B	67' SF - PO	\$1,000.81	\$992.00
B	55' SF	\$1,556.44	\$1,548.65
B	55' SF - BD	\$479.72	\$474.62
B	55' SF - PO	\$835.20	\$827.02
B	42' SF	\$1,555.68	\$0.00
B	42' SF - BD	\$672.17	\$667.17
B	42' SF - PO	\$642.00	\$634.54
B	MF / TV	\$1,555.71	\$1,548.70
B	MF / TV - BD	\$661.17	\$656.16
D/E	75' SF	\$1,761.54	\$1,888.70
D/E	75' SF - BD	\$411.57	\$542.44
D/E	75' SF - PO (2006 only)	\$1,115.15	\$1,241.97
D/E	75' SF - PO (both)	\$80.08	\$210.78
D/E	67' SF **	\$1,563.78	\$1,691.30
D/E	67' SF - BD	\$321.46	\$452.28
D/E	67' SF - PO (2006 only)	\$1,007.51	\$1,134.72
D/E	67' SF - PO (both)	\$80.08	\$210.78
D/E	55' SF	\$1,563.13	\$1,691.36
D/E	55' SF - BD	\$486.42	\$617.34
D/E	55' SF - PO	\$841.90	\$969.73
D/E	MF / TV **	\$1,562.40	\$1,691.42
D/E	MF / TV - BD	\$667.87	\$798.88
D/E	MF / TV - PO	\$659.72	\$788.24

Note: Amounts do not include additional 2006 A2 charges because those remain constant.

Note 2: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 3: PO = Paid Off. A majority of the paid off lots were by the developer as part of a large debt retirement in 2016. A few were paid off by the home owners.

WCI			
C	6 - Plex	\$771.48	\$775.72
C	4 - Plex	\$771.48	\$775.72
C	46' SF	\$949.85	\$955.21
C	52' SF	\$1,002.32	\$1,008.01
C	67' SF	\$1,212.15	\$1,219.15

Others			
D/E	Golf Course	\$155,304.11	\$172,884.84
G	Neighborhood Retail	\$26,959.91	\$26,845.75
H-1	Retail/ Commercial	\$14,324.29	\$14,263.64
H-2	RE Office	\$3,161.80	\$3,148.41

Arborwood
Community Development District

Scenario 2
Lake Maintenance based on Shoreline ft

Proposed Budget
For Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	337,632
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	10,940
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	15,591
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,094
DEBT ON ROLL ASSESSMENT	2,977,940
DEBT DIRECT BILL ASSESSMENT - PULTE	134,092
DEBT DIRECT BILL ASSESSMENT - GL HOMES	175,542
DEBT DIRECT BILL ASSESSMENT - WCI	1,002,511
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	140,000
Total Revenues	\$ 4,811,342

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	40,000
MANAGEMENT	34,712
LEGAL	45,000
METHODOLOGY	0
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,700
ARBITRAGE REBATE FEE	4,000
INSURANCE	16,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	3,000
POSTAGE	1,000
OFFICE SUPPLIES	2,500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	47,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	1,000
WEBSITE	1,500
LAKE MAINTENANCE	2,000
PROFESSIONAL FEE & PERMITS	2,000
ELECTRICITY	2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000
DRI MONITORING	10,000
WETLAND MONITORING - PASSARELLA	15,000
OFF-SITE MITIGATION MAINT - PANTHER	84,000
MITIGATION MAINT - PARCEL C	5,000
STREET LIGHTING - UTILITY	15,000
CAPITAL OUTLAY - SMALL	1,000
NEW - LAKE MAINT (SOMERSET ONLY)	50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	35,000
Total Expenditures	\$ 500,999

EXCESS / (SHORTFALL)	\$ 4,310,343
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DEBT PAYMENTS (2005 School Site)	0
DEBT PAYMENTS (2005 Master Infrastructure)	(2,123,539)
DEBT PAYMENTS (2006)	(777,425)
DEBT PAYMENTS (2014)	(1,209,995)
MISCELLANEOUS DEBT EXPENSE	0

BALANCE	\$ 199,384
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COUNTY APPRAISER & TAX COLLECTOR FEE	(66,312)
DISCOUNTS FOR EARLY PAYMENTS	(132,623)

NET EXCESS / (SHORTFALL)	\$ 450
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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

	GENERAL FUND	DEBT - SERIES 2005		DEBT - SERIES 2006		DEBT - SERIES 2014		TOTAL
		MASTER INFRA.						
		A-2	A-2 *	A-3	A-1 & A-2	B		
REVENUES								
GENERAL FUND ON ROLL ASSESSMENT	337,632	0	0	0	0	0		337,632
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	10,940	0	0	0	0	0		10,940
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	15,591	0	0	0	0	0		15,591
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,094	0	0	0	0	0		17,094
DEBT ON ROLL ASSESSMENT	0	1,929,686	24,800	802,726	220,728	0		2,977,940
DEBT DIRECT BILL ASSESSMENT - PULTE	0	134,092	0	0	0	0		134,092
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	175,542	0	0	0	0		175,542
DEBT DIRECT BILL ASSESSMENT - WCI	0	0	0	0	399,631	602,880		1,002,511
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0	0		0
OTHER INCOME / CARRYOVER BALANCE	140,000	0	0	0	0	0		140,000
Total Revenues	\$ 521,257	\$ 2,239,320	\$ 24,800	\$ 802,726	\$ 620,359	\$ 602,880		\$ 4,811,342
EXPENDITURES								
PAYROLL TAX EXPENSE	912	0	0	0	0	0		912
SUPERVISOR FEES	12,000	0	0	0	0	0		12,000
ENGINEERING	40,000	0	0	0	0	0		40,000
MANAGEMENT	34,712	0	0	0	0	0		34,712
LEGAL	45,000	0	0	0	0	0		45,000
METHODOLOGY	0	0	0	0	0	0		0
ASSESSMENT ROLL	5,000	0	0	0	0	0		5,000
ANNUAL AUDIT	5,700	0	0	0	0	0		5,700
ARBITRAGE REBATE FEE	4,000	0	0	0	0	0		4,000
INSURANCE	16,000	0	0	0	0	0		16,000
LEGAL ADVERTISING	5,500	0	0	0	0	0		5,500
MISCELLANEOUS	3,000	0	0	0	0	0		3,000
POSTAGE	1,000	0	0	0	0	0		1,000
OFFICE SUPPLIES	2,500	0	0	0	0	0		2,500
DUES & SUBSCRIPTIONS	175	0	0	0	0	0		175
TRUSTEE FEES	47,000	0	0	0	0	0		47,000
CONTINUING DISCLOSURE FEE	5,000	0	0	0	0	0		5,000
AMORTIZATION SCHEDULE	1,000	0	0	0	0	0		1,000
WEBSITE	1,500	0	0	0	0	0		1,500
LAKE MAINTENANCE	2,000	0	0	0	0	0		2,000
PROFESSIONAL FEE & PERMITS	2,000	0	0	0	0	0		2,000
ELECTRICITY	2,000	0	0	0	0	0		2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	0	0	0	0	0		5,000
DRI MONITORING	10,000	0	0	0	0	0		10,000
WETLAND MONITORING - PASSARELLA	15,000	0	0	0	0	0		15,000
OFF-SITE MITIGATION MAINT - PANTHER	84,000	0	0	0	0	0		84,000
MITIGATION MAINT - PARCEL C	5,000	0	0	0	0	0		5,000
STREET LIGHTING - UTILITY	15,000	0	0	0	0	0		15,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	0	0		1,000
NEW - LAKE MAINT (SOMERSET ONLY)	50,000	0	0	0	0	0		50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	45,000	0	0	0	0	0		45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	35,000	0	0	0	0	0		35,000
Total Expenditures	\$ 500,999	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 500,999
EXCESS / (SHORTFALL)								
	\$ 20,258	\$ 2,239,320	\$ 24,800	\$ 802,726	\$ 620,359	\$ 602,880		\$ 4,310,343
DEBT PAYMENTS (2005 School Site)	0	0	0	0	0	0		0
DEBT PAYMENTS (2005 Master Infrastructure)	0	(2,123,539)	0	0	0	0		(2,123,539)
DEBT PAYMENTS (2006)	0	0	(22,863)	(754,563)	0	0		(777,425)
DEBT PAYMENTS (2014)	0	0	0	0	(607,115)	(602,880)		(1,209,995)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0	0		0
BALANCE	\$ 20,258	\$ 115,781	\$ 1,938	\$ 48,164	\$ 13,244	\$ -		\$ 199,384
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,753)	(38,594)	(496)	(16,055)	(4,415)	-		(66,312)
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(77,187)	(992)	(32,109)	(8,829)	-		(132,623)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -		\$ 450

* Note: Excess goes to increase fund balance.

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2015/2016 ACTUAL *	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET	COMMENTS
REVENUES				
GENERAL FUND ON ROLL ASSESSMENT	203,726	199,367	337,632	Expenditures/.94 less Direct Bill Portion
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	33,293	12,873	10,940	Pulte Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	20,343	15,745	15,591	GL Homes Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	31,725	17,263	17,094	WCI Direct Bill O&M Assessments
GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	Other Direct Bill O&M Assessments
DEBT ON ROLL ASSESSMENT	2,927,415	3,000,394	2,977,940	Debt Payments /.94 less Direct Bill Portion
DEBT DIRECT BILL ASSESSMENT - PULTE	49,545	134,596	134,092	Pulte Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - GL HOMES	175,133	176,203	175,542	GL Homes Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - WCI	0	1,087,138	1,002,511	WCI Direct Bill Debt Assessments
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	SPE Direct Bill Debt Assessments
PREPAYMENTS	0	0	0	Bond Prepayments Collected
MISCELLANEOUS DEBT INCOME	0	0	0	Interest Earned on Debt Fund
GENERAL FUND INTEREST INCOME	0	0	0	Interest Earned on General Fund
GENERAL FUND OTHER REVENUES	0	200,000	140,000	Carry Over Funds
Total Revenues	\$ 3,441,179	\$ 4,843,579	\$ 4,811,342	
EXPENDITURES				
PAYROLL TAX EXPENSE	719	912	912	\$0 Change From Previous Year Budget
SUPERVISOR FEES	9,400	12,000	12,000	\$0 Change From Previous Year Budget
ENGINEERING	42,053	28,000	40,000	\$12,000 Increase From Previous Year Budget
MANAGEMENT	33,763	33,999	34,712	CPI Increase From Previous Year Budget
LEGAL	33,206	60,000	45,000	\$15,000 Decrease From Previous Year Budget
IRS AUDIT	14,703	0	0	\$0 Change From Previous Year Budget
ASSESSMENT ROLL	5,000	5,000	5,000	\$0 Change From Previous Year Budget
ANNUAL AUDIT	5,350	5,700	5,700	\$0 Change From Previous Year Budget
ARBITRAGE REBATE FEE	2,500	4,000	4,000	\$0 Change From Previous Year Budget
INSURANCE	13,308	15,500	16,000	\$500 Increase From Previous Year Budget
LEGAL ADVERTISING	6,797	5,000	5,500	\$500 Increase From Previous Year Budget
MISCELLANEOUS	2,957	3,000	3,000	\$1 Increase From Previous Year Budget
POSTAGE	540	1,000	1,000	\$0 Change From Previous Year Budget
OFFICE SUPPLIES	1,720	2,500	2,500	\$0 Change From Previous Year Budget
DUES & SUBSCRIPTIONS	175	175	175	\$0 Change From Previous Year Budget
TRUSTEE FEES	46,990	47,000	47,000	\$0 Change From Previous Year Budget
CONTINUING DISCLOSURE FEE	4,750	5,000	5,000	\$0 Change From Previous Year Budget
AMORTIZATION SCHEDULE	0	1,000	1,000	\$0 Change From Previous Year Budget
WEBSITE	1,500	1,500	1,500	\$0 Change From Previous Year Budget
LAKE MAINTENANCE	0	2,000	2,000	\$0 Change From Previous Year Budget
PROFESSIONAL FEE & PERMITS	0	2,000	2,000	\$0 Change From Previous Year Budget
ELECTRICITY	105	2,000	2,000	\$0 Change From Previous Year Budget
OFF-SITE MITIGATION MAINT - TREELINE	0	5,000	5,000	\$0 Change From Previous Year Budget
DRI MONITORING	0	10,000	10,000	\$0 Change From Previous Year Budget
WETLAND MONITORING - PASSARELLA	12,665	10,000	15,000	\$5,000 Increase From Previous Year Budget
OFF-SITE MITIGATION MAINT - PANTHER	0	150,000	84,000	\$0 Change From Previous Year Budget
MITIGATION MAINT - PARCEL C	0	5,000	5,000	\$0 Change From Previous Year Budget
STREET LIGHTING - UTILITY	12,944	15,000	15,000	\$0 Change From Previous Year Budget
CAPITAL OUTLAY - SMALL	0	1,000	1,000	\$0 Change From Previous Year Budget
NEW - LAKE MAINT (SOMERSET ONLY)	0	0	50,000	New Item - Estimate
NEW - PRESERVE MAINT (SOMERSET ONLY)	0	0	45,000	New Item - Estimate
NEW FIELD INSPECTOR (SOMERSET ONLY)	0	0	35,000	New Item - Estimate
Total Expenditures	251,145	433,286	500,999	
EXCESS / (SHORTFALL)	\$ 3,190,034	\$ 4,410,293	\$ 4,310,343	
DEBT PAYMENTS (2005 - MI)	(1,857,811)	(2,131,103)	(2,123,539)	2018 Principal & Interest Payments
DEBT PAYMENTS (2006)	(1,190,553)	(793,525)	(777,425)	2018 Principal & Interest Payments + Excess*
DEBT PAYMENTS (2014)	0	(1,293,328)	(1,209,995)	2018 Principal & Interest Payments
MISCELLANEOUS DEBT EXPENSE	0	-	-	
BALANCE	\$ 141,671	\$ 192,338	\$ 199,384	
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,973)	(63,995)	(66,312)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(104,632)	(127,990)	(132,623)	Four Percent Of Total Assessment Roll
NET EXCESS / (SHORTFALL)	\$ 32,065	\$ 353	\$ 450	* Excess to / Shortfall from 2006 A2 Fund Balance

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	199,367	337,632
DIRECT BILL ASSESSMENTS - PULTE	12,873	10,940
DIRECT BILL ASSESSMENTS - GL HOMES	15,745	15,591
DIRECT BILL ASSESSMENTS - WCI	17,263	17,094
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	200,000	140,000
Total Revenues	\$ 445,248	\$ 521,257
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	28,000	40,000
MANAGEMENT	33,999	34,712
LEGAL	60,000	45,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,700	5,700
ARBITRAGE REBATE FEE	4,000	4,000
INSURANCE	15,500	16,000
LEGAL ADVERTISING	5,000	5,500
MISCELLANEOUS	3,000	3,000
POSTAGE	1,000	1,000
OFFICE SUPPLIES	2,500	2,500
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	47,000	47,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	1,000	1,000
WEBSITE	1,500	1,500
LAKE MAINTENANCE	2,000	2,000
PROFESSIONAL FEE & PERMITS	2,000	2,000
ELECTRICITY	2,000	2,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	5,000
DRI MONITORING	10,000	10,000
WETLAND MONITORING - PASSARELLA	10,000	15,000
OFF-SITE MITIGATION MAINT - PANTHER	150,000	84,000
MITIGATION MAINT - PARCEL C	5,000	5,000
STREET LIGHTING - UTILITY	15,000	15,000
CAPITAL OUTLAY - SMALL	1,000	1,000
NEW - LAKE MAINT (SOMERSET ONLY)	0	50,000
NEW - PRESERVE MAINT (SOMERSET ONLY)	0	45,000
NEW FIELD INSPECTOR (SOMERSET ONLY)	0	35,000
Total Expenditures	\$ 433,286	\$ 500,999
EXCESS / (SHORTFALL)	\$ 11,962	\$ 20,258
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,987)	(6,753)
DISCOUNTS FOR EARLY PAYMENTS	(7,975)	(13,505)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2005 MASTER INFRASTRUCTURE DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018
A-2

	FISCAL YEAR 2017/2018 <u>ANNUAL BUDGET</u>
REVENUES	
Net On Roll Assessments	1,813,905
Direct Bill Assessments - Pulte	134,092
Direct Bill Assessments - GL Homes	175,542
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,123,539
EXPENDITURES	
Principal Payments	795,000
Interest Payments	1,328,539
Miscellaneous	0
Total Expenditures	\$ 2,123,539
Excess / (Shortfall)	\$ -

Series 2005 A-2 Master Infr. Bond Information	
Original Bifurcated Par Amount =	\$28,925,000
Interest Rate =	5.35%
Bifurcated Date =	April 2013
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2006 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

A-2

	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	23,312
Direct Bill Assessments - Pulte	0
Direct Bill Assessments - GL Homes	
Direct Bill Assessments - WCI	0
Total Revenues	\$ 23,312

*Note: Excess goes to increase bond fund balance / Shortfall comes out of bond fund balance.

EXPENDITURES	
Principal Payments	10,000
Interest Payments	12,863
Miscellaneous	
Total Expenditures	\$ 22,863
Excess / (Shortfall)	\$ 450

Series 2006 A-2 Bond Information

Original Bifurcated Par Amount =	\$335,000
Interest Rate =	5.35%
Bifurcated Date =	Dec 2010
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

A-3

	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	754,563
Direct Bill Assessments - Pulte	0
Direct Bill Assessments - GL Homes	0
Direct Bill Assessments - WCI	0
Total Revenues	\$ 754,563

EXPENDITURES	
Principal Payments	285,000
Interest Payments	469,563
Miscellaneous	0
Total Expenditures	\$ 754,563
Excess / (Shortfall)	\$ -

Series 2006 A-3 Bond Information

Original Bifurcated Par Amount =	\$24,225,000
Interest Rate =	5.35%
Bifurcated Date =	Dec 2010
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
October 1, 2017 - September 30, 2018

A-1	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	171,352
Direct Bill Assessments - WCI	329,696
Total Revenues	\$ 501,047
EXPENDITURES	
Principal Payments	140,000
Interest Payments	360,870
Miscellaneous	0
Total Expenditures	\$ 500,870
Excess / (Shortfall)	\$ 177

A-2	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	36,132
Direct Bill Assessments - WCI	69,935
Total Revenues	\$ 106,068
EXPENDITURES	
Principal Payments	30,000
Interest Payments	76,245
Miscellaneous	0
Total Expenditures	\$ 106,245
Excess / (Shortfall)	\$ (177)

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

B	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	602,880
Total Revenues	\$ 602,880
EXPENDITURES	
Principal Payments	0
Interest Payments	602,880
Miscellaneous	0
Total Expenditures	\$ 602,880 **
Excess / (Shortfall)	\$ -

**Note: Based on current bond balance and payoff checks already recieved.

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A

Arborwood Community Development District Assessment Recap - GL Homes Parcel

Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018

GL HOMES PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS	
A	Townhomes		256	108	148
A	40' SF		365	365	0
A	40' SF - PO		2	2	0
A	45' SF		276	134	142
A	52' SF		512	413	99
	52' SF - PO		1	1	0
A	62' SF		79	33	46
Total			1,491	1,056	435

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL A-2
A	Townhomes	108	4,117.86	37,145.49
A	40' SF	365	13,916.85	157,876.70
A	40' SF - PO	2	76.26	0.00
A	45' SF	134	5,109.20	60,578.33
A	52' SF	413	15,747.01	198,007.44
A	52' SF - PO	1	38.13	0.00
A	62' SF	33	1,258.24	17,350.00
Total		1,056	40,264	470,958

ON ROLL GROSS PER UNIT TOTAL
\$ 382.07
\$ 470.67
\$ 38.13
\$ 490.21
\$ 517.57
\$ 38.13
\$ 563.89

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2005 MI NET DIRECT BILL A-2
A	Townhomes	148	5,304.42	47,848.90
A	40' SF	0	0.00	0.00
A	40' SF - PO	0	0.00	0.00
A	45' SF	142	5,089.37	60,343.25
A	52' SF	99	3,548.22	44,616.40
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	1,648.67	22,733.75
Total		435	15,591	175,542

PO = Paid Off. There are a few home owners that have paid their bonds offs.

**Arborwood Community Development District
Assessment Recap - Pulte Parcels
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

PULTE PARCELS

2005 A-2 Bond				
PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	75' SF **	65	65	0
B	75' SF - PO	0	0	0
B	67' SF **	335	256	79
B	67' SF - PO	0	0	0
B	55' SF	335	243	92
B	55' SF - PO	0	0	0
B	42' SF	140	140	0
B	42' SF - PO	0	0	0
B	MF / TV	103	103	0
D/E	75' SF	201	201	0
D/E	75' SF - PO	1	1	0
D/E	67' SF **	282	282	0
D/E	67' SF - PO	2	2	0
D/E	55' SF	249	249	0
D/E	55' SF - PO	0	0	0
D/E	MF / TV **	220	220	0
D/E	MF / TV - PO	0	0	0
Total		1,933	1,762	171

NOTE: PO are for 2005 A-2 Bond

2006 A-3 Bond				
PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	75' SF **	61	61	0
B	75' SF - BD	3	3	0
B	75' SF - PO	1	1	0
B	67' SF **	71	71	0
B	67' SF - BD	91	91	0
B	67' SF - PO	173	94	79
B	55' SF	1	1	0
B	55' SF - BD	69	69	0
B	55' SF - PO	265	173	92
B	42' SF	0	0	0
B	42' SF - BD	39	39	0
B	42' SF - PO	101	101	0
B	MF / TV	66	66	0
B	MF / TV - BD	37	37	0
D/E	75' SF	116	116	0
D/E	75' SF - BD	27	27	0
D/E	75' SF - PO	59	59	0
D/E	67' SF **	132	132	0
D/E	67' SF - BD	53	53	0
D/E	67' SF - PO	99	99	0
D/E	55' SF	126	126	0
D/E	55' SF - BD	46	46	0
D/E	55' SF - PO	77	77	0
D/E	MF / TV **	150	150	0
D/E	MF / TV - BD	27	27	0
D/E	MF / TV - PO	43	43	0
Total		1,933	1,762	171

NOTE: PO are for 2006 A-3 Bond

PULTE ON ROLL						
PARCEL	PRODUCT TYPE	ON ROLL UNITS 2005 A-2	ON ROLL UNITS 2006 A-3	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL A-2	2006 GROSS ON ROLL A-3
B	75' SF **	65	61	4,151.65	67,027.31	6,600.00
B	75' SF - BD	0	3	204.18	0.00	0.00
B	75' SF - PO	0	1	68.06	0.00	0.00
B	67' SF **	256	71	4,832.25	236,529.77	10,000.00
B	67' SF - BD	0	91	6,193.44	0.00	0.00
B	67' SF - PO	0	94	6,397.62	0.00	0.00
B	55' SF	243	1	68.06	184,426.36	0.00
B	55' SF - BD	0	69	4,696.13	0.00	0.00
B	55' SF - PO	0	173	11,774.35	0.00	0.00
B	42' SF	140	0	0.00	79,307.51	0.00
B	42' SF - BD	0	39	2,654.33	0.00	0.00
B	42' SF - PO	0	101	6,874.04	0.00	0.00
B	MF / TV	103	66	4,491.95	59,478.79	0.00
B	MF / TV - BD	0	37	2,518.21	0.00	0.00
D/E	75' SF	201	116	21,329.62	207,269.06	0.00
D/E	75' SF - BD	0	27	4,964.65	0.00	0.00
D/E	75' SF - PO (06 Only)	0	58	10,664.81	0.00	0.00
D/E	75' SF - PO (Both)	1	1	183.88	0.00	0.00
D/E	67' SF **	282	132	24,271.64	260,552.32	2,800.00
D/E	67' SF - BD	0	53	9,745.43	0.00	0.00
D/E	67' SF - PO (06 Only)	0	97	17,835.98	0.00	0.00
D/E	67' SF - PO (Both)	2	2	367.75	0.00	0.00
D/E	55' SF	249	126	23,168.39	188,980.09	0.00
D/E	55' SF - BD	0	46	8,458.30	0.00	0.00
D/E	55' SF - PO	0	77	14,158.46	0.00	0.00
D/E	MF / TV **	220	150	27,581.41	127,042.07	5,400.00
D/E	MF / TV - BD	0	27	4,964.65	0.00	0.00
D/E	MF / TV - PO	0	43	7,906.67	0.00	0.00
Total		1,762	1,762	230,526	1,410,613	24,800

ON ROLL GROSS PER UNIT TOTAL-W/O '06 A2		ON ROLL GROSS PER UNIT TOTAL-W/ '06 A2	
\$	1,745.99	\$	1,845.99
\$	399.73	\$	-
\$	68.06	\$	-
\$	1,548.58	\$	1,748.58
\$	309.56	\$	-
\$	992.00	\$	-
\$	1,548.65	\$	-
\$	474.62	\$	-
\$	827.02	\$	-
\$	-	\$	-
\$	667.17	\$	-
\$	634.54	\$	-
\$	1,548.70	\$	-
\$	656.16	\$	-
\$	1,861.80	\$	-
\$	515.54	\$	-
\$	1,215.07	\$	-
\$	183.88	\$	-
\$	1,664.39	\$	1,864.39
\$	425.38	\$	-
\$	1,107.82	\$	-
\$	183.88	\$	-
\$	1,664.46	\$	-
\$	590.43	\$	-
\$	942.83	\$	-
\$	1,664.51	\$	1,864.51
\$	771.98	\$	-
\$	761.34	\$	-

PULTE DIRECT BILL						
PARCEL	PRODUCT TYPE	DIRECT BILL UNITS 05 A-2	DIRECT BILL UNITS 06 A-3	O&M NET DIRECT BILL	2005 MI GROSS ON ROLL A-2	2006 NET DIRECT BILL A-3
B	75' SF **	0	0	0.00	0.00	0.00
B	75' SF - BD	0	0	0.00	0.00	0.00
B	67' SF **	79	0	0.00	0.00	0.00
B	67' SF - BD	0	0	0.00	0.00	0.00
B	67' SF - PO	0	79	5,054.12	67,743.60	0.00
B	55' SF	92	0	0.00	0.00	0.00
B	55' SF - BD	0	0	0.00	0.00	0.00
B	55' SF - PO	0	92	5,885.81	66,347.95	0.00
B	42' SF	0	0	0.00	0.00	0.00
B	42' SF - BD	0	0	0.00	0.00	0.00
B	42' SF - PO	0	0	0.00	0.00	0.00
B	MF / TV	0	0	0.00	0.00	0.00
B	MF / TV - BD	0	0	0.00	0.00	0.00
D/E	75' SF	0	0	0.00	0.00	0.00
D/E	75' SF - BD	0	0	0.00	0.00	0.00
D/E	75' SF - PO	0	0	0.00	0.00	0.00
D/E	67' SF **	0	0	0.00	0.00	0.00
D/E	67' SF - BD	0	0	0.00	0.00	0.00
D/E	67' SF - PO	0	0	0.00	0.00	0.00
D/E	55' SF	0	0	0.00	0.00	0.00
D/E	55' SF - BD	0	0	0.00	0.00	0.00
D/E	55' SF - PO	0	0	0.00	0.00	0.00
D/E	MF / TV **	0	0	0.00	0.00	0.00
D/E	MF / TV - BD	0	0	0.00	0.00	0.00
D/E	MF / TV - PO	0	0	0.00	0.00	0.00
Total		171	171	10,940	134,092	0

** Includes 157 with errors in builder disclosure

Note: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 2: PO = Paid Off, the majority of which are lots the developer paid off through a large debt retirement in 2016. A few lots were paid off by the home owners.

Arborwood Community Development District
Assessment Recap - WCI Parcel
 Fiscal Year 2017/2018
 October 1, 2017 - September 30, 2018

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	102	0	102
C	4 - plex	168	0	168
C	46' SF	107	62	45
C	52' SF	267	126	141
C	67' SF	75	35	40
Total		719	223	496

WCI ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
C	6 - plex	0	0.00	0.00
C	4 - plex	0	0.00	0.00
C	46' SF	62	2,273.12	56,950.36
C	52' SF	126	4,619.57	122,389.92
C	67' SF	35	1,283.21	41,387.30
Total		223	8,176	220,728

ON ROLL GROSS PER UNIT TOTAL	
\$	775.72
\$	775.72
\$	955.21
\$	1,008.01
\$	1,219.15

WCI HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	SERIES 2014 NET DIRECT BILL A-1 & A-2 (Combined)
C	6 - plex	102	3,515.27	70,861.35
C	4 - plex	168	5,789.86	116,712.80
C	46' SF	45	1,550.85	38,854.37
C	52' SF	141	4,859.34	128,740.32
C	67' SF	40	1,378.54	44,462.23
Total		496	17,094	399,631

Arborwood Community Development District
Assessment Recap - Other Parcels
 Fiscal Year 2017/2018
 October 1, 2017 - September 30, 2018

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
Total		150	150	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2005 MI GROSS ON ROLL		2006 GROSS ON ROLL	
				A-2	A-3	A-2	A-3
D/E	Golf Course	116	55,142.44	7,381.69	0.00	136,052.34	
G	Neighborhood Retail	21	2,137.94	24,707.81	0.00	0.00	
H-1	Retail/ Commercial	11	1,135.97	13,127.66	0.00	0.00	
H-2	RE Office	2	250.75	2,897.66	0.00	0.00	
Total		150	58,667	48,115	0	136,052	

ON ROLL GROSS PER PRODUCT TYPE TOTAL	
\$	198,576.47
\$	26,845.75
\$	14,263.64
\$	3,148.41
\$	-

OTHER DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2005 MI NET DIRECT BILL		2006 GROSS ON ROLL	
				A-2	A-3	A-2	A-3
D/E	Golf Course	0	0.00	0.00	0.00	0.00	0.00
G	Neighborhood Retail	0	0.00	0.00	0.00	0.00	0.00
H-1	Retail/ Commercial	0	0.00	0.00	0.00	0.00	0.00
H-2	RE Office	0	0.00	0.00	0.00	0.00	0.00
Total		0	0	0	0	0	0

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Total Shared O&M Expenditures

\$ 230,999.00 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D	C/D=E	E/94%
Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.00	23.13%	\$ 53,438	1,491	\$ 35.84	\$ 38.13
2	B	655.68	27.09%	\$ 62,569	978	\$ 63.98	\$ 68.06
2	D/E	794.42	32.82%	\$ 75,808	955	\$ 79.38	\$ 84.45
2	C	259.67	10.73%	\$ 24,779	719	\$ 34.46	\$ 36.66
Total Residential Land Uses		2,269.77	93.76%	\$ 216,594	4,143		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 11,091			11,799
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,010			2,138
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,068			1,136
5	RE Office-H-2	2.47	0.10%	\$ 236			251
Total Non-Residential Land Uses		150.95	6.24%	\$ 14,405			
Grand Total (Gross)		2,420.72	100.00%	\$ 230,999			

Total -Somerset Only- O&M Expenditures

\$ 130,000.00

Tract	Parcel	Lake Shoreline Feet	% Lake Shoreline Feet	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	53,364.55	68.66%	\$ 89,257	955	\$ 93.46	\$ 99.43
2	Golf Course (part of Tract 2 Parcel D/E)	24,358.85	31.34%	\$ 40,743			43,343
Totals		77,723.40	100.00%	\$ 130,000			

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2005 MASTER INFRASTRUCTURE
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2005 A-2 Master Infrastructure Principal & Interest Payment Due	Net Total MADs	% Difference
\$2,123,539	\$2,151,760	98.688%

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Total Assmt Platted	OFF Roll
PARCEL A - Townhomes	256	108	343.94	\$ 37,145.49	\$ 47,849
PARCEL A - Single Family 40'	365	365	432.54	\$ 157,876.70	\$ -
PARCEL A - Single Family 40' - PO	2	2	0.00	\$ -	\$ -
PARCEL A - Single Family 45'	276	134	452.08	\$ 60,578.33	\$ 60,343
PARCEL A - Single Family 52'	512	413	479.44	\$ 198,007	\$ 44,616
PARCEL A - Single Family 52' - PO	1	1	0.00	\$ -	\$ -
PARCEL A - Single Family 62'	79	33	525.76	\$ 17,350.00	\$ 22,734
Subtotal Parcel A	1,491	1,056		\$ 470,958	\$ 175,542
PARCELS B, D, E - Multi Family and Twin Villas	323	323	577.46	\$ 186,521	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 42'	140	140	566.48	\$ 79,308	\$ -
PARCELS B, D, E - Single Family 42' - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 55'	584	492	758.96	\$ 373,406	\$ 66,348
PARCELS B, D, E - Single Family 55' - PO	0	0	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 67'	617	538	923.94	\$ 497,082	\$ 67,744
PARCELS B, D, E - Single Family 67' - PO	2	2	0.00	\$ -	\$ -
PARCELS B, D, E - Single Family 75'	266	266	1,031.19	\$ 274,296	\$ -
PARCELS B, D, E - Single Family 75' - PO	1	1	0.00	\$ -	\$ -
Subtotal Parcels B,D,E	1,933	1,762		\$ 1,410,613	\$ 134,092
Total Residential Units Parcels A, B, D, E	3,424	2,818		\$ 1,881,571	\$ 309,634

Category Total using M.A.D.s and Lot Count from Methodology	Category % of M.A.D.s Total = % of Bond Assessment
83,865.60	3.8975%
150,376.35	6.9885%
0.00	0.0000%
118,845.60	5.5232%
233,809.92	10.8660%
0.00	0.0000%
39,561.62	1.8386%
177,659.69	8.2565%
0.00	0.0000%
75,539.80	3.5106%
0.00	0.0000%
422,896.50	19.6535%
0.00	0.0000%
542,110.80	25.1938%
0.00	0.0000%
261,265.20	12.1419%
0.00	0.0000%
7,031.00	0.3268%
23,534.00	1.0937%
12,504.00	0.5811%
2,760.00	0.1283%
2,151,760.08	100.0000%

Other Land Uses	Units	Assessment	Collection
GOLF COURSE	1	\$ 7,382	On Roll
PARCEL G	1	\$ 24,708	On Roll
PARCEL H-1	1	\$ 13,128	On Roll
PARCEL H-2	1	\$ 2,898	On Roll
Grand Total		48,115	

Note: M.A.D.s and Planned Units come directly from the Series 2005 Master Infrastructure Bond Methodology updated and contained within the Series 2006 Bond L.O.M.

Note 2: PO = Paid Off. 6 lots were paid off by the home owners.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2006 BOND DEBT SERVICE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2006 A2 Principal & Interest Payment Due:	\$ 22,863
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Parcel - Product Type	Planned Units	Platted Units		Gross Annual Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
PARCELS B, D, E - Multi Family and Twin Villas	27	27		200	5,400	-
PARCELS B, D, E - Single Family 67' A	50	50		200	10,000	-
PARCELS B, D, E - Single Family 67' B	14	14		200	2,800	-
PARCELS B, D, E - Single Family 75'	66	66		100	6,600	-
Total Residential Units Parcels B, D, E	157	157			24,800	-

Note:
Reduced assessments due to inadvertent errors in builder disclosure documents at time of home closings for 157 units.

Net 2006 A3 Principal & Interest Payment Due:	Net Total MADs	% Difference
\$754,563	\$764,327	98.722%

Parcel - Product Type	Planned Units	Platted Units		Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
PARCELS B, D, E - Multi Family and Twin Villas	216	216		\$ 903.17	\$ 195,085.54	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - BD	64	64		\$ 588.10	\$ 37,638.54	\$ -
PARCELS B, D, E - Multi Family and Twin Villas - PO	43	43		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 42'	0	0		\$ 914.18	\$ -	\$ -
PARCELS B, D, E - Single Family 42' - BD	39	39		\$ 599.11	\$ 23,365.24	\$ -
PARCELS B, D, E - Single Family 42' - PO	101	101		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 55'	127	127		\$ 721.63	\$ 91,646.95	\$ -
PARCELS B, D, E - Single Family 55' - BD	115	115		\$ 406.56	\$ 46,754.16	\$ -
PARCELS B, D, E - Single Family 55' - PO	342	250		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 67'	203	203		\$ 556.57	\$ 112,984.53	\$ -
PARCELS B, D, E - Single Family 67' - BD	144	144		\$ 241.50	\$ 34,776.35	\$ -
PARCELS B, D, E - Single Family 67' - PO	272	193		\$ -	\$ -	\$ -
PARCELS B, D, E - Single Family 75'	177	177		\$ 646.74	\$ 114,472.45	\$ -
PARCELS B, D, E - Single Family 75' - BD	30	30		\$ 331.67	\$ 9,949.96	\$ -
PARCELS B, D, E - Single Family 75' - PO	60	60		\$ -	\$ -	\$ -
Total Residential Units Parcels B, D, E	1,933	1,762			\$ 666,674	\$ -

Category Total using Methodology M.A.D.s and Lot Count	Category % of Bond Assessment
185,753.52	24.3029%
35,838.08	4.6888%
0.00	0.0000%
0.00	0.0000%
22,247.55	2.9107%
0.00	0.0000%
87,262.97	11.4170%
44,517.65	5.8244%
0.00	0.0000%
107,579.85	14.0751%
33,112.80	4.3323%
0.00	0.0000%
108,996.60	14.2605%
9,474.00	1.2395%
0.00	0.0000%

Other Land Uses	Planned Units	Platted Units		Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments	
		ON Roll	OFF Roll		Platted	OFF Roll
GOLF COURSE				\$ 138,211	\$ 138,211.42	
GOLF COURSE - PO				\$ (2,159)	\$ (2,159.08)	
GOLF COURSE - Net	1	1		\$ 136,052	\$ 136,052.34	
Grand Total					\$ 136,052.34	

129,544.20	16.9488%
764,327.22	100.0000%

Note: M.A.Ds and Planned Units come directly from the Series 2006 Master Infrastructure Bond Methodology updated and contained within the Series 2006 Bond L.O.M.

Note 2: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 3: PO = Paid Off, the majority of which are lots the developer paid off through a large debt retirement in 2016. 3 lots were paid off by the home owners.

Note 4: Catagorey Total MADs and percentages are slightly different from the Methodology due to a slight reallocation of the large Pay Off from the developer in 2016. However, the per unit assessments for all residential units remain the same.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 607,115.00	\$ 611,192.50	99.333%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	102	0	\$ 739.06	\$ -	\$ 70,861
PARCEL C - 4 - Plex	168	0	\$ 739.06	\$ -	\$ 116,713
PARCEL C - 46' Single Family	107	62	\$ 918.55	\$ 56,950.36	\$ 38,854
PARCEL C - 52' Single Family	267	126	\$ 971.35	\$ 122,389.92	\$ 128,740
PARCEL C - 67' Single Family	75	35	\$ 1,182.49	\$ 41,387.30	\$ 44,462
Grand Total	719	223		\$ 220,727.58	\$ 399,631.07

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	71.40	11.6718%
0.70	117.60	19.2242%
0.87	93.09	15.2175%
0.92	245.64	40.1550%
1.12	84.00	13.7315%
	611.73	100.0000%

Note: ERU's and Planned Units come directly from the Series 2014 Bond Methodology.

Arborwood Community Development District
On Roll Assessment Comparison
 Fiscal Year 2017/2018
 October 1, 2017 - September 30, 2018

Parcel	Product Type	Gross Fiscal Year 2016/2017 On Roll Assessment Per Unit	Gross Fiscal Year 2017/2018 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$383.74	\$382.07
A	40' SF	\$472.67	\$470.67
A	40' SF - PO	\$38.51	\$38.13
A	45' SF	\$492.28	\$490.21
A	52' SF	\$519.75	\$517.57
A	52' SF - PO	\$38.51	\$38.13
A	62' SF	\$566.24	\$563.89

Pulte			
B	75' SF **	\$1,754.84	\$1,745.99
B	75' SF - BD	\$404.87	\$399.73
B	67' SF **	\$1,557.08	\$1,548.58
B	67' SF - BD	\$314.76	\$309.56
B	67' SF - PO	\$1,000.81	\$992.00
B	55' SF	\$1,556.44	\$1,548.65
B	55' SF - BD	\$479.72	\$474.62
B	55' SF - PO	\$835.20	\$827.02
B	42' SF	\$1,555.68	\$0.00
B	42' SF - BD	\$672.17	\$667.17
B	42' SF - PO	\$642.00	\$634.54
B	MF / TV	\$1,555.71	\$1,548.70
B	MF / TV - BD	\$661.17	\$656.16
D/E	75' SF	\$1,761.54	\$1,861.80
D/E	75' SF - BD	\$411.57	\$515.54
D/E	75' SF - PO (2006 only)	\$1,115.15	\$1,215.07
D/E	75' SF - PO (both)	\$80.08	\$183.88
D/E	67' SF **	\$1,563.78	\$1,664.39
D/E	67' SF - BD	\$321.46	\$425.38
D/E	67' SF - PO (2006 only)	\$1,007.51	\$1,107.82
D/E	67' SF - PO (both)	\$80.08	\$183.88
D/E	55' SF	\$1,563.13	\$1,664.46
D/E	55' SF - BD	\$486.42	\$590.43
D/E	55' SF - PO	\$841.90	\$942.83
D/E	MF / TV **	\$1,562.40	\$1,664.51
D/E	MF / TV - BD	\$667.87	\$771.98
D/E	MF / TV - PO	\$659.72	\$761.34

Note: Amounts do not include additional 2006 A2 charges because those remain constant.

Note 2: BD = Buy Down, which refers to a Bond principal buy down paid by the developer in order to reduce these specific lots annual debt assessment by \$300 each.

Note 3: PO = Paid Off. A majority of the paid off lots were by the developer as part of a large debt retirement in 2016. A few were paid off by the home owners.

WCI			
C	6 - Plex	\$771.48	\$775.72
C	4 - Plex	\$771.48	\$775.72
C	46' SF	\$949.85	\$955.21
C	52' SF	\$1,002.32	\$1,008.01
C	67' SF	\$1,212.15	\$1,219.15

Others			
D/E	Golf Course	\$155,304.11	\$198,576.47
G	Neighborhood Retail	\$26,959.91	\$26,845.75
H-1	Retail/ Commercial	\$14,324.29	\$14,263.64
H-2	RE Office	\$3,161.80	\$3,148.41

Arborwood Community Development District
Profit & Loss Budget vs. Actual
 October 2016 through May 2017

	Oct '16 - May 17	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments (On-Roll)	197,935.03	199,367.00	-1,431.97	99.3%
01-3301 · O&M Assessments-Off Roll-Pulte	6,436.50	12,873.00	-6,436.50	50.0%
01-3302 · O&M Assesmnts-Off Roll-GL Homes	7,872.50	15,745.00	-7,872.50	50.0%
01-3305 · O&M Assessments-Off Roll - WCI	8,631.50	17,263.00	-8,631.50	50.0%
01-3814 · Debt Assessments-2005-2-Master	1,922,937.00	1,936,947.87	-14,010.87	99.3%
01-3816 · Debt Assessments (2006A-2)	24,618.90	24,800.00	-181.10	99.3%
01-3817 · Debt Assessments (2006A-3)	813,374.35	819,295.75	-5,921.40	99.3%
01-3818 · Debt Assessments (2014A-1)	179,860.45	181,152.13	-1,291.68	99.3%
01-3819 · Debt Assessments (2014A-2)	37,897.15	38,198.94	-301.79	99.2%
01-3824 · Dbt Asses-To Trustee-05-2-Mastr	-1,945,020.55	-2,131,103.00	186,082.45	91.3%
01-3826 · Debt Asses-Pd To Trustee-2006A2	-23,773.65	-23,388.00	-385.65	101.6%
01-3827 · Debt Asses-Pd To Trustee-2006A3	-785,449.75	-770,138.00	-15,311.75	102.0%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-531,866.93	-500,185.00	-31,681.93	106.3%
01-3830 · Assessment Fees	-7,305.60	-63,995.00	56,689.40	11.4%
01-3831 · Assessment Discounts	-111,620.49	-127,990.00	16,369.51	87.2%
01-3832 · Debt Asses-Pd To Trustee-2014A2	-112,033.75	-103,143.00	-8,890.75	108.6%
01-3833 · Debt Asses-Pd To Trustee-2014B	-690,000.00	-690,000.00	0.00	100.0%
01-3850 · Miscellaneous Income	6,125.00			
01-3883 · Bond Prepayments-Series 2006A3	185,000.00			
01-3893 · Prepaid Bonds To Trustee-2006A3	-185,000.00			
01-3914 · Debt Assess-Off Roll-2005-2-Mst	88,101.50	310,799.00	-222,697.50	28.3%
01-3919 · Debt Assessmnt-Off Roll-2014A-1	358,161.38	329,245.00	28,916.38	108.8%
01-3920 · Debt Assessmnt-Off Roll-2014A-2	75,487.70	67,893.00	7,594.70	111.2%
01-3921 · Debt Assessment-Off Roll-2014B	690,000.00	690,000.00	0.00	100.0%
01-9420 · Carryover Balance	0.00	200,000.00	-200,000.00	0.0%
Total Income	210,368.24	433,637.69	-223,269.45	48.5%
Expense				
01-1130 · Payroll Tax Expense	504.90	912.00	-407.10	55.4%
01-1131 · Supervisor Fees	6,600.00	12,000.00	-5,400.00	55.0%
01-1310 · Engineering	32,098.67	28,000.00	4,098.67	114.6%
01-1311 · Management Fees	22,666.64	33,999.00	-11,332.36	66.7%
01-1313 · Website Management	1,000.00	1,500.00	-500.00	66.7%
01-1315 · Legal Fees	15,585.15	60,000.00	-44,414.85	26.0%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,700.00	-5,700.00	0.0%
01-1321 · Amoritation Schedule	0.00	1,000.00	-1,000.00	0.0%
01-1330 · Arbitrage Rebate Fee	500.00	4,000.00	-3,500.00	12.5%
01-1450 · Insurance	14,496.00	15,500.00	-1,004.00	93.5%
01-1480 · Legal Advertisements	1,814.72	5,000.00	-3,185.28	36.3%
01-1512 · Miscellaneous	1,329.63	3,000.00	-1,670.37	44.3%
01-1513 · Postage and Delivery	323.14	1,000.00	-676.86	32.3%
01-1514 · Office Supplies	695.10	2,500.00	-1,804.90	27.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1553 · Trustee Fees Series 2014	32,229.23	47,000.00	-14,770.77	68.6%
01-1743 · Continuing Disclosure Fee	4,750.00	5,000.00	-250.00	95.0%
01-1800 · Infrastructure Maintenance	260.00			
01-1807 · Lake Maintenance	0.00	2,000.00	-2,000.00	0.0%
01-1811 · Professional Fee & Permits (GF)	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	84.16	2,000.00	-1,915.84	4.2%
01-1816 · Off-Site Miti Maint(Tree Line)	0.00	5,000.00	-5,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 · Wetland Monitoring (Passarella)	20,304.03	10,000.00	10,304.03	203.0%
01-1820 · Off-Site Miti Maint (Panther)	0.00	150,000.00	-150,000.00	0.0%
01-1821 · Miti Maintenance (Parcel C)	0.00	5,000.00	-5,000.00	0.0%
01-1822 · Street Lighting - Utility	9,152.27	15,000.00	-5,847.73	61.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	164,568.64	433,286.00	-268,717.36	38.0%
Net Income	45,799.60	351.69	45,447.91	13,022.7%