

Arborwood  
Community Development District

**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**

<b>REVENUES</b>	<b>TOTAL</b>
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
<b>Total Revenues</b>	<b>\$ 4,811,342</b>

<b>EXPENDITURES</b>	
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
<b>Total Expenditures</b>	<b>\$ 500,999</b>

<b>EXCESS / (SHORTFALL)</b>	<b>\$ 4,310,343</b>
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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

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

<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 450</b>
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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						
<b>REVENUES</b>								
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
<b>Total Revenues</b>	<b>\$ 521,257</b>	<b>\$ 2,239,320</b>	<b>\$ 24,800</b>	<b>\$ 802,726</b>	<b>\$ 620,359</b>	<b>\$ 602,880</b>		<b>\$ 4,811,342</b>
<b>EXPENDITURES</b>								
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
<b>Total Expenditures</b>	<b>\$ 500,999</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,999</b>
<b>EXCESS / (SHORTFALL)</b>								
	<b>\$ 20,258</b>	<b>\$ 2,239,320</b>	<b>\$ 24,800</b>	<b>\$ 802,726</b>	<b>\$ 620,359</b>	<b>\$ 602,880</b>		<b>\$ 4,310,343</b>
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
<b>BALANCE</b>	<b>\$ 20,258</b>	<b>\$ 115,781</b>	<b>\$ 1,938</b>	<b>\$ 48,164</b>	<b>\$ 13,244</b>	<b>\$ -</b>		<b>\$ 199,384</b>
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)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 450</b>

\* 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
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 3,441,179</b>	<b>\$ 4,843,579</b>	<b>\$ 4,811,342</b>	
<b>EXPENDITURES</b>				
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	\$66,000 Decrease 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
<b>Total Expenditures</b>	<b>251,145</b>	<b>433,286</b>	<b>500,999</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,190,034</b>	<b>\$ 4,410,293</b>	<b>\$ 4,310,343</b>	
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	-	-	
<b>BALANCE</b>	<b>\$ 141,671</b>	<b>\$ 192,338</b>	<b>\$ 199,384</b>	
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
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 32,065</b>	<b>\$ 353</b>	<b>\$ 450</b>	* 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**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 445,248</b>	<b>\$ 521,257</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 433,286</b>	<b>\$ 500,999</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 11,962</b>	<b>\$ 20,258</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,987)	(6,753)
DISCOUNTS FOR EARLY PAYMENTS	(7,975)	(13,505)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

	<b>FISCAL YEAR</b> <b>2017/2018</b> <b>ANNUAL BUDGET</b>
<hr/>	
<b>REVENUES</b>	
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
<b>Total Revenues</b>	<b>\$ 2,123,539</b>
<hr/>	
<b>EXPENDITURES</b>	
Principal Payments	795,000
Interest Payments	1,328,539
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 2,123,539</b>
<hr/>	
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

<b>Series 2005 A-2 Master Infr. Bond Information</b>	
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**

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

**A-3**

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



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

<b>A-1</b>	<b>A-2</b>
FISCAL YEAR 2016/2017 <u>ANNUAL BUDGET</u>	FISCAL YEAR 2016/2017 <u>ANNUAL BUDGET</u>
<b>REVENUES</b>	<b>REVENUES</b>
Net On Roll Assessments 171,352	Net On Roll Assessments 36,132
Direct Bill Assessments - WCI 329,696	Direct Bill Assessments - WCI 69,935
<b>Total Revenues \$ 501,047</b>	<b>Total Revenues \$ 106,068</b>
<b>EXPENDITURES</b>	<b>EXPENDITURES</b>
Principal Payments 140,000	Principal Payments 30,000
Interest Payments 360,870	Interest Payments 76,245
Miscellaneous 0	Miscellaneous 0
<b>Total Expenditures \$ 500,870</b>	<b>Total Expenditures \$ 106,245</b>
<b>Excess / (Shortfall) \$ 177</b>	<b>Excess / (Shortfall) \$ (177)</b>

\*Note: Excess goes to increase bond fund balance

<b>Series 2014 A-1 Bond Information</b>	
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

<b>Series 2014 A-2 Bond Information</b>	
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>B</b>	<b>FISCAL YEAR 2016/2017 <u>ANNUAL BUDGET</u></b>
<b>REVENUES</b>	
Net On Roll Assessments 0	
Direct Bill Assessments - WCI 602,880	
<b>Total Revenues \$ 602,880</b>	
<b>EXPENDITURES</b>	
Principal Payments 0	
Interest Payments 602,880	
Miscellaneous 0	
<b>Total Expenditures \$ 602,880 **</b>	
<b>Excess / (Shortfall) \$ -</b>	

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

<b>Series 2014 B Bond Information</b>	
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
A	40' SF		365	365
A	40' SF - PO		2	2
A	45' SF		276	134
A	52' SF		512	413
A	52' SF - PO		1	1
A	62' SF		79	33
Total			1,491	1,056

## 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
<b>Total</b>		<b>1,933</b>	<b>1,762</b>	<b>171</b>

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
<b>Total</b>		<b>1,933</b>	<b>1,762</b>	<b>171</b>

NOTE: PO are for 2006 A-3 Bond

**PULTE ON ROLL**

PARCEL	PRODUCT TYPE	ON ROLL UNITS		O&M GROSS ON ROLL	2005 MI GROSS ON ROLL		2006 GROSS ON ROLL	
		2005 A-2	2006 A-3		A-2	A-3	A-2	A-3
B	75' SF **	65	61	4,151.65	67,027.31	6,600.00	39,450.96	
B	75' SF - BD	0	3	204.18	0.00	0.00	995.00	
B	75' SF - PO	0	1	68.06	0.00	0.00	0.00	
B	67' SF **	256	71	4,832.25	236,529.77	10,000.00	39,516.76	
B	67' SF - BD	0	91	6,193.44	0.00	0.00	21,976.72	
B	67' SF - PO	0	94	6,397.62	0.00	0.00	0.00	
B	55' SF	243	1	68.06	184,426.36	0.00	721.63	
B	55' SF - BD	0	69	4,696.13	0.00	0.00	28,052.50	
B	55' SF - PO	0	173	11,774.35	0.00	0.00	0.00	
B	42' SF	140	0	0.00	79,307.51	0.00	0.00	
B	42' SF - BD	0	39	2,654.33	0.00	0.00	23,365.24	
B	42' SF - PO	0	101	6,874.04	0.00	0.00	0.00	
B	MF / TV	103	66	4,491.95	59,478.79	0.00	59,609.47	
B	MF / TV - BD	0	37	2,518.21	0.00	0.00	21,759.78	
D/E	75' SF	201	116	24,450.28	207,269.06	0.00	75,021.49	
D/E	75' SF - BD	0	27	5,691.01	0.00	0.00	8,954.97	
D/E	75' SF - PO (06 Only)	0	58	12,225.14	0.00	0.00	0.00	
D/E	75' SF - PO (Both)	1	1	210.78	0.00	0.00	0.00	
D/E	67' SF **	282	132	27,822.74	260,552.32	2,800.00	73,467.77	
D/E	67' SF - BD	0	53	11,171.25	0.00	0.00	12,799.63	
D/E	67' SF - PO (06 Only)	0	97	20,445.50	0.00	0.00	0.00	
D/E	67' SF - PO (Both)	2	2	421.56	0.00	0.00	0.00	
D/E	55' SF	249	126	26,558.07	188,980.09	0.00	90,925.32	
D/E	55' SF - BD	0	46	9,695.80	0.00	0.00	18,701.66	
D/E	55' SF - PO	0	77	16,229.93	0.00	0.00	0.00	
D/E	MF / TV **	220	150	31,616.75	127,042.07	5,400.00	135,476.07	
D/E	MF / TV - BD	0	27	5,691.01	0.00	0.00	15,878.76	
D/E	MF / TV - PO	0	43	9,063.47	0.00	0.00	0.00	
<b>Total</b>		<b>1,762</b>	<b>1,762</b>	<b>256,218</b>	<b>1,410,613</b>	<b>24,800</b>	<b>666,674</b>	

ON ROLL GROSS PER UNIT TOTAL-W/'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	\$	-
\$	1,888.70	\$	-
\$	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		O&M NET DIRECT BILL	2005 MI GROSS ON ROLL		2006 NET DIRECT BILL	
		05 A-2	06 A-3		A-2	A-3	A-2	A-3
B	75' SF **	0	0	0.00	0.00	0.00	0.00	
B	75' SF - BD	0	0	0.00	0.00	0.00	0.00	
B	67' SF **	79	0	0.00	0.00	0.00	0.00	
B	67' SF - BD	0	0	0.00	0.00	0.00	0.00	
B	67' SF - PO	0	79	5,054.12	67,743.60	0.00	0.00	
B	55' SF	92	0	0.00	0.00	0.00	0.00	
B	55' SF - BD	0	0	0.00	0.00	0.00	0.00	
B	55' SF - PO	0	92	5,885.81	66,347.95	0.00	0.00	
B	42' SF	0	0	0.00	0.00	0.00	0.00	
B	42' SF - BD	0	0	0.00	0.00	0.00	0.00	
B	42' SF - PO	0	0	0.00	0.00	0.00	0.00	
B	MF / TV	0	0	0.00	0.00	0.00	0.00	
B	MF / TV - BD	0	0	0.00	0.00	0.00	0.00	
D/E	75' SF	0	0	0.00	0.00	0.00	0.00	
D/E	75' SF - BD	0	0	0.00	0.00	0.00	0.00	
D/E	75' SF - PO	0	0	0.00	0.00	0.00	0.00	
D/E	67' SF **	0	0	0.00	0.00	0.00	0.00	
D/E	67' SF - BD	0	0	0.00	0.00	0.00	0.00	
D/E	67' SF - PO	0	0	0.00	0.00	0.00	0.00	
D/E	55' SF	0	0	0.00	0.00	0.00	0.00	
D/E	55' SF - BD	0	0	0.00	0.00	0.00	0.00	
D/E	55' SF - PO	0	0	0.00	0.00	0.00	0.00	
D/E	MF / TV **	0	0	0.00	0.00	0.00	0.00	
D/E	MF / TV - BD	0	0	0.00	0.00	0.00	0.00	
D/E	MF / TV - PO	0	0	0.00	0.00	0.00	0.00	
<b>Total</b>		<b>171</b>	<b>171</b>	<b>10,940</b>	<b>134,092</b>	<b>0</b>	<b>0</b>	

\*\* 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
<b>Total</b>		<b>150</b>	<b>150</b>	<b>0</b>

**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	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	
<b>Total</b>		<b>150</b>	<b>32,975</b>	<b>48,115</b>	<b>0</b>	<b>136,052</b>	

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-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
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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**

Tract		Parcel		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
				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		
<b>Total Residential Land Uses</b>		<b>2,269.77</b>	<b>93.76%</b>	<b>\$ 216,594</b>	<b>4,143</b>		<b>Gross Total Assmt (If On Roll)</b>		
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		
<b>Total Non-Residential Land Uses</b>		<b>150.95</b>	<b>6.24%</b>	<b>\$ 14,405</b>					
<b>Grand Total (Gross)</b>		<b>2,420.72</b>	<b>100.00%</b>	<b>\$ 230,999</b>					

**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
<b>Totals</b>		<b>910.65</b>	<b>100.00%</b>	<b>\$ 130,000</b>			

**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		Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Total Assmt Platted	OFF Roll
		ON Roll	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
<b>Subtotal Parcel A</b>	<b>1,491</b>	<b>1,056</b>			<b>\$ 470,958</b>	<b>\$ 175,542</b>
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	\$ -	\$ -
<b>Subtotal Parcels B,D,E</b>	<b>1,933</b>	<b>1,762</b>			<b>\$ 1,410,613</b>	<b>\$ 134,092</b>
<b>Total Residential Units Parcels A, B, D, E</b>	<b>3,424</b>	<b>2,818</b>			<b>\$ 1,881,571</b>	<b>\$ 309,634</b>

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
<b>Grand Total</b>		<b>48,115</b>	

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%
<b>2,151,760.08</b>	<b>100.0000%</b>

Note: M.A.Ds 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 ON Roll	Gross Annual Assmt/Pltted. Unit	Assessments 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	-
<b>Total Residential Units Parcels B, D, E</b>	<b>157</b>	<b>157</b>		<b>24,800</b>	<b>-</b>

**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 ON Roll	Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments 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	\$ -	\$ -	\$ -
<b>Total Residential Units Parcels B, D, E</b>	<b>1,933</b>	<b>1,762</b>		<b>\$ 666,674</b>	<b>\$ -</b>

Category Total using Methodology M.A.D.s and Lot Count	Category % of M.A.D.s Total = % 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%
<b>764,327.22</b>	<b>100.0000%</b>

Other Land Uses	Planned Units	Platted Units ON Roll	Gross Annual M.A.D Multiplied by % Difference = Assmt/Pltted. Unit	Assessments Platted
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
<b>Grand Total</b>				<b>\$ 136,052.34</b>

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**

<b>Net 2014 A1 &amp; A2 Principal &amp; Interest Payment Due:</b>			*
\$ 607,115.00	<b>Net Total MADs</b>	\$ 611,192.50	<b>% Difference</b>
			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
<b>Grand Total</b>	<b>719</b>	<b>223</b>		<b>\$ 220,727.58</b>	<b>\$ 399,631.07</b>

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%
	<b>611.73</b>	<b>100.0000%</b>

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
<b>GL Homes</b>			
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

<b>Pulte</b>			
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.

<b>WCI</b>			
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

<b>Others</b>			
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