

Arborwood  
Community Development District

**Final Budget**  
**Fiscal Year 2018/2019**  
**October 1, 2018 - September 30, 2019**

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**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**TOTAL**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

| <b>REVENUES</b>                                | <b>TOTAL</b>        |
|--|---------------------|
| GENERAL FUND ON ROLL ASSESSMENT                | 341,141             |
| GENERAL FUND DIRECT BILL ASSESSMENT - PULTE    | 9,955               |
| GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES | 365                 |
| GENERAL FUND DIRECT BILL ASSESSMENT - WCI      | 23,809              |
| DEBT ON ROLL ASSESSMENT                        | 2,808,004           |
| DEBT DIRECT BILL ASSESSMENT - PULTE            | 119,544             |
| DEBT DIRECT BILL ASSESSMENT - GL HOMES         | 3,949               |
| DEBT DIRECT BILL ASSESSMENT - WCI              | 1,012,891           |
| DEBT DIRECT BILL ASSESSMENT - OTHER            | 0                   |
| OTHER INCOME / CARRYOVER BALANCE               | 140,000             |
| <b>Total Revenues</b>                          | <b>\$ 4,459,658</b> |

| <b>EXPENDITURES</b>                     |                   |
|---|-------------------|
| PAYROLL TAX EXPENSE                     | 912               |
| SUPERVISOR FEES                         | 12,000            |
| ENGINEERING                             | 35,000            |
| MANAGEMENT                              | 35,441            |
| LEGAL                                   | 38,000            |
| METHODOLOGY                             | 0                 |
| ASSESSMENT ROLL                         | 5,000             |
| ANNUAL AUDIT                            | 5,500             |
| ARBITRAGE REBATE FEE                    | 3,500             |
| INSURANCE                               | 15,000            |
| LEGAL ADVERTISING                       | 5,500             |
| MISCELLANEOUS                           | 2,800             |
| POSTAGE                                 | 1,300             |
| OFFICE SUPPLIES                         | 2,200             |
| DUES & SUBSCRIPTIONS                    | 175               |
| TRUSTEE FEES                            | 37,000            |
| CONTINUING DISCLOSURE FEE               | 5,000             |
| AMORTIZATION SCHEDULE                   | 500               |
| WEBSITE                                 | 1,500             |
| LAKE MAINTENANCE                        | 0                 |
| PROFESSIONAL FEE & PERMITS              | 2,000             |
| ELECTRICITY                             | 1,000             |
| TREELINE PRESEVE MAINT - EXOCITS        | 4,000             |
| DRI TRAFFIC MONITORING                  | 0                 |
| ENVIROMENTAL CONSULTING - PASSARELLA    | 15,000            |
| PANTHER MITIGATION MAINT - EXOCITS      | 110,000           |
| STREET LIGHTING - UTILITY & MAINT       | 21,000            |
| CAPITAL OUTLAY - SMALL                  | 1,000             |
| COUNTY APPRAISER & TAX COLLECTOR FEE    | 10,000            |
| FLOWWAY MAINT                           | 4,600             |
| MITIGATION MONITORING - (PARCEL C ONLY) | 6,200             |
| PRESERVE MAINT - (PARCEL C ONLY)        | 10,800            |
| LAKE MAINT - (SOMERSET ONLY)            | 46,100            |
| PRESERVE MAINT - (SOMERSET ONLY)        | 35,000            |
| INSPECTOR - (SOMERSET ONLY)             | 28,000            |
| <b>Total Expenditures</b>               | <b>\$ 501,028</b> |

|                             |                     |
|-----------------------------|---------------------|
| <b>EXCESS / (SHORTFALL)</b> | <b>\$ 3,958,630</b> |
|-----------------------------|---------------------|

|  |             |
|--|-------------|
| DEBT PAYMENTS (2005 School Site)           | 0           |
| DEBT PAYMENTS (2005 Master Infrastructure) | 0           |
| DEBT PAYMENTS (2006)                       | 0           |
| DEBT PAYMENTS (2014)                       | (1,278,793) |
| DEBT PAYMENTS (2018)                       | (2,553,275) |
| MISCELLANEOUS DEBT EXPENSE                 | 0           |

|                |                   |
|----------------|-------------------|
| <b>BALANCE</b> | <b>\$ 126,562</b> |
|----------------|-------------------|

|                              |           |
|------------------------------|-----------|
| DISCOUNTS FOR EARLY PAYMENTS | (125,966) |
|------------------------------|-----------|

|                                 |               |
|---------------------------------|---------------|
| <b>NET EXCESS / (SHORTFALL)</b> | <b>\$ 596</b> |
|---------------------------------|---------------|

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**DETAILED TOTAL**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

|  | GENERAL FUND      | DEBT - SERIES 2014 |                   | DEBT - SERIES 2018  | TOTAL               |
|--|-------------------|--------------------|-------------------|---------------------|---------------------|
|  |                   | A-1 & A-2          | B                 | A-1 & A-2           |                     |
| <b>REVENUES</b>                                |                   |                    |                   |                     |                     |
| GENERAL FUND ON ROLL ASSESSMENT                | 341,141           | 0                  | 0                 | 0                   | 341,141             |
| GENERAL FUND DIRECT BILL ASSESSMENT - PULTE    | 9,955             | 0                  | 0                 | 0                   | 9,955               |
| GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES | 365               | 0                  | 0                 | 0                   | 365                 |
| GENERAL FUND DIRECT BILL ASSESSMENT - WCI      | 23,809            | 0                  | 0                 | 0                   | 23,809              |
| DEBT ON ROLL ASSESSMENT                        | 0                 | 276,982            | 0                 | 2,531,022           | 2,808,004           |
| DEBT DIRECT BILL ASSESSMENT - PULTE            | 0                 | 0                  | 0                 | 119,544             | 119,544             |
| DEBT DIRECT BILL ASSESSMENT - GL HOMES         | 0                 | 0                  | 0                 | 3,949               | 3,949               |
| DEBT DIRECT BILL ASSESSMENT - WCI              | 0                 | 322,891            | 690,000           | 0                   | 1,012,891           |
| DEBT DIRECT BILL ASSESSMENT - OTHER            | 0                 | 0                  | 0                 | 0                   | 0                   |
| OTHER INCOME / CARRYOVER BALANCE               | 140,000           | 0                  | 0                 | 0                   | 140,000             |
| <b>Total Revenues</b>                          | <b>\$ 515,270</b> | <b>\$ 599,872</b>  | <b>\$ 690,000</b> | <b>\$ 2,654,515</b> | <b>\$ 4,459,658</b> |
| <b>EXPENDITURES</b>                            |                   |                    |                   |                     |                     |
| PAYROLL TAX EXPENSE                            | 912               | 0                  | 0                 | 0                   | 912                 |
| SUPERVISOR FEES                                | 12,000            | 0                  | 0                 | 0                   | 12,000              |
| ENGINEERING                                    | 35,000            | 0                  | 0                 | 0                   | 35,000              |
| MANAGEMENT                                     | 35,441            | 0                  | 0                 | 0                   | 35,441              |
| LEGAL  | 38,000            | 0                  | 0                 | 0                   | 38,000              |
| METHODOLOGY                                    | 0                 | 0                  | 0                 | 0                   | 0                   |
| ASSESSMENT ROLL                                | 5,000             | 0                  | 0                 | 0                   | 5,000               |
| ANNUAL AUDIT                                   | 5,500             | 0                  | 0                 | 0                   | 5,500               |
| ARBITRAGE REBATE FEE                           | 3,500             | 0                  | 0                 | 0                   | 3,500               |
| INSURANCE                                      | 15,000            | 0                  | 0                 | 0                   | 15,000              |
| LEGAL ADVERTISING                              | 5,500             | 0                  | 0                 | 0                   | 5,500               |
| MISCELLANEOUS                                  | 2,800             | 0                  | 0                 | 0                   | 2,800               |
| POSTAGE  | 1,300             | 0                  | 0                 | 0                   | 1,300               |
| OFFICE SUPPLIES                                | 2,200             | 0                  | 0                 | 0                   | 2,200               |
| DUES & SUBSCRIPTIONS                           | 175               | 0                  | 0                 | 0                   | 175                 |
| TRUSTEE FEES                                   | 37,000            | 0                  | 0                 | 0                   | 37,000              |
| CONTINUING DISCLOSURE FEE                      | 5,000             | 0                  | 0                 | 0                   | 5,000               |
| AMORTIZATION SCHEDULE                          | 500               | 0                  | 0                 | 0                   | 500                 |
| WEBSITE  | 1,500             | 0                  | 0                 | 0                   | 1,500               |
| LAKE MAINTENANCE                               | 0                 | 0                  | 0                 | 0                   | 0                   |
| PROFESSIONAL FEE & PERMITS                     | 2,000             | 0                  | 0                 | 0                   | 2,000               |
| ELECTRICITY                                    | 1,000             | 0                  | 0                 | 0                   | 1,000               |
| TREELINE PRESEVE MAINT - EXOCITS               | 4,000             | 0                  | 0                 | 0                   | 4,000               |
| DRI TRAFFIC MONITORING                         | 0                 | 0                  | 0                 | 0                   | 0                   |
| ENVIROMENTAL CONSULTING - PASSARELLA           | 15,000            | 0                  | 0                 | 0                   | 15,000              |
| PANTHER MITIGATION MAINT - EXOCITS             | 110,000           | 0                  | 0                 | 0                   | 110,000             |
| STREET LIGHTING - UTILITY & MAINT              | 21,000            | 0                  | 0                 | 0                   | 21,000              |
| CAPITAL OUTLAY - SMALL                         | 1,000             | 0                  | 0                 | 0                   | 1,000               |
| COUNTY APPRAISER & TAX COLLECTOR FEE           | 10,000            | 0                  | 0                 | 0                   | 10,000              |
| FLOWWAY MAINT                                  | 4,600             | 0                  | 0                 | 0                   | 4,600               |
| MITIGATION MONITORING - (PARCEL C ONLY)        | 6,200             | 0                  | 0                 | 0                   | 6,200               |
| PRESERVE MAINT - (PARCEL C ONLY)               | 10,800            | 0                  | 0                 | 0                   | 10,800              |
| LAKE MAINT - (SOMERSET ONLY)                   | 46,100            | 0                  | 0                 | 0                   | 46,100              |
| PRESERVE MAINT - (SOMERSET ONLY)               | 35,000            | 0                  | 0                 | 0                   | 35,000              |
| INSPECTOR - (SOMERSET ONLY)                    | 28,000            | 0                  | 0                 | 0                   | 28,000              |
| <b>Total Expenditures</b>                      | <b>\$ 501,028</b> | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ 501,028</b>   |
| <b>EXCESS / (SHORTFALL)</b>                    | <b>\$ 14,242</b>  | <b>\$ 599,872</b>  | <b>\$ 690,000</b> | <b>\$ 2,654,515</b> | <b>\$ 3,958,630</b> |
| DEBT PAYMENTS (2005 School Site)               | 0                 | 0                  | 0                 | 0                   | 0                   |
| DEBT PAYMENTS (2005 Master Infrastructure)     | 0                 | 0                  | 0                 | 0                   | 0                   |
| DEBT PAYMENTS (2006)                           | 0                 | 0                  | 0                 | 0                   | 0                   |
| DEBT PAYMENTS (2014)                           | 0                 | (588,793)          | (690,000)         | 0                   | (1,278,793)         |
| DEBT PAYMENTS (2018)                           | 0                 | 0                  | 0                 | (2,553,275)         | (2,553,275)         |
| MISCELLANEOUS DEBT EXPENSE                     | 0                 | 0                  | 0                 | 0                   | 0                   |
| <b>BALANCE</b>                                 | <b>\$ 14,242</b>  | <b>\$ 11,079</b>   | <b>\$ -</b>       | <b>\$ 101,241</b>   | <b>\$ 126,562</b>   |
| DISCOUNTS FOR EARLY PAYMENTS                   | (13,646)          | (11,079)           | -                 | (101,241)           | (125,966)           |
| <b>NET EXCESS / (SHORTFALL)</b>                | <b>\$ 596</b>     | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ 596</b>       |

**BUDGET COMPARISON**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

|  | FISCAL YEAR<br>2016/2017<br>ACTUAL * | FISCAL YEAR<br>2017/2018<br>ANNUAL BUDGET | FISCAL YEAR<br>2018/2019<br>ANNUAL BUDGET | CHANGE +/-<br>FROM PREVIOUS<br>BUDGET |
|--|--------------------------------------|---|---|---------------------------------------|
| <b>REVENUES</b>                                |                                      |   |   |                                       |
| GENERAL FUND ON ROLL ASSESSMENT                | 200,921                              | 337,632                                   | 341,141                                   | 3,509                                 |
| GENERAL FUND DIRECT BILL ASSESSMENT - PULTE    | 12,873                               | 10,940                                    | 9,955                                     | (985)                                 |
| GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES | 7,873                                | 15,591                                    | 365                                       | (15,226)                              |
| GENERAL FUND DIRECT BILL ASSESSMENT - WCI      | 17,263                               | 17,094                                    | 23,809                                    | 6,715                                 |
| GENERAL FUND DIRECT BILL ASSESSMENT - OTHER    | 0                                    | 0   | 0   | 0                                     |
| DEBT ON ROLL ASSESSMENT                        | 3,000,363                            | 2,977,940                                 | 2,808,004                                 | (169,936)                             |
| DEBT DIRECT BILL ASSESSMENT - PULTE            | 79,246                               | 134,092                                   | 119,544                                   | (14,548)                              |
| DEBT DIRECT BILL ASSESSMENT - GL HOMES         | 176,203                              | 175,542                                   | 3,949                                     | (171,593)                             |
| DEBT DIRECT BILL ASSESSMENT - WCI              | 1,129,774                            | 1,002,511                                 | 1,012,891                                 | 10,380                                |
| DEBT DIRECT BILL ASSESSMENT - OTHER            | 0                                    | 0   | 0   | 0                                     |
| PREPAYMENTS                                    | 0                                    | 0   | 0   | 0                                     |
| MISCELLANEOUS DEBT INCOME                      | 0                                    | 0   | 0   | 0                                     |
| GENERAL FUND INTEREST INCOME                   | 0                                    | 0   | 0   | 0                                     |
| GENERAL FUND OTHER REVENUES                    | 0                                    | 140,000                                   | 140,000                                   | 0                                     |
| <b>Total Revenues</b>                          | <b>\$ 4,624,516</b>                  | <b>\$ 4,811,342</b>                       | <b>\$ 4,459,658</b>                       |                                       |
| <b>EXPENDITURES</b>                            |                                      |   |   |                                       |
| PAYROLL TAX EXPENSE                            | 750                                  | 912                                       | 912                                       | 0                                     |
| SUPERVISOR FEES                                | 9,800                                | 12,000                                    | 12,000                                    | 0                                     |
| ENGINEERING                                    | 41,691                               | 40,000                                    | 35,000                                    | (5,000)                               |
| MANAGEMENT                                     | 34,000                               | 34,712                                    | 35,441                                    | 729                                   |
| LEGAL  | 31,683                               | 45,000                                    | 38,000                                    | (7,000)                               |
| IRS AUDIT                                      | 0                                    | 0   | 0   | 0                                     |
| ASSESSMENT ROLL                                | 5,000                                | 5,000                                     | 5,000                                     | 0                                     |
| ANNUAL AUDIT                                   | 5,350                                | 5,700                                     | 5,500                                     | (200)                                 |
| ARBITRAGE REBATE FEE                           | 2,700                                | 4,000                                     | 3,500                                     | (500)                                 |
| INSURANCE                                      | 14,496                               | 16,000                                    | 15,000                                    | (1,000)                               |
| LEGAL ADVERTISING                              | 5,723                                | 5,500                                     | 5,500                                     | 0                                     |
| MISCELLANEOUS                                  | 2,328                                | 3,000                                     | 2,800                                     | (200)                                 |
| POSTAGE  | 1,323                                | 1,000                                     | 1,300                                     | 300                                   |
| OFFICE SUPPLIES                                | 1,851                                | 2,500                                     | 2,200                                     | (300)                                 |
| DUES & SUBSCRIPTIONS                           | 175                                  | 175                                       | 175                                       | 0                                     |
| TRUSTEE FEES                                   | 32,229                               | 47,000                                    | 37,000                                    | (10,000)                              |
| CONTINUING DISCLOSURE FEE                      | 4,750                                | 5,000                                     | 5,000                                     | 0                                     |
| AMORTIZATION SCHEDULE                          | 0                                    | 1,000                                     | 500                                       | (500)                                 |
| WEBSITE  | 1,500                                | 1,500                                     | 1,500                                     | 0                                     |
| LAKE MAINTENANCE                               | 0                                    | 2,000                                     | 0   | (2,000)                               |
| PROFESSIONAL FEE & PERMITS                     | 0                                    | 2,000                                     | 2,000                                     | 0                                     |
| ELECTRICITY                                    | 130                                  | 2,000                                     | 1,000                                     | (1,000)                               |
| TREELINE PRESEVE MAINT - EXOCITS               | 0                                    | 5,000                                     | 4,000                                     | (1,000)                               |
| DRI TRAFFIC MONITORING                         | 0                                    | 10,000                                    | 0   | (10,000)                              |
| ENVIROMENTAL CONSULTING - PASSARELLA           | 23,146                               | 15,000                                    | 15,000                                    | 0                                     |
| PANTHER MITIGATION MAINT - EXOCITS             | 55,569                               | 84,000                                    | 110,000                                   | 26,000                                |
| STREET LIGHTING - UTILITY & MAINT              | 15,779                               | 15,000                                    | 21,000                                    | 6,000                                 |
| CAPITAL OUTLAY - SMALL                         | 6,218                                | 1,000                                     | 1,000                                     | 0                                     |
| COUNTY APPRAISER & TAX COLLECTOR FEE           | 5,728                                | 66,312                                    | 10,000                                    | (56,312)                              |
| FLOWWAY MAINT                                  | 0                                    | 0   | 4,600                                     | New Item - Est                        |
| MITIGATION MONITORING - (PARCEL C ONLY)        | 0                                    | 5,000                                     | 6,200                                     | 1,200                                 |
| PRESERVE MAINT - (PARCEL C ONLY)               | 0                                    | 0   | 10,800                                    | New Item - Est                        |
| LAKE MAINT - (SOMERSET ONLY)                   | 0                                    | 50,000                                    | 46,100                                    | (3,900)                               |
| PRESERVE MAINT - (SOMERSET ONLY)               | 0                                    | 45,000                                    | 35,000                                    | (10,000)                              |
| INSPECTOR - (SOMERSET ONLY)                    | 0                                    | 35,000                                    | 28,000                                    | (7,000)                               |
| <b>Total Expenditures</b>                      | <b>301,919</b>                       | <b>567,311</b>                            | <b>501,028</b>                            |                                       |
| <b>EXCESS / (SHORTFALL)</b>                    | <b>\$ 4,322,597</b>                  | <b>\$ 4,244,031</b>                       | <b>\$ 3,958,630</b>                       |                                       |
| DEBT PAYMENTS (2005 - MI)                      | (2,120,428)                          | (2,123,539)                               | -   | 2,123,539                             |
| DEBT PAYMENTS (2006)                           | (812,674)                            | (777,425)                                 | -   | 777,425                               |
| DEBT PAYMENTS (2014)                           | (1,334,813)                          | (1,209,995)                               | (1,278,793)                               | (68,798)                              |
| DEBT PAYMENTS (2018)                           | 0                                    | 0   | (2,553,275)                               | (2,553,275)                           |
| MISCELLANEOUS DEBT EXPENSE                     | 0                                    | -   | -   | 0                                     |
| <b>BALANCE</b>                                 | <b>\$ 54,682</b>                     | <b>\$ 133,072</b>                         | <b>\$ 126,562</b>                         |                                       |
| DISCOUNTS FOR EARLY PAYMENTS                   | (111,620)                            | (132,623)                                 | (125,966)                                 | 6,656                                 |
| <b>NET EXCESS / (SHORTFALL)</b>                | <b>\$ (56,938)</b>                   | <b>\$ 450</b>                             | <b>\$ 596</b>                             |                                       |

\* Un-audited figures

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

|   | <b>FISCAL YEAR<br/>2017/2018<br/>ANNUAL BUDGET</b> | <b>FISCAL YEAR<br/>2018/2019<br/>ANNUAL BUDGET</b> |
|---|--|--|
| <b>REVENUES</b>                         |  |  |
| ON ROLL ASSESSMENTS                     | 337,632  | 341,141  |
| DIRECT BILL ASSESSMENTS - PULTE         | 10,940   | 9,955  |
| DIRECT BILL ASSESSMENTS - GL HOMES      | 15,591   | 365  |
| DIRECT BILL ASSESSMENTS - WCI           | 17,094   | 23,809   |
| INTEREST INCOME                         | 0  | 0  |
| OTHER INCOME / CARRYOVER BALANCE        | 140,000  | 140,000  |
| <b>Total Revenues</b>                   | <b>\$ 521,257</b>                                  | <b>\$ 515,270</b>                                  |
| <b>EXPENDITURES</b>                     |  |  |
| PAYROLL TAX EXPENSE                     | 912  | 912  |
| SUPERVISOR FEES                         | 12,000   | 12,000   |
| ENGINEERING                             | 40,000   | 35,000   |
| MANAGEMENT                              | 34,712   | 35,441   |
| LEGAL                                   | 45,000   | 38,000   |
| METHODOLOGY                             | 0  | 0  |
| ASSESSMENT ROLL                         | 5,000  | 5,000  |
| ANNUAL AUDIT                            | 5,700  | 5,500  |
| ARBITRAGE REBATE FEE                    | 4,000  | 3,500  |
| INSURANCE                               | 16,000   | 15,000   |
| LEGAL ADVERTISING                       | 5,500  | 5,500  |
| MISCELLANEOUS                           | 3,000  | 2,800  |
| POSTAGE                                 | 1,000  | 1,300  |
| OFFICE SUPPLIES                         | 2,500  | 2,200  |
| DUES & SUBSCRIPTIONS                    | 175  | 175  |
| TRUSTEE FEES                            | 47,000   | 37,000   |
| CONTINUING DISCLOSURE FEE               | 5,000  | 5,000  |
| AMORTIZATION SCHEDULE                   | 1,000  | 500  |
| WEBSITE                                 | 1,500  | 1,500  |
| LAKE MAINTENANCE                        | 2,000  | 0  |
| PROFESSIONAL FEE & PERMITS              | 2,000  | 2,000  |
| ELECTRICITY                             | 2,000  | 1,000  |
| TREELINE PRESEVE MAINT - EXOCITS        | 5,000  | 4,000  |
| DRI TRAFFIC MONITORING                  | 10,000   | 0  |
| ENVIROMENTAL CONSULTING - PASSARELLA    | 15,000   | 15,000   |
| PANTHER MITIGATION MAINT - EXOCITS      | 84,000   | 110,000  |
| STREET LIGHTING - UTILITY & MAINT       | 15,000   | 21,000   |
| CAPITAL OUTLAY - SMALL                  | 1,000  | 1,000  |
| COUNTY APPRAISER & TAX COLLECTOR FEE    | 6,753  | 10,000   |
| FLOWWAY MAINT                           | 0  | 4,600  |
| MITIGATION MONITORING - (PARCEL C ONLY) | 5,000  | 6,200  |
| PRESERVE MAINT - (PARCEL C ONLY)        | 0  | 10,800   |
| LAKE MAINT - (SOMERSET ONLY)            | 50,000   | 46,100   |
| PRESERVE MAINT - (SOMERSET ONLY)        | 45,000   | 35,000   |
| INSPECTOR - (SOMERSET ONLY)             | 35,000   | 28,000   |
| <b>Total Expenditures</b>               | <b>\$ 507,752</b>                                  | <b>\$ 501,028</b>                                  |
| <b>EXCESS / (SHORTFALL)</b>             | <b>\$ 13,505</b>                                   | <b>\$ 14,242</b>                                   |
| DISCOUNTS FOR EARLY PAYMENTS            | (13,505)   | (13,646)   |
| <b>NET EXCESS / (SHORTFALL)</b>         | <b>\$ -</b>  | <b>\$ 596</b>                                      |

Approximate Fund Balance as of 9-30-2017 = 220,000.00

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2014 DEBT SERVICE FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

| <u>A-1</u>                    | <u>FISCAL YEAR</u><br><u>2018/2019</u><br><u>ANNUAL BUDGET</u> |
|-------------------------------|--|
| <b>REVENUES</b>               |  |
| Net On Roll Assessments       | 220,079  |
| Direct Bill Assessments - WCI | 267,247  |
| <b>Total Revenues</b>         | <b>\$ 487,326</b>  |
| <b>EXPENDITURES</b>           |  |
| Principal Payments            | 136,461  |
| Interest Payments             | 350,865  |
| Miscellaneous                 | 0  |
| <b>Total Expenditures</b>     | <b>\$ 487,326</b>  |
| <b>Excess / (Shortfall)</b>   | <b>\$ -</b>  |

| <u>A-2</u>                    | <u>FISCAL YEAR</u><br><u>2018/2019</u><br><u>ANNUAL BUDGET</u> |
|-------------------------------|--|
| <b>REVENUES</b>               |  |
| Net On Roll Assessments       | 45,823   |
| Direct Bill Assessments - WCI | 55,644   |
| <b>Total Revenues</b>         | <b>\$ 101,467</b>  |
| <b>EXPENDITURES</b>           |  |
| Principal Payments            | 27,292   |
| Interest Payments             | 74,175   |
| Miscellaneous                 | 0  |
| <b>Total Expenditures</b>     | <b>\$ 101,467</b>  |
| <b>Excess / (Shortfall)</b>   | <b>\$ -</b>  |

\*Note: Excess goes to increase bond fund balance

| <u>Series 2014 A-1 Bond Information</u> |             |
|---|-------------|
| 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         |

| <u>Series 2014 A-2 Bond Information</u> |             |
|---|-------------|
| 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         |

| <u>B</u>                      | <u>FISCAL YEAR</u><br><u>2018/2019</u><br><u>ANNUAL BUDGET</u> |
|-------------------------------|--|
| <b>REVENUES</b>               |  |
| Net On Roll Assessments       | 0  |
| Direct Bill Assessments - WCI | 690,000  |
| <b>Total Revenues</b>         | <b>\$ 690,000</b>  |
| <b>EXPENDITURES</b>           |  |
| Principal Payments            | 0  |
| Interest Payments             | 690,000  |
| Miscellaneous                 | 0  |
| <b>Total Expenditures</b>     | <b>\$ 690,000 **</b>   |
| <b>Excess / (Shortfall)</b>   | <b>\$ -</b>  |

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

| <u>Series 2014 B Bond Information</u> |              |
|---------------------------------------|--------------|
| 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          |

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2018 DEBT SERVICE FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

**2018 A-1 & A-2**

**FISCAL YEAR**  
**2018/2019**  
**ANNUAL BUDGET**

**REVENUES**

|                                    |                     |
|------------------------------------|---------------------|
| Net On Roll Assessments            | 2,429,781           |
| Direct Bill Assessments - Pulte    | 119,544             |
| Direct Bill Assessments - GL Homes | 3,949               |
| Direct Bill Assessments - WCI      | 0                   |
| <b>Total Revenues</b>              | <b>\$ 2,553,275</b> |

**EXPENDITURES**

|                            |                     |
|----------------------------|---------------------|
| Principal Payments A-1     | 1,065,000           |
| Interest Payments A-1      | 751,431             |
| Principal Payments A-2     | 325,000             |
| Interest Payments A-2      | 406,766             |
| Miscellaneous / Prepayment | 5,078               |
| <b>Total Expenditures</b>  | <b>\$ 2,553,275</b> |

**Excess / (Shortfall)** **\$ - \***

**Series 2018 A-1 Bond Information**

|                                 |                        |
|---------------------------------|------------------------|
| Original Par Amount =           | \$24,465,000           |
| Average Interest Rate =         | 3.02%                  |
| Maturity Date =                 | May 2036               |
| Annual Principal Payments Due = | May 1st                |
| Annual Interest Payments Due =  | May 1st & November 1st |

**Series 2018 A-2 Bond Information**

|                                 |                        |
|---------------------------------|------------------------|
| Original Par Amount =           | \$8,740,000            |
| Average Interest Rate =         | 4.65%                  |
| Maturity Date =                 | May 2036               |
| Annual Principal Payments Due = | May 1st                |
| Annual Interest Payments Due =  | May 1st & November 1st |



**Arborwood Community Development District**  
**Assessment Recap - GL Homes Parcel**  
**Fiscal Year 2018/2019**  
**October 1, 2018 - September 30, 2019**

**GL HOMES PARCEL**

| PARCEL       | PRODUCT TYPE | TOTAL UNITS  | ON ROLL UNITS | DIRECT BILL UNITS |
|--------------|--------------|--------------|---------------|-------------------|
| A            | Townhomes    | 256          | 240           | 16                |
| A            | 40' SF       | 365          | 365           | 0                 |
| A            | 40' SF - PO  | 2            | 2             | 0                 |
| A            | 45' SF       | 276          | 276           | 0                 |
| A            | 52' SF       | 512          | 564           | (52)              |
|              | 52' SF - PO  | 1            | 1             | 0                 |
| A            | 62' SF       | 79           | 33            | 46                |
| <b>Total</b> |              | <b>1,491</b> | <b>1,481</b>  | <b>10</b>         |

**GL HOMES ON ROLL**

| PARCEL       | PRODUCT TYPE | ON ROLL UNITS | O&M GROSS ON ROLL | 2018 GROSS ON ROLL |
|--------------|--------------|---------------|-------------------|--------------------|
| A            | Townhomes    | 240           | 9,112.56          | 71,280.00          |
| A            | 40' SF       | 365           | 13,858.69         | 136,145.00         |
| A            | 40' SF - PO  | 2             | 75.94             | 0.00               |
| A            | 45' SF       | 276           | 10,479.45         | 107,640.00         |
| A            | 52' SF       | 564           | 21,414.53         | 232,932.00         |
| A            | 52' SF - PO  | 1             | 37.97             | 0.00               |
| A            | 62' SF       | 33            | 1,252.98          | 14,949.00          |
| <b>Total</b> |              | <b>1,481</b>  | <b>56,232</b>     | <b>562,946</b>     |

| ON ROLL GROSS PER UNIT TOTAL |
|------------------------------|
| \$ 334.97                    |
| \$ 410.97                    |
| \$ 37.97                     |
| \$ 427.97                    |
| \$ 450.97                    |
| \$ 37.97                     |
| \$ 490.97                    |

**GL HOMES DIRECT BILL**

| PARCEL       | PRODUCT TYPE | DIRECT BILL UNITS | O&M NET DIRECT BILL | 2018 NET DIRECT BILL |
|--------------|--------------|-------------------|---------------------|----------------------|
| A            | Townhomes    | 16                | 583.20              | 4,561.92             |
| A            | 40' SF       | 0                 | 0.00                | 0.00                 |
| A            | 40' SF - PO  | 0                 | 0.00                | 0.00                 |
| A            | 45' SF       | 0                 | 0.00                | 0.00                 |
| A            | 52' SF       | (52)              | (1,895.41)          | (20,616.96)          |
| A            | 52' SF - PO  | 0                 | 0.00                | 0.00                 |
| A            | 62' SF       | 46                | 1,676.71            | 20,004.48            |
| <b>Total</b> |              | <b>10</b>         | <b>365</b>          | <b>3,949</b>         |

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 2018/2019  
October 1, 2018 - September 30, 2019**

**PULTE PARCELS**

| PARCEL       | PRODUCT TYPE | TOTAL UNITS | ON ROLL UNITS | DIRECT BILL UNITS |
|--------------|--------------|-------------|---------------|-------------------|
| B            | MF - (2)     | 66          | 66            | 0                 |
| B            | MF - (3)     | 37          | 37            | 0                 |
| B            | SF 42' - (1) | 101         | 152           | (51)              |
| B            | SF 42' - (3) | 39          | 39            | 0                 |
| B            | SF 55' - (1) | 265         | 173           | 92                |
| B            | SF 55' - (2) | 1           | 1             | 0                 |
| B            | SF 55' - (3) | 69          | 69            | 0                 |
| B            | SF 67' - (1) | 173         | 62            | 111               |
| B            | SF 67' - (2) | 38          | 38            | 0                 |
| B            | SF 67' - (3) | 91          | 91            | 0                 |
| B            | SF 67' - (4) | 33          | 33            | 0                 |
| B            | SF 75' - (1) | 1           | 0             | 1                 |
| B            | SF 75' - (2) | 34          | 34            | 0                 |
| B            | SF 75' - (3) | 3           | 3             | 0                 |
| B            | SF 75' - (4) | 27          | 27            | 0                 |
| <b>Total</b> |              | <b>978</b>  | <b>825</b>    | <b>153</b>        |

| PARCEL       | PRODUCT TYPE | TOTAL UNITS | ON ROLL UNITS | DIRECT BILL UNITS |
|--------------|--------------|-------------|---------------|-------------------|
| D/E          | MF - (1)     |             | 43            | 43                |
| D/E          | MF - (2)     |             | 123           | 123               |
| D/E          | MF - (3)     |             | 27            | 27                |
| D/E          | MF - (4)     |             | 27            | 27                |
| D/E          | SF 55' - (1) |             | 78            | 78                |
| D/E          | SF 55' - (2) |             | 126           | 126               |
| D/E          | SF 55' - (3) |             | 46            | 46                |
| D/E          | SF 67' - (1) |             | 97            | 97                |
| D/E          | SF 67' - (2) |             | 101           | 101               |
| D/E          | SF 67' - (3) |             | 53            | 53                |
| D/E          | SF 67' - (4) |             | 30            | 30                |
| D/E          | SF 67' - (5) |             | 3             | 3                 |
| D/E          | SF 75' - (1) |             | 57            | 57                |
| D/E          | SF 75' - (2) |             | 77            | 77                |
| D/E          | SF 75' - (3) |             | 27            | 27                |
| D/E          | SF 75' - (4) |             | 39            | 39                |
| D/E          | SF 75' - (5) |             | 1             | 1                 |
| <b>Total</b> |              |             | <b>955</b>    | <b>955</b>        |

**PULTE ON ROLL**

| PARCEL       | PRODUCT TYPE | ON ROLL UNITS | O&M GROSS ON ROLL | 2018 DEBT GROSS ON ROLL |
|--------------|--------------|---------------|-------------------|-------------------------|
| B            | MF - (2)     | 66            | 4,473.18          | 84,216.00               |
| B            | MF - (3)     | 37            | 2,507.69          | 37,185.00               |
| B            | SF 42' - (1) | 152           | 10,301.86         | 74,176.00               |
| B            | SF 42' - (3) | 39            | 2,643.24          | 39,195.00               |
| B            | SF 55' - (1) | 173           | 11,725.14         | 113,142.00              |
| B            | SF 55' - (2) | 1             | 67.78             | 1,276.00                |
| B            | SF 55' - (3) | 69            | 4,676.50          | 69,276.00               |
| B            | SF 67' - (1) | 62            | 4,202.07          | 49,352.00               |
| B            | SF 67' - (2) | 38            | 2,575.47          | 48,488.00               |
| B            | SF 67' - (3) | 91            | 6,167.56          | 91,364.00               |
| B            | SF 67' - (4) | 33            | 2,236.59          | 47,784.00               |
| B            | SF 75' - (1) | 0             | 0.00              | 0.00                    |
| B            | SF 75' - (2) | 34            | 2,304.36          | 49,164.00               |
| B            | SF 75' - (3) | 3             | 203.33            | 3,522.00                |
| B            | SF 75' - (4) | 27            | 1,829.94          | 41,364.00               |
| D/E          | MF - (1)     | 43            | 8,079.98          | 21,414.00               |
| D/E          | MF - (2)     | 123           | 23,112.49         | 156,948.00              |
| D/E          | MF - (3)     | 27            | 5,073.47          | 27,135.00               |
| D/E          | MF - (4)     | 27            | 5,073.47          | 39,096.00               |
| D/E          | SF 55' - (1) | 78            | 14,656.70         | 51,012.00               |
| D/E          | SF 55' - (2) | 126           | 23,676.21         | 160,776.00              |
| D/E          | SF 55' - (3) | 46            | 8,643.70          | 46,184.00               |
| D/E          | SF 67' - (1) | 97            | 18,226.93         | 77,212.00               |
| D/E          | SF 67' - (2) | 101           | 18,978.55         | 128,876.00              |
| D/E          | SF 67' - (3) | 53            | 9,959.04          | 53,212.00               |
| D/E          | SF 67' - (4) | 30            | 5,637.19          | 43,440.00               |
| D/E          | SF 67' - (5) | 3             | 563.72            | 0.00                    |
| D/E          | SF 75' - (1) | 57            | 10,710.67         | 50,673.00               |
| D/E          | SF 75' - (2) | 77            | 14,468.80         | 111,342.00              |
| D/E          | SF 75' - (3) | 27            | 5,073.47          | 31,698.00               |
| D/E          | SF 75' - (4) | 39            | 7,328.35          | 59,748.00               |
| D/E          | SF 75' - (5) | 1             | 187.91            | 0.00                    |
| <b>Total</b> |              | <b>1,780</b>  | <b>235,365</b>    | <b>1,808,270</b>        |

| ON ROLL GROSS PER UNIT TOTAL |
|------------------------------|
| \$ 1,343.78                  |
| \$ 1,072.78                  |
| \$ 555.78                    |
| \$ 1,072.78                  |
| \$ 721.78                    |
| \$ 1,343.78                  |
| \$ 1,071.78                  |
| \$ 863.78                    |
| \$ 1,343.78                  |
| \$ 1,071.78                  |
| \$ 1,515.78                  |
| \$ -                         |
| \$ 1,513.78                  |
| \$ 1,241.78                  |
| \$ 1,599.78                  |
| \$ 685.91                    |
| \$ 1,463.91                  |
| \$ 1,192.91                  |
| \$ 1,635.91                  |
| \$ 841.91                    |
| \$ 1,463.91                  |
| \$ 1,191.91                  |
| \$ 983.91                    |
| \$ 1,463.91                  |
| \$ 1,191.91                  |
| \$ 1,635.91                  |
| \$ 187.91                    |
| \$ 1,076.91                  |
| \$ 1,633.91                  |
| \$ 1,361.91                  |
| \$ 1,719.91                  |
| \$ 187.91                    |

**PULTE DIRECT BILL**

| PARCEL       | PRODUCT TYPE | DIRECT BILL UNITS | O&M NET DIRECT BILL | 2018 DEBT NET DIRECT BILL |
|--------------|--------------|-------------------|---------------------|---------------------------|
| B            | MF - (2)     | 0                 | 0.00                | 0.00                      |
| B            | MF - (3)     | 0                 | 0.00                | 0.00                      |
| B            | SF 42' - (1) | (51)              | (3,318.28)          | (23,892.48)               |
| B            | SF 42' - (3) | 0                 | 0.00                | 0.00                      |
| B            | SF 55' - (1) | 92                | 5,985.92            | 57,761.28                 |
| B            | SF 55' - (2) | 0                 | 0.00                | 0.00                      |
| B            | SF 55' - (3) | 0                 | 0.00                | 0.00                      |
| B            | SF 67' - (1) | 111               | 7,222.15            | 84,821.76                 |
| B            | SF 67' - (2) | 0                 | 0.00                | 0.00                      |
| B            | SF 67' - (3) | 0                 | 0.00                | 0.00                      |
| B            | SF 67' - (4) | 0                 | 0.00                | 0.00                      |
| B            | SF 75' - (1) | 1                 | 65.06               | 853.44                    |
| B            | SF 75' - (2) | 0                 | 0.00                | 0.00                      |
| B            | SF 75' - (3) | 0                 | 0.00                | 0.00                      |
| B            | SF 75' - (4) | 0                 | 0.00                | 0.00                      |
| <b>Total</b> |              | <b>153</b>        | <b>9,955</b>        | <b>119,544</b>            |

| PARCEL       | PRODUCT TYPE | DIRECT BILL UNITS | O&M NET DIRECT BILL | 2018 DEBT NET DIRECT BILL |
|--------------|--------------|-------------------|---------------------|---------------------------|
| D/E          | MF - (1)     | 0                 | 0.00                | 0.00                      |
| D/E          | MF - (2)     | 0                 | 0.00                | 0.00                      |
| D/E          | MF - (3)     | 0                 | 0.00                | 0.00                      |
| D/E          | MF - (4)     | 0                 | 0.00                | 0.00                      |
| D/E          | SF 55' - (1) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 55' - (2) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 55' - (3) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 67' - (1) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 67' - (2) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 67' - (3) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 67' - (4) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 67' - (5) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 75' - (1) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 75' - (2) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 75' - (3) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 75' - (4) | 0                 | 0.00                | 0.00                      |
| D/E          | SF 75' - (5) | 0                 | 0.00                | 0.00                      |
| <b>Total</b> |              | <b>0</b>          | <b>0</b>            | <b>0</b>                  |

- (1) Full 2005A-2 Assessments and Paid Off 2006A-3 Assessments
- (2) Full 2005A-2 Assessments and Full 2006A-3 Assessments
- (3) Full 2005A-2 Assessments and Partial Buydown 2006A-3 Assessments
- (4) Full 2005A-2 Assessments, Full 2006A-3 Assessments and Full 2006A-2 Assessments
- (5) All Bonds Paid Off - Still Pay O&M

**Arborwood Community Development District**  
**Assessment Recap - WCI Parcel**  
 Fiscal Year 2018/2019  
 October 1, 2018 - September 30, 2019

**WCI PARCEL**

| PARCEL       | PRODUCT TYPE | TOTAL UNITS | ON ROLL UNITS | DIRECT BILL UNITS |
|--------------|--------------|-------------|---------------|-------------------|
| C            | 6 - plex     | 102         | 24            | 78                |
| C            | 4 - plex     | 168         | 72            | 96                |
| C            | 46' SF       | 107         | 62            | 45                |
| C            | 52' SF       | 267         | 126           | 141               |
| C            | 67' SF       | 75          | 35            | 40                |
| <b>Total</b> |              | <b>719</b>  | <b>319</b>    | <b>400</b>        |

**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     | 24            | 1,488.03          | 16,843.72                                      |
| C            | 4 - plex     | 72            | 4,464.10          | 50,531.16                                      |
| C            | 46' SF       | 62            | 3,844.09          | 54,081.03                                      |
| C            | 52' SF       | 126           | 7,812.18          | 116,223.54                                     |
| C            | 67' SF       | 35            | 2,170.05          | 39,302.08                                      |
| <b>Total</b> |              | <b>319</b>    | <b>19,778</b>     | <b>276,982</b>                                 |

| <b>ON ROLL GROSS PER UNIT TOTAL</b> |          |
|-------------------------------------|----------|
| \$                                  | 763.82   |
| \$                                  | 763.82   |
| \$                                  | 934.27   |
| \$                                  | 984.41   |
| \$                                  | 1,184.92 |

**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     | 78                | 4,642.67            | 52,552.89  |
| C            | 4 - plex     | 96                | 5,714.05            | 64,680.68  |
| C            | 46' SF       | 45                | 2,678.46            | 37,681.81  |
| C            | 52' SF       | 141               | 8,392.52            | 124,855.14                                       |
| C            | 67' SF       | 40                | 2,380.86            | 43,120.42  |
| <b>Total</b> |              | <b>400</b>        | <b>23,809</b>       | <b>322,891</b>                                   |

Will Change when true up received

# Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019

## 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 | 2018 GROSS ON ROLL |
|--------------|---------------------|---------------|-------------------|--------------------|
| D/E          | Golf Course         | 116           | 26,255.07         | 123,556.00         |
| G            | Neighborhood Retail | 21            | 2,129.01          | 21,850.00          |
| H-1          | Retail/ Commercial  | 11            | 1,131.23          | 11,900.00          |
| H-2          | RE Office           | 2             | 249.70            | 2,500.00           |
| <b>Total</b> |                     | <b>150</b>    | <b>29,765</b>     | <b>159,806</b>     |

| ON ROLL GROSS TOTAL |            |
|---------------------|------------|
| \$                  | 149,811.07 |
| \$                  | 23,979.01  |
| \$                  | 13,031.23  |
| \$                  | 2,749.70   |

## OTHER DIRECT BILL

| PARCEL       | PRODUCT TYPE        | DIRECT BILL UNITS | O&M NET DIRECT BILL | 2018 GROSS DIRECT BILL |
|--------------|---------------------|-------------------|---------------------|------------------------|
| D/E          | Golf Course         | 0                 | 0.00                | 0.00                   |
| G            | Neighborhood Retail | 0                 | 0.00                | 0.00                   |
| H-1          | Retail/ Commercial  | 0                 | 0.00                | 0.00                   |
| H-2          | RE Office           | 0                 | 0.00                | 0.00                   |
| <b>Total</b> |                     | <b>0</b>          | <b>0</b>            | <b>0</b>               |

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

**Total Shared O&M Expenditures**

**\$ 234,928.00** 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/96%                                 |
| 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%             | \$ 54,347                  | 1,491               | \$ 36.45           | \$ 37.97                              |
| 2                                      | B  | 655.68                                       | 27.09%             | \$ 63,633                  | 978                 | \$ 65.06           | \$ 67.78                              |
| 2                                      | D/E                                      | 794.42                                       | 32.82%             | \$ 77,098                  | 955                 | \$ 80.73           | \$ 84.09                              |
| 2                                      | C  | 259.67                                       | 10.73%             | \$ 25,201                  | 709                 | \$ 35.54           | \$ 37.02                              |
| <b>Total Residential Land Uses</b>     |  | <b>2,269.77</b>                              | <b>93.76%</b>      | <b>\$ 220,278</b>          | <b>4,133</b>        |                    | <b>Gross Total Assmt (If On Roll)</b> |
| 2                                      | Golf Course (part of Tract 2 Parcel D/E) | 116.23                                       | 4.80%              | \$ 11,280                  |                     |                    | 11,750                                |
| 3                                      | Neighborhood Retail-G                    | 21.06  | 0.87%              | \$ 2,044                   |                     |                    | 2,129                                 |
| 4                                      | Retail/ Commercial H-1                   | 11.19  | 0.46%              | \$ 1,086                   |                     |                    | 1,131                                 |
| 5                                      | RE Office-H-2                            | 2.47   | 0.10%              | \$ 240                     |                     |                    | 250                                   |
| <b>Total Non-Residential Land Uses</b> |  | <b>150.95</b>                                | <b>6.24%</b>       | <b>\$ 14,650</b>           |                     |                    |                                       |
| <b>Grand Total (Gross)</b>             |  | <b>2,420.72</b>                              | <b>100.00%</b>     | <b>\$ 234,928</b>          |                     |                    |                                       |

**Total -Somerset Only- O&M Expenditures**

**\$ 109,100.00**

| 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%             | \$ 95,175                  | 955             | \$ 99.66           | \$ 103.81                         |
| 2             | Golf Course (part of Tract 2 Parcel D/E) | 116.23        | 12.76%             | \$ 13,925                  |                 |                    | 14,505                            |
| <b>Totals</b> |  | <b>910.65</b> | <b>100.00%</b>     | <b>\$ 109,100</b>          |                 |                    |                                   |

**Total -Parcel C Only O&M Expenditures**

**\$ 17,000.00**

| Tract | Parcel | Gross Acreage | % of Total Acreage | Allocation of Expenditures | Projected Units | Net Assmt per Unit | Gross Assmt per Unit (If On Roll) |
|-------|--------|---------------|--------------------|----------------------------|-----------------|--------------------|-----------------------------------|
| 2     | C      | 259.67        | 100.00%            | \$ 17,000                  | 709             | \$ 23.98           | \$ 24.98                          |

Based on new platt information

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

|   |                       |                     |   |
|---|-----------------------|---------------------|---|
| <b>Net 2014 A1 &amp; A2 Principal &amp; Interest Payment Due:</b> | <b>Net Total MADs</b> | <b>% Difference</b> | * |
| \$ 588,793.20   | \$ 611,192.50         | 96.335%             |   |

| 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           | 24                    | \$ 701.82  | \$ 16,843.72         | \$ 52,553            |
| PARCEL C - 4 - Plex          | 168           | 72                    | \$ 701.82  | \$ 50,531.16         | \$ 64,681            |
| PARCEL C - 46' Single Family | 107           | 62                    | \$ 872.27  | \$ 54,081.03         | \$ 37,682            |
| PARCEL C - 52' Single Family | 267           | 126                   | \$ 922.41  | \$ 116,223.54        | \$ 124,855           |
| PARCEL C - 67' Single Family | 75            | 35                    | \$ 1,122.92  | \$ 39,302.08         | \$ 43,120            |
| <b>Grand Total</b>           | <b>719</b>    | <b>319</b>            |  | <b>\$ 276,981.52</b> | <b>\$ 322,890.94</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  
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

|                                    |
|------------------------------------|
| <b>Gross MADs when all platted</b> |
| <b>\$2,659,661</b>                 |

| Parcel - Product Type                             | Planned Units | Platted Units<br>ON Roll | Gross Annual<br>M.A.D | Total<br>Assessments<br>Platted | OFF Roll Net   | Category Total<br>MADs from<br>Methodology |
|---|---------------|--------------------------|-----------------------|---------------------------------|----------------|--|
| PARCEL A - Townhomes                              | 256           | 240                      | 297                   | 71,280                          | 4,562          | 76,032                                     |
| PARCEL A - Single Family 40'                      | 365           | 365                      | 373                   | 136,145                         | 0              | 136,145                                    |
| PARCEL A - Single Family 40' - PO                 | 2             | 2                        | 0                     | 0                               | 0              | 0  |
| PARCEL A - Single Family 45'                      | 276           | 276                      | 390                   | 107,640                         | 0              | 107,640                                    |
| PARCEL A - Single Family 52'                      | 512           | 564                      | 413                   | 232,932                         | (20,617)       | 211,456                                    |
| PARCEL A - Single Family 52' - PO                 | 1             | 1                        | 0                     | 0                               | 0              | 0  |
| PARCEL A - Single Family 62'                      | 79            | 33                       | 453                   | 14,949                          | 20,004         | 35,787                                     |
| <b>Subtotal Parcel A</b>                          | <b>1,491</b>  | <b>1,481</b>             |                       | <b>562,946</b>                  | <b>3,949</b>   |  |
| PARCELS B - Multi Family and Twin Villas - (2)    | 66            | 66                       | 1,276                 | 84,216                          | 0              | 84,216                                     |
| PARCELS B - Multi Family and Twin Villas - (3)    | 37            | 37                       | 1,005                 | 37,185                          | 0              | 37,185                                     |
| PARCELS B - Single Family 42' - (1)               | 101           | 152                      | 488                   | 74,176                          | (23,892)       | 49,288                                     |
| PARCELS B - Single Family 42' - (3)               | 39            | 39                       | 1,005                 | 39,195                          | 0              | 39,195                                     |
| PARCELS B - Single Family 55' - (1)               | 265           | 173                      | 654                   | 113,142                         | 57,761         | 173,310                                    |
| PARCELS B - Single Family 55' - (2)               | 1             | 1                        | 1,276                 | 1,276                           | 0              | 1,276                                      |
| PARCELS B - Single Family 55' - (3)               | 69            | 69                       | 1,004                 | 69,276                          | 0              | 69,276                                     |
| PARCELS B - Single Family 67' - (1)               | 173           | 62                       | 796                   | 49,352                          | 84,822         | 137,708                                    |
| PARCELS B - Single Family 67' - (2)               | 38            | 38                       | 1,276                 | 48,488                          | 0              | 48,488                                     |
| PARCELS B - Single Family 67' - (3)               | 91            | 91                       | 1,004                 | 91,364                          | 0              | 91,364                                     |
| PARCELS B - Single Family 67' - (4)               | 33            | 33                       | 1,448                 | 47,784                          | 0              | 47,784                                     |
| PARCELS B - Single Family 75' - (1)               | 1             | 0                        | 889                   | 0                               | 853            | 889  |
| PARCELS B - Single Family 75' - (2)               | 34            | 34                       | 1,446                 | 49,164                          | 0              | 49,164                                     |
| PARCELS B - Single Family 75' - (3)               | 3             | 3                        | 1,174                 | 3,522                           | 0              | 3,522                                      |
| PARCELS B - Single Family 75' - (4)               | 27            | 27                       | 1,532                 | 41,364                          | 0              | 41,364                                     |
| <b>Subtotal Parcels B</b>                         | <b>978</b>    | <b>825</b>               |                       | <b>749,504</b>                  | <b>119,544</b> |  |
| PARCELS D/E - Multi Family and Twin Villas - (1)  | 43            | 43                       | 498                   | 21,414                          | 0              | 21,414                                     |
| PARCELS D/E - Multi Family and Twin Villas - (2)  | 123           | 123                      | 1,276                 | 156,948                         | 0              | 156,948                                    |
| PARCELS D/E - Multi Family and Twin Villas - (3)  | 27            | 27                       | 1,005                 | 27,135                          | 0              | 27,135                                     |
| PARCELS D/E - Multi Family and Twin Villas - (4)  | 27            | 27                       | 1,448                 | 39,096                          | 0              | 39,096                                     |
| PARCELS D/E - Single Family 55' - (1)             | 78            | 78                       | 654                   | 51,012                          | 0              | 51,012                                     |
| PARCELS D/E - Single Family 55' - (2)             | 126           | 126                      | 1,276                 | 160,776                         | 0              | 160,776                                    |
| PARCELS D/E - Single Family 55' - (3)             | 46            | 46                       | 1,004                 | 46,184                          | 0              | 46,184                                     |
| PARCELS D/E - Single Family 67' - (1)             | 97            | 97                       | 796                   | 77,212                          | 0              | 77,212                                     |
| PARCELS D/E - Single Family 67' - (2)             | 101           | 101                      | 1,276                 | 128,876                         | 0              | 128,876                                    |
| PARCELS D/E - Single Family 67' - (3)             | 53            | 53                       | 1,004                 | 53,212                          | 0              | 53,212                                     |
| PARCELS D/E - Single Family 67' - (4)             | 30            | 30                       | 1,448                 | 43,440                          | 0              | 43,440                                     |
| PARCELS D/E - Single Family 67' - (5)             | 3             | 3                        | 0                     | 0                               | 0              | 0  |
| PARCELS D/E - Single Family 75' - (1)             | 57            | 57                       | 889                   | 50,673                          | 0              | 50,673                                     |
| PARCELS D/E - Single Family 75' - (2)             | 77            | 77                       | 1,446                 | 111,342                         | 0              | 111,342                                    |
| PARCELS D/E - Single Family 75' - (3)             | 27            | 27                       | 1,174                 | 31,698                          | 0              | 31,698                                     |
| PARCELS D/E - Single Family 75' - (4)             | 39            | 39                       | 1,532                 | 59,748                          | 0              | 59,748                                     |
| PARCELS D/E - Single Family 75' - (5)             | 1             | 1                        | 0                     | 0                               | 0              | 0  |
| <b>Subtotal Parcels D/E</b>                       | <b>955</b>    | <b>955</b>               |                       | <b>1,058,766</b>                | <b>0</b>       |  |
| <b>Total Residential Units Parcels A, B, D, E</b> | <b>3,424</b>  | <b>3,261</b>             |                       | <b>2,371,216</b>                | <b>123,493</b> |  |
| <b>Other Land Uses</b>                            |               |                          |                       |                                 |                |  |
| GOLF COURSE                                       | 1             | 1                        | 123,556               | 123,556                         |                | 123,556                                    |
| PARCEL G (Neighborhood Retail)                    | 1             | 1                        | 21,850                | 21,850                          |                | 21,850                                     |
| PARCEL H-1 (Retail / Commercial)                  | 1             | 1                        | 11,900                | 11,900                          |                | 11,900                                     |
| PARCEL H-2 (RE Office)                            | 1             | 1                        | 2,500                 | 2,500                           |                | 2,500                                      |
| <b>Other Land Use Total</b>                       |               |                          |                       | <b>159,806</b>                  |                |  |
| <b>GRAND TOTAL</b>                                |               |                          |                       | <b>2,531,022</b>                | <b>123,493</b> | <b>2,659,661</b>                           |

**Arborwood Community Development District**  
**On Roll Assessment Comparision**  
**Fiscal Year 2018/2019**  
**October 1, 2018 - September 30, 2019**

| Parcel          | Product Type | Gross Fiscal Year 2016/2017<br>On Roll Assessment Per Unit | Gross Fiscal Year 2017/2018<br>On Roll Assessment Per Unit |
|-----------------|--------------|--|--|
| <b>GL Homes</b> |              |  |  |
| A               | Townhomes    | \$382.07   | <b>\$334.97</b>  |
| A               | 40' SF       | \$470.67   | <b>\$410.97</b>  |
| A               | 40' SF - PO  | \$38.13  | <b>\$37.97</b>   |
| A               | 45' SF       | \$490.21   | <b>\$427.97</b>  |
| A               | 52' SF       | \$517.57   | <b>\$450.97</b>  |
| A               | 52' SF - PO  | \$38.13  | <b>\$37.97</b>   |
| A               | 62' SF       | \$563.89   | <b>\$490.97</b>  |

|              |              |            |                   |
|--------------|--------------|------------|-------------------|
| <b>Pulte</b> |              |            |                   |
| B            | MF - (2)     | \$1,548.70 | <b>\$1,343.78</b> |
| B            | MF - (3)     | \$1,233.62 | <b>\$1,072.78</b> |
| B            | SF 42' - (1) | \$634.54   | <b>\$555.78</b>   |
| B            | SF 42' - (3) | \$1,233.65 | <b>\$1,072.78</b> |
| B            | SF 55' - (1) | \$827.02   | <b>\$721.78</b>   |
| B            | SF 55' - (2) | \$1,548.65 | <b>\$1,343.78</b> |
| B            | SF 55' - (3) | \$1,233.58 | <b>\$1,071.78</b> |
| B            | SF 67' - (1) | \$992.00   | <b>\$863.78</b>   |
| B            | SF 67' - (2) | \$1,548.57 | <b>\$1,343.78</b> |
| B            | SF 67' - (3) | \$1,233.50 | <b>\$1,071.78</b> |
| B            | SF 67' - (4) | \$1,748.57 | <b>\$1,515.78</b> |
| B            | SF 75' - (1) | \$0.00     | <b>\$0.00</b>     |
| B            | SF 75' - (2) | \$1,745.99 | <b>\$1,513.78</b> |
| B            | SF 75' - (3) | \$1,430.92 | <b>\$1,241.78</b> |
| B            | SF 75' - (4) | \$1,845.99 | <b>\$1,599.78</b> |
| D/E          | MF - (1)     | \$788.24   | <b>\$685.91</b>   |
| D/E          | MF - (2)     | \$1,691.41 | <b>\$1,463.91</b> |
| D/E          | MF - (3)     | \$1,376.34 | <b>\$1,192.91</b> |
| D/E          | MF - (4)     | \$1,891.41 | <b>\$1,635.91</b> |
| D/E          | SF 55' - (1) | \$969.74   | <b>\$841.91</b>   |
| D/E          | SF 55' - (2) | \$1,691.37 | <b>\$1,463.91</b> |
| D/E          | SF 55' - (3) | \$1,376.30 | <b>\$1,191.91</b> |
| D/E          | SF 67' - (1) | \$1,134.72 | <b>\$983.91</b>   |
| D/E          | SF 67' - (2) | \$1,691.29 | <b>\$1,463.91</b> |
| D/E          | SF 67' - (3) | \$1,376.22 | <b>\$1,191.91</b> |
| D/E          | SF 67' - (4) | \$1,891.29 | <b>\$1,635.91</b> |
| D/E          | SF 67' - (5) | \$210.78   | <b>\$187.91</b>   |
| D/E          | SF 75' - (1) | \$1,241.97 | <b>\$1,076.91</b> |
| D/E          | SF 75' - (2) | \$1,888.71 | <b>\$1,633.91</b> |
| D/E          | SF 75' - (3) | \$1,573.64 | <b>\$1,361.91</b> |
| D/E          | SF 75' - (4) | \$1,988.71 | <b>\$1,719.91</b> |
| D/E          | SF 75' - (5) | \$210.78   | <b>\$187.91</b>   |

- (1) Full 2005A-2 Assessments and Paid Off 2006A-3 Assessments
- (2) Full 2005A-2 Assessments and Full 2006A-3 Assessments
- (3) Full 2005A-2 Assessments and Partial Buydown 2006A-3 Assessments
- (4) Full 2005A-2 Assessments, Full 2006A-3 Assessments and Full 2006A-2 Assessments
- (5) All Bonds Paid Off - Still Pay O&M

|            |          |            |                   |
|------------|----------|------------|-------------------|
| <b>WCI</b> |          |            |                   |
| C          | 6 - Plex | \$775.72   | <b>\$763.82</b>   |
| C          | 4 - Plex | \$775.72   | <b>\$763.82</b>   |
| C          | 46' SF   | \$955.21   | <b>\$934.27</b>   |
| C          | 52' SF   | \$1,008.01 | <b>\$984.41</b>   |
| C          | 67' SF   | \$1,219.15 | <b>\$1,184.92</b> |

|               |                     |              |                     |
|---------------|---------------------|--------------|---------------------|
| <b>Others</b> |                     |              |                     |
| D/E           | Golf Course         | \$172,884.84 | <b>\$149,811.07</b> |
| G             | Neighborhood Retail | \$26,845.75  | <b>\$23,979.01</b>  |
| H-1           | Retail/ Commercial  | \$14,263.64  | <b>\$13,031.23</b>  |
| H-2           | RE Office           | \$3,148.41   | <b>\$2,749.70</b>   |