

Arborwood
Community Development District

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

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

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	391,510
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	11,501
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	421
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	25,656
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	120,000
Total Revenues	\$ 4,493,476

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	40,000
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
OFF-SITE MITIGATION MAINT - TREELINE	5,000
DRI MONITORING	0
WETLAND MONITORING - PASSARELLA	19,100
OFF-SITE MITIGATION MAINT - PANTHER	110,000
STREET LIGHTING - UTILITY	21,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	12,000
FLOWWAY MAINT	9,000
MITIGATION MAINT - (PARCEL C ONLY)	6,200
PRESERVE MAINT (PARCEL C ONLY)	10,800
LAKE MAINT (SOMERSET ONLY)	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000
INSPECTOR (SOMERSET ONLY)	30,000
Total Expenditures	\$ 533,428

EXCESS / (SHORTFALL)	\$ 3,960,048
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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

BALANCE	\$ 127,980
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DISCOUNTS FOR EARLY PAYMENTS	(127,980)
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NET EXCESS / (SHORTFALL)	\$ -
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PROPOSED 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	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	391,510	0	0	0	391,510
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	11,501	0	0	0	11,501
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	421	0	0	0	421
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	25,656	0	0	0	25,656
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	120,000	0	0	0	120,000
Total Revenues	\$ 549,088	\$ 599,872	\$ 690,000	\$ 2,654,515	\$ 4,493,476
EXPENDITURES					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	40,000	0	0	0	40,000
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
OFF-SITE MITIGATION MAINT - TREELINE	5,000	0	0	0	5,000
DRI MONITORING	0	0	0	0	0
WETLAND MONITORING - PASSARELLA	19,100	0	0	0	19,100
OFF-SITE MITIGATION MAINT - PANTHER	110,000	0	0	0	110,000
STREET LIGHTING - UTILITY	21,000	0	0	0	21,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	12,000	0	0	0	12,000
FLOWWAY MAINT	9,000	0	0	0	9,000
MITIGATION MAINT - (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)	50,000	0	0	0	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000	0	0	0	45,000
INSPECTOR (SOMERSET ONLY)	30,000	0	0	0	30,000
Total Expenditures	\$ 533,428	\$ -	\$ -	\$ -	\$ 533,428
EXCESS / (SHORTFALL)					
	\$ 15,660	\$ 599,872	\$ 690,000	\$ 2,654,515	\$ 3,960,048
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
BALANCE	\$ 15,660	\$ 11,079	\$ -	\$ 101,241	\$ 127,980
DISCOUNTS FOR EARLY PAYMENTS	(15,660)	(11,079)	-	(101,241)	(127,980)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2016/2017 ACTUAL *	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET	CHANGE +/- FROM PREVIOUS BUDGET
REVENUES				
GENERAL FUND ON ROLL ASSESSMENT	200,921	337,632	391,510	53,878
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	12,873	10,940	11,501	561
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	7,873	15,591	421	(15,170)
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,263	17,094	25,656	8,562
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	120,000	(20,000)
Total Revenues	\$ 4,624,516	\$ 4,811,342	\$ 4,493,476	
EXPENDITURES				
PAYROLL TAX EXPENSE	750	912	912	0
SUPERVISOR FEES	9,800	12,000	12,000	0
ENGINEERING	41,691	40,000	40,000	0
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)
OFF-SITE MITIGATION MAINT - TREELINE	0	5,000	5,000	0
DRI MONITORING	0	10,000	0	(10,000)
WETLAND MONITORING - PASSARELLA	23,146	15,000	19,100	4,100
OFF-SITE MITIGATION MAINT - PANTHER	55,569	84,000	110,000	26,000
STREET LIGHTING - UTILITY	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	12,000	(54,312)
FLOWWAY MAINT	0	0	9,000	New Item - Est
MITIGATION MAINT - (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	50,000	0
PRESERVE MAINT (SOMERSET ONLY)	0	45,000	45,000	0
INSPECTOR (SOMERSET ONLY)	0	35,000	30,000	(5,000)
Total Expenditures	301,919	567,311	533,428	
EXCESS / (SHORTFALL)	\$ 4,322,597	\$ 4,244,031	\$ 3,960,048	
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	-	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	-	-	0
BALANCE	\$ 54,682	\$ 133,072	\$ 127,980	
DISCOUNTS FOR EARLY PAYMENTS	(111,620)	(132,623)	(127,980)	4,642
NET EXCESS / (SHORTFALL)	\$ (56,938)	\$ 450	\$ 0	

* Un-audited figures

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

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	337,632	391,510
DIRECT BILL ASSESSMENTS - PULTE	10,940	11,501
DIRECT BILL ASSESSMENTS - GL HOMES	15,591	421
DIRECT BILL ASSESSMENTS - WCI	17,094	25,656
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	120,000
Total Revenues	\$ 521,257	\$ 549,088
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	40,000	40,000
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
OFF-SITE MITIGATION MAINT - TREELINE	5,000	5,000
DRI MONITORING	10,000	0
WETLAND MONITORING - PASSARELLA	15,000	19,100
OFF-SITE MITIGATION MAINT - PANTHER	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	12,000
FLOWWAY MAINT	0	9,000
MITIGATION MAINT - (PARCEL C ONLY)	5,000	6,200
PRESERVE MAINT (PARCEL C ONLY)	0	10,800
LAKE MAINT (SOMERSET ONLY)	50,000	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000	45,000
INSPECTOR (SOMERSET ONLY)	35,000	30,000
Total Expenditures	\$ 507,752	\$ 533,428
EXCESS / (SHORTFALL)	\$ 13,505	\$ 15,660
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(15,660)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

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

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

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

*Note: Excess goes to increase bond fund balance

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

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

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

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

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

PROPOSED 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
Total Revenues	\$ 2,553,275

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
Total Expenditures	\$ 2,553,275

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
Total		1,491	1,481	10

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	10,528.34	71,280.00
A	40' SF	365	16,011.86	136,145.00
A	40' SF - PO	2	87.74	0.00
A	45' SF	276	12,107.60	107,640.00
A	52' SF	564	24,741.61	232,932.00
A	52' SF - PO	1	43.87	0.00
A	62' SF	33	1,447.65	14,949.00
Total		1,481	64,969	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 340.87
\$ 416.87
\$ 43.87
\$ 433.87
\$ 456.87
\$ 43.87
\$ 496.87

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	673.81	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)	(2,189.90)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	1,937.22	20,004.48
Total		10	421	3,949

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
Total		978	825	153

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS	
D/E	MF - (1)		43	43	0
D/E	MF - (2)		123	123	0
D/E	MF - (3)		27	27	0
D/E	MF - (4)		27	27	0
D/E	SF 55' - (1)		78	78	0
D/E	SF 55' - (2)		126	126	0
D/E	SF 55' - (3)		46	46	0
D/E	SF 67' - (1)		97	97	0
D/E	SF 67' - (2)		101	101	0
D/E	SF 67' - (3)		53	53	0
D/E	SF 67' - (4)		30	30	0
D/E	SF 67' - (5)		3	3	0
D/E	SF 75' - (1)		57	57	0
D/E	SF 75' - (2)		77	77	0
D/E	SF 75' - (3)		27	27	0
D/E	SF 75' - (4)		39	39	0
D/E	SF 75' - (5)		1	1	0
Total			955	955	0

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	5,168.15	84,216.00
B	MF - (3)	37	2,897.30	37,185.00
B	SF 42' - (1)	152	11,902.42	74,176.00
B	SF 42' - (3)	39	3,053.91	39,195.00
B	SF 55' - (1)	173	13,546.83	113,142.00
B	SF 55' - (2)	1	78.31	1,276.00
B	SF 55' - (3)	69	5,403.07	69,276.00
B	SF 67' - (1)	62	4,854.93	49,352.00
B	SF 67' - (2)	38	2,975.60	48,488.00
B	SF 67' - (3)	91	7,125.79	91,364.00
B	SF 67' - (4)	33	2,584.08	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	2,662.38	49,164.00
B	SF 75' - (3)	3	234.92	3,522.00
B	SF 75' - (4)	27	2,114.24	41,364.00
D/E	MF - (1)	43	9,292.35	21,414.00
D/E	MF - (2)	123	26,580.45	156,948.00
D/E	MF - (3)	27	5,834.73	27,135.00
D/E	MF - (4)	27	5,834.73	39,096.00
D/E	SF 55' - (1)	78	16,855.89	51,012.00
D/E	SF 55' - (2)	126	27,228.75	160,776.00
D/E	SF 55' - (3)	46	9,940.65	46,184.00
D/E	SF 67' - (1)	97	20,961.81	77,212.00
D/E	SF 67' - (2)	101	21,826.22	128,876.00
D/E	SF 67' - (3)	53	11,453.36	53,212.00
D/E	SF 67' - (4)	30	6,483.04	43,440.00
D/E	SF 67' - (5)	3	648.30	0.00
D/E	SF 75' - (1)	57	12,317.77	50,673.00
D/E	SF 75' - (2)	77	16,639.79	111,342.00
D/E	SF 75' - (3)	27	5,834.73	31,698.00
D/E	SF 75' - (4)	39	8,427.95	59,748.00
D/E	SF 75' - (5)	1	216.10	0.00
Total		1,780	270,979	1,808,270

ON ROLL GROSS PER UNIT TOTAL
\$ 1,354.31
\$ 1,083.31
\$ 566.31
\$ 1,083.31
\$ 732.31
\$ 1,354.31
\$ 1,082.31
\$ 874.31
\$ 1,354.31
\$ 1,082.31
\$ 1,526.31
\$ -
\$ 1,524.31
\$ 1,252.31
\$ 1,610.31
\$ 714.10
\$ 1,492.10
\$ 1,221.10
\$ 1,664.10
\$ 870.10
\$ 1,492.10
\$ 1,220.10
\$ 1,012.10
\$ 1,492.10
\$ 1,220.10
\$ 1,664.10
\$ 216.10
\$ 1,105.10
\$ 1,662.10
\$ 1,390.10
\$ 1,748.10
\$ 216.10

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)	(3,833.83)	(23,892.48)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	92	6,915.93	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	8,344.22	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	75.17	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
Total		153	11,501	119,544

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
Total		0	0	0

- (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
Total		719	319	400

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	1,603.48	16,843.72
C	4 - plex	72	4,810.43	50,531.16
C	46' SF	62	4,142.31	54,081.03
C	52' SF	126	8,418.25	116,223.54
C	67' SF	35	2,338.40	39,302.08
Total		319	21,313	276,982

ON ROLL GROSS PER UNIT TOTAL	
\$	768.63
\$	768.63
\$	939.08
\$	989.22
\$	1,189.73

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	5,002.85	52,552.89
C	4 - plex	96	6,157.35	64,680.68
C	46' SF	45	2,886.26	37,681.81
C	52' SF	141	9,043.61	124,855.14
C	67' SF	40	2,565.56	43,120.42
Total		400	25,656	322,891

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
Total		150	150	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	30,194.55	123,556.00
G	Neighborhood Retail	21	2,459.78	21,850.00
H-1	Retail/ Commercial	11	1,306.98	11,900.00
H-2	RE Office	2	288.49	2,500.00
Total		150	34,250	159,806

ON ROLL GROSS TOTAL	
\$	153,750.55
\$	24,309.78
\$	13,206.98
\$	2,788.49

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
Total		0	0	0

**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

\$ 271,427.75 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D		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%	\$ 62,791	1,491	\$ 42.11	\$ 43.87
2	B	655.68	27.09%	\$ 73,519	978	\$ 75.17	\$ 78.31
2	D/E	794.42	32.82%	\$ 89,076	955	\$ 93.27	\$ 97.16
2	C	259.67	10.73%	\$ 29,116	719	\$ 40.50	\$ 42.18
Total Residential Land Uses		2,269.77	93.76%	\$ 254,502	4,143		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 13,033			13,576
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,361			2,460
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,255			1,307
5	RE Office-H-2	2.47	0.10%	\$ 277			288
Total Non-Residential Land Uses		150.95	6.24%	\$ 16,926			
Grand Total (Gross)		2,420.72	100.00%	\$ 271,428			

Total -Somerset Only- O&M Expenditures

\$ 125,000.00

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%	\$ 109,046	955	\$ 114.18	\$ 118.94
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 15,954			16,619
Totals		910.65	100.00%	\$ 125,000			

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	719	\$ 23.64	\$ 24.63

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

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 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
Grand Total	719	319		\$ 276,981.52	\$ 322,890.94

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

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

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

Gross MADs when all platted
\$2,659,661

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D	Total Assessments Platted	OFF Roll Net	Category Total MADs from 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
Subtotal Parcel A	1,491	1,481		562,946	3,949	
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
Subtotal Parcels B	978	825		749,504	119,544	
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
Subtotal Parcels D/E	955	955		1,058,766	0	
Total Residential Units Parcels A, B, D, E	3,424	3,261		2,371,216	123,493	
Other Land Uses						
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
Other Land Use Total				159,806		
GRAND TOTAL				2,531,022	123,493	2,659,661

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 On Roll Assessment Per Unit	Gross Fiscal Year 2017/2018 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$382.07	\$340.87
A	40' SF	\$470.67	\$416.87
A	40' SF - PO	\$38.13	\$43.87
A	45' SF	\$490.21	\$433.87
A	52' SF	\$517.57	\$456.87
A	52' SF - PO	\$38.13	\$43.87
A	62' SF	\$563.89	\$496.87

Pulte			
B	MF - (2)	\$1,548.70	\$1,354.31
B	MF - (3)	\$1,233.62	\$1,083.31
B	SF 42' - (1)	\$634.54	\$566.31
B	SF 42' - (3)	\$1,233.65	\$1,083.31
B	SF 55' - (1)	\$827.02	\$732.31
B	SF 55' - (2)	\$1,548.65	\$1,354.31
B	SF 55' - (3)	\$1,233.58	\$1,082.31
B	SF 67' - (1)	\$992.00	\$874.31
B	SF 67' - (2)	\$1,548.57	\$1,354.31
B	SF 67' - (3)	\$1,233.50	\$1,082.31
B	SF 67' - (4)	\$1,748.57	\$1,526.31
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,745.99	\$1,524.31
B	SF 75' - (3)	\$1,430.92	\$1,252.31
B	SF 75' - (4)	\$1,845.99	\$1,610.31
D/E	MF - (1)	\$788.24	\$714.10
D/E	MF - (2)	\$1,691.41	\$1,492.10
D/E	MF - (3)	\$1,376.34	\$1,221.10
D/E	MF - (4)	\$1,891.41	\$1,664.10
D/E	SF 55' - (1)	\$969.74	\$870.10
D/E	SF 55' - (2)	\$1,691.37	\$1,492.10
D/E	SF 55' - (3)	\$1,376.30	\$1,220.10
D/E	SF 67' - (1)	\$1,134.72	\$1,012.10
D/E	SF 67' - (2)	\$1,691.29	\$1,492.10
D/E	SF 67' - (3)	\$1,376.22	\$1,220.10
D/E	SF 67' - (4)	\$1,891.29	\$1,664.10
D/E	SF 67' - (5)	\$210.78	\$216.10
D/E	SF 75' - (1)	\$1,241.97	\$1,105.10
D/E	SF 75' - (2)	\$1,888.71	\$1,662.10
D/E	SF 75' - (3)	\$1,573.64	\$1,390.10
D/E	SF 75' - (4)	\$1,988.71	\$1,748.10
D/E	SF 75' - (5)	\$210.78	\$216.10

- (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

WCI			
C	6 - Plex	\$775.72	\$768.63
C	4 - Plex	\$775.72	\$768.63
C	46' SF	\$955.21	\$939.08
C	52' SF	\$1,008.01	\$989.22
C	67' SF	\$1,219.15	\$1,189.73

Others			
D/E	Golf Course	\$172,884.84	\$153,750.55
G	Neighborhood Retail	\$26,845.75	\$24,309.78
H-1	Retail/ Commercial	\$14,263.64	\$13,206.98
H-2	RE Office	\$3,148.41	\$2,788.49