

Arborwood
Community Development District

Final Budget
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

CONTENTS

- 1 REVENUE AND EXPENSE DESCRIPTIONS**
- 4 FINAL TOTAL BUDGET**
- 5 FINAL TOTAL BUDGET DETAIL**
- 6 BUDGET COMPARISON**
- 7 FINAL GENERAL FUND BUDGET**
- 8 FINAL DEBT SERVICE FUND BUDGET - 2014 BOND**
- 9 FINAL DEBT SERVICE FUND BUDGET - 2018 BOND**
- 10 ASSESSMENTS RECAP - GL HOMES PARCELS**
- 11 ASSESSMENTS RECAP - PULTE PARCELS**
- 12 ASSESSMENTS RECAP - WCI PARCELS**
- 13 ASSESSMENTS RECAP - OTHER PARCELS**
- 14 GENERAL FUND METHODOLOGY**
- 15 2014 BOND METHODOLOGY**
- 16 2018 BOND METHODOLOGY**
- 17 ON ROLL ASSESSMENT COMPARISON**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

1 **GENERAL FUND ON ROLL ASSESSMENTS**

All assessments placed on the tax roll for Operations & Maintenance.

2 **GENERAL FUND DIRECT BILL ASSESSMENTS**

Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance.

3 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-1**

Debt Assessments collected via the property tax roll for Series 2014 A-1 Bond.

4 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-1**

Debt Assessments collected via direct billing for Series 2014 A-1 Bond.

5 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-2**

Debt Assessments collected via the property tax roll for Series 2014 A-2 Bond.

6 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-2**

Debt Assessments collected via direct billing for Series 2014 A-2 Bond.

7 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014B**

Debt Assessments collected via direct billing for Series 2014 A-2 Bond.

8 **DEBT ON ROLL ASSESSMENTS - SERIES 2018**

Debt Assessments collected via the property tax roll for Series 2018 Bond.

9 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2018**

Debt Assessments collected via direct billing for Series 2018 Bond.

10 **MISCELLANEOUS REVENUE**

Any item that does not fall into the other income categories.

11 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance is recorded in this category.

12 **GENERAL FUND OTHER REVENUES**

This is usually carry over funds from a prior year.

EXPENDITURES

13 **PAYROLL TAX EXPENSE**

For taxes associated with the payroll to supervisors.

14 **SUPERVISOR FEES**

Fees paid to supervisors for their service to the District.

15 **ENGINEERING**

State statute requires the District to have an engineer and pay for his or her services.

16 **MANAGEMENT**

State statute requires the District to have a manager and pay for his or her services.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

17 **LEGAL**

State statute requires the District to have an attorney and pay for his or her services.

18 **ASSESSMENT ROLL**

The cost to prepare the assessment roll and submit it to the county tax collector.

19 **ANNUAL AUDIT**

State statute requires the District to have financial statements audited yearly.

20 **ARBITRAGE REBATE FEE**

This is a bond requirement related to the tax exempt status of the bonds.

21 **INSURANCE**

The District has a liability insurance policy that protects the supervisors and staff acting on the district's behalf.

22 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

23 **MISCELLANEOUS**

Any item that does not fit into a category already established.

24 **POSTAGE**

Any packages/letters sent on behalf of the district. Proposals, certified mail, etc. are charged to this category.

25 **OFFICE SUPPLIES**

This is mainly paper and ink cost related to any printed documents for the district.

26 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

27 **TRUSTEE FEES**

Fees paid to the Bank Trustee responsible for the Bond bank accounts.

28 **CONTINUING DISCLOSURE FEE**

These are reports we have to file with the SEC related to any bonds.

29 **AMORTIZATION SCHEDULES**

This is the fee we are charged by either a trustee or financial advisor if we have to reamortize the bonds due to a prepayment.

30 **WEBSITE**

State statute requires the District to have a public website. This is the cost to run and host the website.

31 **PROFESSIONAL FEE & PERMITS**

Permit, survey, etc, cost related to maintenance or construction.

32 **ELECTRICITY**

Electricity cost related to District owned equipment, i.e. wells, fountain pumps, etc.

33 **TREELINE PRESEVE MAINT - EXOTICS**

Removal of exotics annually

34 **DRI TRAFFIC MONITORING**

Bi-annual monitoring of traffic counts to verify actual traffic does not exceed design capacity

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

- 35 **ENVIROMENTAL CONSULTING - PASSARELLA**
Ecological consultant and management of preserve maintenance
- 36 **PANTHER MITIGATION MAINT - EXOTICS**
Panther mitigation is an offsite parcel that is required to have the exotics removed on an annual basis as consistent with the ACOE Pe
- 37 **STREET LIGHTING - UTILITY & MAINT**
Maintenance on district owned streetlights
- 38 **CAPITAL OUTLAY - SMALL**
Small, miscellaneous construction related to district improvements.
- 39 **COUNTY APPRAISER & TAX COLLECTOR FEE**
Fees charged to the District by the County Appraiser and Tax Collector for collecting the District's NAV Assessments.
- 40 **FLOWWAY MAINT**
Removal of plant material of east/west ditch on an annual basis to improve conveyance
- 41 **MITIGATION MONITORING - (PARCEL C ONLY)**
Inspection of the preserve located in Parcel C
- 42 **PRESERVE MAINT - (PARCEL C ONLY)**
Removal of exotics in Parcel C preserves
- 43 **LAKE MAINT - AQUATIC CONTROL MAINT- (SOMERSET ONLY)**
Maintenance of aquatic vegetation in Somerset lakes
- 44 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**
Maintenance of lake banks from erosion in Somerset lakes
- 44 **PRESERVE MAINT - (SOMERSET ONLY)**
Removal of exotics annually in the preserve in Somerset
- 45 **FIELD INSPECTOR - (SOMERSET ONLY)**
Staff person for public relations and coordination of maintenance
- 46 **STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)**
Inspection and maintainance of the stormwater drainage pipes in Somerset
- 47 **STORMWATER DRAINS INS & MAINT - (BRIDGETOWN ONLY)**
Inspection of the stormwater drainage pipes in Bridgetown and submitting report to Bridgetown HOA
- 48 **DEBT PAYMENT (2014)**
Total Interest and Principal Payment for the year for all the Parcel C Series 2014 Bonds
- 49 **DEBT PAYMENT (2018)**
Total Interest and Principal Payment for the year for all parcels except C for the Series 2018 Bonds
- 50 **MISCELLANEOUS DEBT EXPENSE**
Any debt expense other that the regularly scheduled principal and interest payments
- 51 **DISCOUNTS FOR EARLY PAYMENTS**
4% buffer to cover for all residents you pay early and receive a discount off their property tax bill, which can be up to 4%

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	521,994
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	-1,082
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	537
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,626
DEBT ON ROLL ASSESSMENT	3,062,768
DEBT DIRECT BILL ASSESSMENT - PULTE	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	714,851
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	0
Total Revenues	\$ 4,337,050

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	25,000
MANAGEMENT	36,108
LEGAL	25,000
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	2,500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	33,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
PROFESSIONAL FEE & PERMITS	1,500
ELECTRICITY	200
TREELINE PRESEVE MAINT - EXOTICS	7,500
DRI TRAFFIC MONITORING	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000
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
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
Total Expenditures	\$ 518,195

EXCESS / (SHORTFALL)	\$ 3,818,855
DEBT PAYMENTS (2014)	(1,122,190)
DEBT PAYMENTS (2018)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 143,391
DISCOUNTS FOR EARLY PAYMENTS	(143,391)
NET EXCESS / (SHORTFALL)	\$ -

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	521,994	0	0	0	521,994
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	-1,082	0	0	0	-1,082
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	537	0	0	0	537
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,626	0	0	0	17,626
DEBT ON ROLL ASSESSMENT	0	424,312	0	2,638,456	3,062,768
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	16,407	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	3,949	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	0	186,656	528,195	0	714,851
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0	0	0	0
Total Revenues	\$ 539,075	\$ 610,967	\$ 528,195	\$ 2,658,813	\$ 4,337,050
EXPENDITURES					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	25,000	0	0	0	25,000
MANAGEMENT	36,108	0	0	0	36,108
LEGAL	25,000	0	0	0	25,000
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	2,500	0	0	0	2,500
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	33,000	0	0	0	33,000
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
PROFESSIONAL FEE & PERMITS	1,500	0	0	0	1,500
ELECTRICITY	200	0	0	0	200
TREELINE PRESEVE MAINT - EXOTICS	7,500	0	0	0	7,500
DRI TRAFFIC MONITORING	10,000	0	0	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	0	0	0	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000	0	0	0	90,000
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
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	30,000	0	0	0	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	0	0	0	35,000
INSPECTOR - (SOMERSET ONLY)	24,000	0	0	0	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500	0	0	0	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 518,195	\$ -	\$ -	\$ -	\$ 518,195
EXCESS / (SHORTFALL)					
	\$ 20,880	\$ 610,967	\$ 528,195	\$ 2,658,813	\$ 3,818,855
DEBT PAYMENTS (2014)	0	(593,995)	(528,195)	0	(1,122,190)
DEBT PAYMENTS (2018)	0	0	0	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 20,880	\$ 16,972	\$ -	\$ 105,538	\$ 143,391
DISCOUNTS FOR EARLY PAYMENTS	(20,880)	(16,972)	-	(105,538)	(143,391)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2017/2018 ACTUAL *	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
REVENUES					
1	GENERAL FUND ON ROLL ASSESSMENT	360,881	341,141	521,994	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	9,788	9,955	-1,082	More lots on roll - results in less direct billed
3	GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	358	365	537	
4	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	13,785	23,809	17,626	More lots on roll - results in less direct billed
5	GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	
6	DEBT ON ROLL ASSESSMENT	3,228,923	2,808,004	3,062,768	More lots on roll - results in less direct billed
7	DEBT DIRECT BILL ASSESSMENT - PULTE	0	119,544	16,407	More lots on roll - results in less direct billed
8	DEBT DIRECT BILL ASSESSMENT - GL HOMES	4,472	3,949	3,949	
9	DEBT DIRECT BILL ASSESSMENT - WCI	937,663	1,012,891	714,851	More lots on roll - results in less direct billed
10	DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	
11	PREPAYMENTS	0	0	0	
12	MISCELLANEOUS DEBT INCOME	0	0	175	
13	GENERAL FUND INTEREST INCOME	0	0	0	
14	GENERAL FUND OTHER REVENUES	0	140,000	0	Surplus operating funds have been used up over previous 2-3 years
	Total Revenues	\$ 4,555,870	\$ 4,459,658	\$ 4,337,050	
EXPENDITURES					
15	PAYROLL TAX EXPENSE	750	912	912	
16	SUPERVISOR FEES	9,800	12,000	12,000	
17	ENGINEERING	33,664	35,000	25,000	(10,000)
18	MANAGEMENT	34,712	35,441	36,108	annual CPI increase in contract
19	LEGAL	28,419	38,000	25,000	(13,000)
20	METHODOLOGY	0	0	0	
21	ASSESSMENT ROLL	5,000	5,000	5,000	
22	ANNUAL AUDIT	5,350	5,500	5,500	
23	ARBITRAGE REBATE FEE	3,350	3,500	3,500	
24	INSURANCE	14,496	15,000	15,000	
25	LEGAL ADVERTISING	10,739	5,500	5,500	
26	MISCELLANEOUS	2,464	2,800	2,800	
27	POSTAGE	1,617	1,300	1,300	
28	OFFICE SUPPLIES	3,430	2,200	2,500	
29	DUES & SUBSCRIPTIONS	175	175	175	
30	TRUSTEE FEES	32,229	37,000	33,000	refinanced bond has lower Trustee fees
31	CONTINUING DISCLOSURE FEE	4,000	5,000	5,000	
32	AMORTIZATION SCHEDULE	0	500	500	
33	WEBSITE	1,500	1,500	1,500	
34	PROFESSIONAL FEE & PERMITS	0	2,000	1,500	
35	ELECTRICITY	144	1,000	200	
36	TREELINE PRESEVE MAINT - EXOTICS	0	4,000	7,500	
37	DRI TRAFFIC MONITORING	9,775	0	10,000	
38	ENVIROMENTAL CONSULTING - PASSARELLA	12,246	15,000	20,000	
39	PANTHER MITIGATION MAINT - EXOTICS	55,569	110,000	90,000	
40	STREET LIGHTING - UTILITY & MAINT	22,895	21,000	21,000	
41	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
42	COUNTY APPRAISER & TAX COLLECTOR FEE	6,790	10,000	10,000	
43	FLOWWAY MAINT	0	4,600	4,600	
44	MITIGATION MONITORING - (PARCEL C ONLY)	0	6,200	6,200	
45	PRESERVE MAINT - (PARCEL C ONLY)	0	10,800	10,800	
46	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	36,816	46,100	46,100	
47	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	0	0	30,000	New Item for upcoming year
48	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
49	FIELD INSPECTOR - (SOMERSET ONLY)	15,816	28,000	24,000	
50	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	0	17,500	New Item for upcoming year
51	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	0	2,500	New Item for upcoming year
	Total Expenditures	386,746	501,028	518,195	
	EXCESS / (SHORTFALL)	\$ 4,169,124	\$ 3,958,630	\$ 3,818,855	
52	DEBT PAYMENTS (2014)	(1,217,958)	(1,278,793)	(1,122,190)	
53	DEBT PAYMENTS (2018)	(2,826,860)	(2,553,275)	(2,553,275)	
54	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 124,306	\$ 126,562	\$ 143,391	
55	DISCOUNTS FOR EARLY PAYMENTS	(131,580)	(125,966)	(143,391)	higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ (7,274)	\$ 596	\$ (0)	

* Un-audited figures

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	341,141	521,994
DIRECT BILL ASSESSMENTS - PULTE	9,955	-1,082
DIRECT BILL ASSESSMENTS - GL HOMES	365	537
DIRECT BILL ASSESSMENTS - WCI	23,809	17,626
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	0
Total Revenues	\$ 515,270	\$ 539,075
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	35,000	25,000
MANAGEMENT	35,441	36,108
LEGAL	38,000	25,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,500	5,500
ARBITRAGE REBATE FEE	3,500	3,500
INSURANCE	15,000	15,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	2,800	2,800
POSTAGE	1,300	1,300
OFFICE SUPPLIES	2,200	2,500
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	37,000	33,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	500	500
WEBSITE	1,500	1,500
PROFESSIONAL FEE & PERMITS	2,000	1,500
ELECTRICITY	1,000	200
TREELINE PRESEVE MAINT - EXOTICS	4,000	7,500
DRI TRAFFIC MONITORING	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	15,000	20,000
PANTHER MITIGATION MAINT - EXOTICS	110,000	90,000
STREET LIGHTING - UTILITY & MAINT	21,000	21,000
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	4,600	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,100	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	0	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	28,000	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500
Total Expenditures	\$ 501,028	\$ 518,195
EXCESS / (SHORTFALL)	\$ 14,242	\$ 20,880
DISCOUNTS FOR EARLY PAYMENTS	(13,646)	(20,880)
NET EXCESS / (SHORTFALL)	\$ 596	\$ -

Approximate Fund Balance as of 9-30-2018 = 215,000.00

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2014A-1	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	334,955
Direct Bill Assessments - WCI	153,487
Total Revenues	\$ 488,443
EXPENDITURES	
Principal Payments	155,000
Interest Payments	333,443
Miscellaneous	0
Total Expenditures	\$ 488,443
Excess / (Shortfall)	\$ -

2014A-2	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	72,384
Direct Bill Assessments - WCI	33,169
Total Revenues	\$ 105,553
EXPENDITURES	
Principal Payments	35,000
Interest Payments	70,553
Miscellaneous	0
Total Expenditures	\$ 105,553
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 =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/31/19 =	\$5,055,000

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 =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/31/19 =	\$1,070,000

2014 B	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	528,195
Total Revenues	\$ 528,195
EXPENDITURES	
Principal Payments	0
Interest Payments	528,195
Miscellaneous	0
Total Expenditures	\$ 528,195 **
Excess / (Shortfall)	\$ -

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

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
Annual Interest Payments Due =	N/A
Par Amount As Of 1/31/19 =	\$7,655,000

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2018 A-1 & A-2

FISCAL YEAR
2018/2019
ANNUAL BUDGET

REVENUES

Net On Roll Assessments	2,532,918
Direct Bill Assessments - Pulte	16,407
Direct Bill Assessments - GL Homes	3,949
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,553,275

EXPENDITURES

Principal Payments A-1	1,085,000
Interest Payments A-1	729,932
Principal Payments A-2	335,000
Interest Payments A-2	393,154
Miscellaneous / Prepayment	10,189
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
Par Amount As Of 1-1-19 =	\$24,985,000

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
Par Amount As Of 1-1-19 =	\$8,740,000

Arborwood Community Development District
Assessment Recap - GL Homes Parcel
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

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)
A	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	13,424.59	71,280.00
A	40' SF	365	20,416.57	136,145.00
A	40' SF - PO	2	111.87	0.00
A	45' SF	276	15,438.28	107,640.00
A	52' SF	564	31,547.80	232,932.00
A	52' SF - PO	1	55.94	0.00
A	62' SF	33	1,845.88	14,949.00
Total		1,481	82,841	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 352.94
\$ 428.94
\$ 55.94
\$ 445.94
\$ 468.94
\$ 55.94
\$ 508.94

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	859.17	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)	(2,792.32)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	2,470.13	20,004.48
Total		10	537	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 2019/2020
October 1, 2019 - September 30, 2020**

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	186	(85)
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	265	262	3
B	SF 55' - (2)	1	1	0
B	SF 55' - (3)	69	69	0
B	SF 67' - (1)	173	103	70
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	989	(11)

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	6,765.61	84,216.00
B	MF - (3)	37	3,792.84	37,185.00
B	SF 42' - (1)	186	19,066.71	90,768.00
B	SF 42' - (3)	39	3,997.86	39,195.00
B	SF 55' - (1)	262	26,857.41	171,348.00
B	SF 55' - (2)	1	102.51	1,276.00
B	SF 55' - (3)	69	7,073.13	69,276.00
B	SF 67' - (1)	103	10,558.45	81,988.00
B	SF 67' - (2)	38	3,895.35	48,488.00
B	SF 67' - (3)	91	9,328.34	91,364.00
B	SF 67' - (4)	33	3,382.80	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	3,485.31	49,164.00
B	SF 75' - (3)	3	307.53	3,522.00
B	SF 75' - (4)	27	2,767.75	41,364.00
D/E	MF - (1)	43	11,570.92	21,414.00
D/E	MF - (2)	123	33,098.21	156,948.00
D/E	MF - (3)	27	7,265.46	27,135.00
D/E	MF - (4)	27	7,265.46	39,096.00
D/E	SF 55' - (1)	78	20,989.11	51,012.00
D/E	SF 55' - (2)	126	33,905.49	160,776.00
D/E	SF 55' - (3)	46	12,378.19	46,184.00
D/E	SF 67' - (1)	97	26,101.84	77,212.00
D/E	SF 67' - (2)	101	27,178.21	128,876.00
D/E	SF 67' - (3)	53	14,261.83	53,212.00
D/E	SF 67' - (4)	30	8,072.74	43,440.00
D/E	SF 67' - (5)	3	807.27	0.00
D/E	SF 75' - (1)	57	15,338.20	50,673.00
D/E	SF 75' - (2)	77	20,720.02	111,342.00
D/E	SF 75' - (3)	27	7,265.46	31,698.00
D/E	SF 75' - (4)	39	10,494.56	59,748.00
D/E	SF 75' - (5)	1	269.09	0.00
Total		1,944	358,364	1,915,704

ON ROLL GROSS PER UNIT TOTAL
\$ 1,378.51
\$ 1,107.51
\$ 590.51
\$ 1,107.51
\$ 756.51
\$ 1,378.51
\$ 1,106.51
\$ 898.51
\$ 1,378.51
\$ 1,106.51
\$ 1,550.51
\$ -
\$ 1,548.51
\$ 1,276.51
\$ 1,634.51
\$ 767.09
\$ 1,545.09
\$ 1,274.09
\$ 1,717.09
\$ 923.09
\$ 1,545.09
\$ 1,273.09
\$ 1,065.09
\$ 1,545.09
\$ 1,273.09
\$ 1,717.09
\$ 269.09
\$ 1,158.09
\$ 1,715.09
\$ 1,443.09
\$ 1,801.09
\$ 269.09

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)	(85)	(8,364.75)	(39,820.80)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	3	295.23	1,883.52
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	70	6,888.62	53,491.20
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	98.41	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		(11)	(1,082)	16,407

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 2019/2020
October 1, 2019 - September 30, 2020

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	36	84
C	4 - plex	164	72	92
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	79	50
Total		694	468	226

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	36	2,924.65	25,488.79
C	4 - plex	72	5,849.30	50,977.58
C	46' SF	62	5,036.90	54,558.82
C	52' SF	219	17,791.62	203,792.25
C	67' SF	79	6,417.98	89,494.14
Total		468	38,020	424,312

ON ROLL GROSS PER UNIT TOTAL	
\$	789.26
\$	789.26
\$	961.22
\$	1,011.80
\$	1,214.08

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	84	6,551.22	58,870.63
C	4 - plex	92	7,175.14	64,959.34
C	46' SF	0	0.00	1,139.64
C	52' SF	0	0.00	4,256.07
C	67' SF	50	3,899.53	57,430.20
Total		226	17,626	186,656

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

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		151	151	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	37,598.53	123,556.00
G	Neighborhood Retail	21	3,136.45	21,850.00
H-1	Retail/ Commercial	11	1,666.52	11,900.00
H-2	RE Office	2	367.86	2,500.00
Total		151	42,769	159,806

ON ROLL GROSS TOTAL	
\$	161,154.53
\$	24,986.45
\$	13,566.52
\$	2,867.86

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 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Total Shared O&M Expenditures

\$ 346,095.00 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
Tract	Parcel	B		A*B=C	D	C/D=E	E/96%
		Gross Acreage	% of Total Acreage	Allocation of Expenditures			Projected Units
1	A	560.00	23.13%	\$ 80,064	1,491	\$ 53.70	\$ 55.94
2	B	655.68	27.09%	\$ 93,744	978	\$ 95.85	\$ 99.85
2	D/E	794.42	32.82%	\$ 113,580	955	\$ 118.93	\$ 123.89
2	C	259.67	10.73%	\$ 37,126	694	\$ 53.49	\$ 55.72
Total Residential Land Uses		2,269.77	93.76%	\$ 324,513	4,118		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 16,618			17,310.03
3	Neighborhood Retail-G	21.06	0.87%	\$ 3,011			3,136.45
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,600			1,666.52
5	RE Office-H-2	2.47	0.10%	\$ 353			367.86
Total Non-Residential Land Uses		150.95	6.24%	\$ 21,582			
Grand Total (Gross)		2,420.72	100.00%	\$ 346,095			

Total -Somerset Only- O&M Expenditures

\$ 152,600.00

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%	\$ 133,123	955	\$ 139.40	\$ 145.20
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 19,477			20,289
Totals		910.65	100.00%	\$ 152,600			

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	694	\$ 24.50	\$ 25.52

Total -Bridgetown Only O&M Expenditures

\$ 2,500.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	B	655.68	100.00%	\$ 2,500	978	\$ 2.56	\$ 2.66

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 593,995.00	\$ 611,192.50	97.186%	

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	120	36	\$ 708.02	\$ 25,488.79	\$ 58,871
PARCEL C - 4 - Plex	164	72	\$ 708.02	\$ 50,977.58	\$ 64,959
PARCEL C - 46' Single Family	62	62	\$ 879.98	\$ 54,558.82	\$ 1,140
PARCEL C - 52' Single Family	219	219	\$ 930.56	\$ 203,792.25	\$ 4,256
PARCEL C - 67' Single Family	129	79	\$ 1,132.84	\$ 89,494.14	\$ 57,430
Grand Total	694	468		\$ 424,311.58	\$ 186,655.88

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	84.00	14.0304%
0.70	114.80	19.1749%
0.87	53.94	9.0095%
0.92	201.48	33.6529%
1.12	144.48	24.1323%
	598.70	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 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

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	186	488	90,768	(39,821)	49,288
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	265	262	654	171,348	1,884	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	103	796	81,988	53,491	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	989		856,938	16,407	
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	3,425		2,478,650	20,357	
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				2,638,456	20,357	2,659,661

Arborwood Community Development District
On Roll Assessment Comparison
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

Parcel	Product Type	Gross Fiscal Year 2018/2019 On Roll Assessment Per Unit	Gross Fiscal Year 2019/2020 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$334.97	\$352.94
A	40' SF	\$410.97	\$428.94
A	40' SF - PO	\$37.97	\$55.94
A	45' SF	\$427.97	\$445.94
A	52' SF	\$450.97	\$468.94
A	52' SF - PO	\$37.97	\$55.94
A	62' SF	\$490.97	\$508.94

Pulte			
B	MF - (2)	\$1,343.78	\$1,378.51
B	MF - (3)	\$1,072.78	\$1,107.51
B	SF 42' - (1)	\$555.78	\$590.51
B	SF 42' - (3)	\$1,072.78	\$1,107.51
B	SF 55' - (1)	\$721.78	\$756.51
B	SF 55' - (2)	\$1,343.78	\$1,378.51
B	SF 55' - (3)	\$1,071.78	\$1,106.51
B	SF 67' - (1)	\$863.78	\$898.51
B	SF 67' - (2)	\$1,343.78	\$1,378.51
B	SF 67' - (3)	\$1,071.78	\$1,106.51
B	SF 67' - (4)	\$1,515.78	\$1,550.51
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,513.78	\$1,548.51
B	SF 75' - (3)	\$1,241.78	\$1,276.51
B	SF 75' - (4)	\$1,599.78	\$1,634.51
D/E	MF - (1)	\$685.91	\$767.09
D/E	MF - (2)	\$1,463.91	\$1,545.09
D/E	MF - (3)	\$1,192.91	\$1,274.09
D/E	MF - (4)	\$1,635.91	\$1,717.09
D/E	SF 55' - (1)	\$841.91	\$923.09
D/E	SF 55' - (2)	\$1,463.91	\$1,545.09
D/E	SF 55' - (3)	\$1,191.91	\$1,273.09
D/E	SF 67' - (1)	\$983.91	\$1,065.09
D/E	SF 67' - (2)	\$1,463.91	\$1,545.09
D/E	SF 67' - (3)	\$1,191.91	\$1,273.09
D/E	SF 67' - (4)	\$1,635.91	\$1,717.09
D/E	SF 67' - (5)	\$187.91	\$269.09
D/E	SF 75' - (1)	\$1,076.91	\$1,158.09
D/E	SF 75' - (2)	\$1,633.91	\$1,715.09
D/E	SF 75' - (3)	\$1,361.91	\$1,443.09
D/E	SF 75' - (4)	\$1,719.91	\$1,801.09
D/E	SF 75' - (5)	\$187.91	\$269.09

- (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	\$763.82	\$789.26
C	4 - Plex	\$763.82	\$789.26
C	46' SF	\$934.27	\$961.22
C	52' SF	\$984.41	\$1,011.80
C	67' SF	\$1,184.92	\$1,214.08

Others			
D/E	Golf Course	\$149,811.07	\$161,154.53
G	Neighborhood Retail	\$23,979.01	\$24,986.45
H-1	Retail/ Commercial	\$13,031.23	\$13,566.52
H-2	RE Office	\$2,749.70	\$2,867.86