

Arborwood
Community Development District

Proposed Budget
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

CONTENTS

- 1 REVENUE AND EXPENSE DESCRIPTIONS
- 4 PROPOSED TOTAL BUDGET
- 5 PROPOSED TOTAL BUDGET DETAIL
- 6 BUDGET COMPARISON
- 7 PROPOSED GENERAL FUND BUDGET
- 8 PROPOSED DEBT SERVICE FUND BUDGET - 2014 BOND
- 9 PROPOSED 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.
- 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**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

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**

Electric 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

2

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 Permit

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.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Budget Revenue & Expense Descriptions**

- 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 maintenance 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 than 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%

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	506,827
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	14,037
DEBT ON ROLL ASSESSMENT	3,116,749
DEBT DIRECT BILL ASSESSMENT - PULTE	0
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0
DEBT DIRECT BILL ASSESSMENT - WCI	519,657
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	0
Total Revenues	\$ 4,157,270

EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	32,500
MANAGEMENT	36,936
LEGAL	23,500
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,600
ARBITRAGE REBATE FEE	2,500
INSURANCE	12,500
LEGAL ADVERTISING	5,500
MISCELLANEOUS	4,000
POSTAGE	1,300
OFFICE SUPPLIES	2,300
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	31,000
CONTINUING DISCLOSURE FEE	4,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
PROFESSIONAL FEE & PERMITS	1,500
ELECTRICITY	200
TREELINE PRESEVE MAINT - EXOTICS	7,500
DRI TRAFFIC MONITORING	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	14,000
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)	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
Total Expenditures	\$ 500,591

EXCESS / (SHORTFALL)	\$ 3,656,679
-----------------------------	---------------------

DEBT PAYMENTS (2014)	(979,011)
DEBT PAYMENTS (2018)	(2,532,725)
MISCELLANEOUS DEBT EXPENSE	0

BALANCE	\$ 144,943
----------------	-------------------

DISCOUNTS FOR EARLY PAYMENTS	(144,943)
------------------------------	-----------

NET EXCESS / (SHORTFALL)	\$ -
---------------------------------	-------------

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	506,827	0	0	0	506,827
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0	0	0	0	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	0	0
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	14,037	0	0	0	14,037
DEBT ON ROLL ASSESSMENT	0	478,494	0	2,638,255	3,116,749
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	0	0
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	0	0
DEBT DIRECT BILL ASSESSMENT - WCI	0	131,187	388,470	0	519,657
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0	0	0	0
Total Revenues	\$ 520,864	\$ 609,681	\$ 388,470	\$ 2,638,255	\$ 4,157,270
EXPENDITURES					
PAYROLL TAX EXPENSE	880	0	0	0	880
SUPERVISOR FEES	11,000	0	0	0	11,000
ENGINEERING	32,500	0	0	0	32,500
MANAGEMENT	36,936	0	0	0	36,936
LEGAL	23,500	0	0	0	23,500
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,600	0	0	0	5,600
ARBITRAGE REBATE FEE	2,500	0	0	0	2,500
INSURANCE	12,500	0	0	0	12,500
LEGAL ADVERTISING	5,500	0	0	0	5,500
MISCELLANEOUS	4,000	0	0	0	4,000
POSTAGE	1,300	0	0	0	1,300
OFFICE SUPPLIES	2,300	0	0	0	2,300
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	31,000	0	0	0	31,000
CONTINUING DISCLOSURE FEE	4,000	0	0	0	4,000
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	0	0	0	0	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	0	0	0	20,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	0	0	0	80,000
STREET LIGHTING - UTILITY & MAINT	14,000	0	0	0	14,000
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)	36,500	0	0	0	36,500
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)	20,000	0	0	0	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 500,591	\$ -	\$ -	\$ -	\$ 500,591
EXCESS / (SHORTFALL)	\$ 20,273	\$ 609,681	\$ 388,470	\$ 2,638,255	\$ 3,656,679
DEBT PAYMENTS (2014)	0	(590,541)	(388,470)	0	(979,011)
DEBT PAYMENTS (2018)	0	0	0	(2,532,725)	(2,532,725)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 20,273	\$ 19,140	\$ -	\$ 105,530	\$ 144,943
DISCOUNTS FOR EARLY PAYMENTS	(20,273)	(19,140)	-	(105,530)	(144,943)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2018/2019 ACTUAL *	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
REVENUES					
1	GENERAL FUND ON ROLL ASSESSMENT	364,254	521,994	506,827	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0	-1,082	0	More lots on roll - results in less direct billed
3	GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0	537	0	
4	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	12,089	17,626	14,037	More lots on roll - results in less direct billed
5	GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	
6	DEBT ON ROLL ASSESSMENT	3,058,720	3,060,300	3,116,749	More lots on roll - results in less direct billed
7	DEBT DIRECT BILL ASSESSMENT - PULTE	0	16,407	0	More lots on roll - results in less direct billed
8	DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	3,949	0	
9	DEBT DIRECT BILL ASSESSMENT - WCI	747,324	574,041	519,657	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	0	
13	GENERAL FUND INTEREST INCOME	0	0	0	
14	GENERAL FUND OTHER REVENUES	0	0	0	Surplus operating funds have been used up over previous 2-3 years
	Total Revenues	\$ 4,182,387	\$ 4,193,772	\$ 4,157,270	
EXPENDITURES					
15	PAYROLL TAX EXPENSE	581	912	880	
16	SUPERVISOR FEES	7,600	12,000	11,000	
17	ENGINEERING	52,548	25,000	32,500	7,500
18	MANAGEMENT	35,441	36,108	36,936	annual CPI increase in contract
19	LEGAL	15,097	25,000	23,500	(1,500)
20	ASSESSMENT ROLL	5,000	5,000	5,000	
21	ANNUAL AUDIT	5,350	5,500	5,600	
22	ARBITRAGE REBATE FEE	1,000	3,500	2,500	
23	INSURANCE	13,480	15,000	12,500	
24	LEGAL ADVERTISING	4,532	5,500	5,500	
25	MISCELLANEOUS	3,425	2,800	4,000	
26	POSTAGE	1,825	1,300	1,300	
27	OFFICE SUPPLIES	1,333	2,500	2,300	
28	DUES & SUBSCRIPTIONS	175	175	175	
29	TRUSTEE FEES	27,174	33,000	31,000	
30	CONTINUING DISCLOSURE FEE	3,000	5,000	4,000	
31	AMORTIZATION SCHEDULE	450	500	500	
32	WEBSITE	1,500	1,500	1,500	
33	PROFESSIONAL FEE & PERMITS	0	1,500	1,500	
34	ELECTRICITY	146	200	200	
35	TREELINE PRESEVE MAINT - EXOTICS	0	7,500	7,500	
36	DRI TRAFFIC MONITORING	0	10,000	0	
37	ENVIROMENTAL CONSULTING - PASSARELLA	15,386	20,000	20,000	
38	PANTHER MITIGATION MAINT - EXOTICS	116,345	90,000	80,000	
39	STREET LIGHTING - UTILITY & MAINT	15,215	21,000	14,000	
40	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
41	COUNTY APPRAISER & TAX COLLECTOR FEE	7,591	10,000	10,000	
42	FLOWWAY MAINT	0	4,600	4,600	
43	MITIGATION MONITORING - (PARCEL C ONLY)	7,117	6,200	6,200	
44	PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800	10,800	
45	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	48,916	46,100	46,100	
46	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	0	30,000	36,500	
47	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
48	FIELD INSPECTOR - (SOMERSET ONLY)	23,146	24,000	24,000	
49	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	17,500	20,000	
50	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	Total Expenditures	459,174	518,195	500,591	
	EXCESS / (SHORTFALL)	\$ 3,723,213	\$ 3,675,577	\$ 3,656,679	
51	DEBT PAYMENTS (2014)	(1,151,504)	(979,011)	(979,011)	
52	DEBT PAYMENTS (2018)	(2,534,504)	(2,553,275)	(2,532,725)	
53	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 37,204	\$ 143,292	\$ 144,943	
54	DISCOUNTS FOR EARLY PAYMENTS	(124,664)	(143,292)	(144,943)	higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ (87,460)	\$ (0)	\$ 0	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	521,994	506,827
DIRECT BILL ASSESSMENTS - PULTE	-1,082	0
DIRECT BILL ASSESSMENTS - GL HOMES	537	0
DIRECT BILL ASSESSMENTS - WCI	17,626	14,037
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0
Total Revenues	\$ 539,075	\$ 520,864
EXPENDITURES		
PAYROLL TAX EXPENSE	912	880
SUPERVISOR FEES	12,000	11,000
ENGINEERING	25,000	32,500
MANAGEMENT	36,108	36,936
LEGAL	25,000	23,500
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,500	5,600
ARBITRAGE REBATE FEE	3,500	2,500
INSURANCE	15,000	12,500
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	2,800	4,000
POSTAGE	1,300	1,300
OFFICE SUPPLIES	2,500	2,300
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	33,000	31,000
CONTINUING DISCLOSURE FEE	5,000	4,000
AMORTIZATION SCHEDULE	500	500
WEBSITE	1,500	1,500
PROFESSIONAL FEE & PERMITS	1,500	1,500
ELECTRICITY	200	200
TREELINE PRESEVE MAINT - EXOTICS	7,500	7,500
DRI TRAFFIC MONITORING	10,000	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000	80,000
STREET LIGHTING - UTILITY & MAINT	21,000	14,000
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)	30,000	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	24,000	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
Total Expenditures	\$ 518,195	\$ 500,591
EXCESS / (SHORTFALL)	\$ 20,880	\$ 20,273
DISCOUNTS FOR EARLY PAYMENTS	(20,880)	(20,273)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Approximate Fund Balance as of 9-30-2020 = 140,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

2014A-1	
FISCAL YEAR	
2019/2020	
ANNUAL BUDGET	
REVENUES	
Net On Roll Assessments	379,128
Direct Bill Assessments - WCI	108,275
Total Revenues	\$ 487,403
EXPENDITURES	
Principal Payments	165,000
Interest Payments	322,403
Miscellaneous	0
Total Expenditures	\$ 487,403
Excess / (Shortfall)	\$ -

2014A-2	
FISCAL YEAR	
2019/2020	
ANNUAL BUDGET	
REVENUES	
Net On Roll Assessments	80,226
Direct Bill Assessments - WCI	22,912
Total Revenues	\$ 103,138
EXPENDITURES	
Principal Payments	35,000
Interest Payments	68,138
Miscellaneous	0
Total Expenditures	\$ 103,138
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 1/1/20 =	\$4,910,000

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 1/1/20 =	\$1,040,000

2014 B	
FISCAL YEAR	
2019/2020	
ANNUAL BUDGET	
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	388,470
Total Revenues	\$ 388,470
EXPENDITURES	
Principal Payments	0
Interest Payments	388,470
Miscellaneous	0
Total Expenditures	\$ 388,470 **
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 1/1/20 =	\$5,630,000

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

2018 A-1 & A-2

FISCAL YEAR
2018/2019
ANNUAL BUDGET

REVENUES

Net On Roll Assessments	2,532,725
Direct Bill Assessments - Pulte	0
Direct Bill Assessments - GL Homes	0
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,532,725

EXPENDITURES

Principal Payments A-1	1,110,000
Interest Payments A-1	701,348
Principal Payments A-2	350,000
Interest Payments A-2	356,875
Miscellaneous / Prepayment	14,502
Total Expenditures	\$ 2,532,725

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 1-1-20 =	\$23,400,000

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 1-1-20 =	\$8,225,000

Arborwood Community Development District

Assessment Recap - GL Homes Parcel

Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

GL HOMES PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
A	Townhomes	240	240	0
A	40' SF	365	365	0
A	40' SF - PO	2	2	0
A	45' SF	276	276	0
A	52' SF	564	564	0
A	52' SF - PO	1	1	0
A	62' SF	33	33	0
Total		1,481	1,481	0

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	12,476.34	71,280.00
A	40' SF	365	18,974.43	136,145.00
A	40' SF - PO	2	103.97	0.00
A	45' SF	276	14,347.79	107,640.00
A	52' SF	564	29,319.39	232,932.00
A	52' SF - PO	1	51.98	0.00
A	62' SF	33	1,715.50	14,949.00
Total		1,481	76,989	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 348.98
\$ 424.98
\$ 51.98
\$ 441.98
\$ 464.98
\$ 51.98
\$ 504.98

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	0	0.00	0.00
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	0	0.00	0.00
A	52' SF - PO	0	0.00	0.00
A	62' SF	0	0.00	0.00
Total		0	0	0

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 2020/2021
October 1, 2020 - September 30, 2021**

PULTE PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	MF - (2)	66	66	0
B	MF - (3)	36	36	0
B	SF 42' - (1)	186	186	0
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	232	232	0
B	SF 55' - (2)	0	0	0
B	SF 55' - (3)	71	71	0
B	SF 67' - (1)	130	130	0
B	SF 67' - (2)	38	38	0
B	SF 67' - (3)	90	90	0
B	SF 67' - (4)	33	33	0
B	SF 75' - (1)	0	0	0
B	SF 75' - (2)	34	34	0
B	SF 75' - (3)	3	3	0
B	SF 75' - (4)	27	27	0
Total		985	985	0

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)	96		96
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
Total		954	954	0

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	6,214.57	84,216.00
B	MF - (3)	36	3,389.77	36,180.00
B	SF 42' - (1)	186	17,513.79	90,768.00
B	SF 42' - (3)	39	3,672.25	39,195.00
B	SF 55' - (1)	232	21,845.15	151,728.00
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	71	6,685.37	71,284.00
B	SF 67' - (1)	130	12,240.82	103,480.00
B	SF 67' - (2)	38	3,578.09	48,488.00
B	SF 67' - (3)	90	8,474.41	90,360.00
B	SF 67' - (4)	33	3,107.28	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	3,201.44	49,164.00
B	SF 75' - (3)	3	282.48	3,522.00
B	SF 75' - (4)	27	2,542.32	41,364.00
D/E	MF - (1)	43	11,541.76	21,414.00
D/E	MF - (2)	123	33,014.79	156,948.00
D/E	MF - (3)	27	7,247.15	27,135.00
D/E	MF - (4)	27	7,247.15	39,096.00
D/E	SF 55' - (1)	78	20,936.21	51,012.00
D/E	SF 55' - (2)	126	33,820.03	160,776.00
D/E	SF 55' - (3)	46	12,347.00	46,184.00
D/E	SF 67' - (1)	96	25,767.64	76,416.00
D/E	SF 67' - (2)	101	27,109.71	128,876.00
D/E	SF 67' - (3)	53	14,225.89	53,212.00
D/E	SF 67' - (4)	30	8,052.39	43,440.00
D/E	SF 67' - (5)	3	805.24	0.00
D/E	SF 75' - (1)	57	15,299.54	50,673.00
D/E	SF 75' - (2)	77	20,667.80	111,342.00
D/E	SF 75' - (3)	27	7,247.15	31,698.00
D/E	SF 75' - (4)	39	10,468.11	59,748.00
D/E	SF 75' - (5)	1	268.41	0.00
Total		1,939	348,814	1,915,503

ON ROLL GROSS PER UNIT TOTAL
\$ 1,370.16
\$ 1,099.16
\$ 582.16
\$ 1,099.16
\$ 748.16
#DIV/0!
\$ 1,098.16
\$ 890.16
\$ 1,370.16
\$ 1,098.16
\$ 1,542.16
\$ -
\$ 1,540.16
\$ 1,268.16
\$ 1,626.16
\$ 766.41
\$ 1,544.41
\$ 1,273.41
\$ 1,716.41
\$ 922.41
\$ 1,544.41
\$ 1,272.41
\$ 1,064.41
\$ 1,544.41
\$ 1,272.41
\$ 1,716.41
\$ 268.41
\$ 1,157.41
\$ 1,714.41
\$ 1,442.41
\$ 1,800.41
\$ 268.41

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)	0	0.00	0.00
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	0	0.00	0.00
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	0	0.00	0.00
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)	0	0.00	0.00
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		0	0	0

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 2020/2021
 October 1, 2020 - September 30, 2021

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	54	66
C	4 - plex	164	40	124
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	129	0
Total		694	504	190

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	54	4,155.67	38,838.13
C	4 - plex	40	3,078.27	28,768.99
C	46' SF	62	4,771.32	55,422.07
C	52' SF	219	16,853.54	207,016.76
C	67' SF	129	9,927.43	148,448.24
Total		504	38,786	478,494

ON ROLL GROSS PER UNIT TOTAL	
\$	796.18
\$	796.18
\$	970.86
\$	1,022.24
\$	1,227.72

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	66	4,875.98	45,570.08
C	4 - plex	124	9,160.94	85,616.51
C	46' SF	0	0.00	0.00
C	52' SF	0	0.00	0.00
C	67' SF	0	0.00	0.00
Total		190	14,037	131,187

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

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	37,464.50	123,556.00
G	Neighborhood Retail	21	2,895.35	21,850.00
H-1	Retail/ Commercial	11	1,538.41	11,900.00
H-2	RE Office	2	339.58	2,500.00
Total		151	42,238	159,806

ON ROLL GROSS TOTAL	
\$	161,020.50
\$	24,745.35
\$	13,438.41
\$	2,839.58

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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

Total Shared O&M Expenditures

\$ 319,491.00 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%	\$ 73,910	1,481	\$ 49.91	\$ 51.98
2	B	655.68	27.09%	\$ 86,538	985	\$ 87.86	\$ 91.52
2	D/E	794.42	32.82%	\$ 104,849	954	\$ 109.90	\$ 114.48
2	C	259.67	10.73%	\$ 34,272	694	\$ 49.38	\$ 51.44
Total Residential Land Uses		2,269.77	93.76%	\$ 299,568	4,114		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 15,340			15,979.42
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,780			2,895.35
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,477			1,538.41
5	RE Office-H-2	2.47	0.10%	\$ 326			339.58
Total Non-Residential Land Uses		150.95	6.24%	\$ 19,923			
Grand Total (Gross)		2,420.72	100.00%	\$ 319,491			

Total -Somerset Only- O&M Expenditures

\$ 161,600.00

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%	\$ 140,974	954	\$ 147.77	\$ 153.93
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 20,626			21,485
Totals		910.65	100.00%	\$ 161,600			

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	985	\$ 2.54	\$ 2.64

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 590,541.00	\$ 598,173.89	98.724%	

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	54	\$ 719.22	\$ 38,838.13	\$ 45,570
PARCEL C - 4 - Plex	164	40	\$ 719.22	\$ 28,768.99	\$ 85,617
PARCEL C - 46' Single Family	62	62	\$ 893.90	\$ 55,422.07	\$ -
PARCEL C - 52' Single Family	219	219	\$ 945.28	\$ 207,016.76	\$ -
PARCEL C - 67' Single Family	129	129	\$ 1,150.76	\$ 148,448.24	\$ -
Grand Total	694	504		\$ 478,494.19	\$ 131,186.58

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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

Gross MADs when all platted
\$2,638,255

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	240	240	297	71,280	0	71,280
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'	564	564	413	232,932	0	232,932
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	33	33	453	14,949	0	14,949
Subtotal Parcel A	1,481	1,481		562,946	0	
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)	36	36	1,005	36,180	0	36,180
PARCELS B - Single Family 42' - (1)	186	186	488	90,768	0	90,768
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	232	232	654	151,728	0	151,728
PARCELS B - Single Family 55' - (2)	0	0	1,276	0	0	0
PARCELS B - Single Family 55' - (3)	71	71	1,004	71,284	0	71,284
PARCELS B - Single Family 67' - (1)	130	130	796	103,480	0	103,480
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	90	90	1,004	90,360	0	90,360
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	0	0	889	0	0	0
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	985	985		857,533	0	
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)	96	96	796	76,416	0	76,416
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	954	954		1,057,970	0	
Total Residential Units Parcels A, B, D, E	3,420	3,420		2,478,449	0	
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 UseTotal				159,806		
GRAND TOTAL				2,638,255	0	2,638,255

Arborwood Community Development District
On Roll Assessment Comparison
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

Parcel	Product Type	Gross Fiscal Year 2019/2020 On Roll Assessment Per Unit	Gross Fiscal Year 2020/2021 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$352.94	\$348.98
A	40' SF	\$428.94	\$424.98
A	40' SF - PO	\$55.94	\$51.98
A	45' SF	\$445.94	\$441.98
A	52' SF	\$468.94	\$464.98
A	52' SF - PO	\$55.94	\$51.98
A	62' SF	\$508.94	\$504.98

Pulte			
B	MF - (2)	\$1,378.51	\$1,370.16
B	MF - (3)	\$1,107.51	\$1,099.16
B	SF 42' - (1)	\$590.51	\$582.16
B	SF 42' - (3)	\$1,107.51	\$1,099.16
B	SF 55' - (1)	\$756.51	\$748.16
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,106.51	\$1,098.16
B	SF 67' - (1)	\$898.51	\$890.16
B	SF 67' - (2)	\$1,378.51	\$1,370.16
B	SF 67' - (3)	\$1,106.51	\$1,098.16
B	SF 67' - (4)	\$1,550.51	\$1,542.16
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,548.51	\$1,540.16
B	SF 75' - (3)	\$1,276.51	\$1,268.16
B	SF 75' - (4)	\$1,634.51	\$1,626.16
D/E	MF - (1)	\$767.09	\$766.41
D/E	MF - (2)	\$1,545.09	\$1,544.41
D/E	MF - (3)	\$1,274.09	\$1,273.41
D/E	MF - (4)	\$1,717.09	\$1,716.41
D/E	SF 55' - (1)	\$923.09	\$922.41
D/E	SF 55' - (2)	\$1,545.09	\$1,544.41
D/E	SF 55' - (3)	\$1,273.09	\$1,272.41
D/E	SF 67' - (1)	\$1,065.09	\$1,064.41
D/E	SF 67' - (2)	\$1,545.09	\$1,544.41
D/E	SF 67' - (3)	\$1,273.09	\$1,272.41
D/E	SF 67' - (4)	\$1,717.09	\$1,716.41
D/E	SF 67' - (5)	\$269.09	\$268.41
D/E	SF 75' - (1)	\$1,158.09	\$1,157.41
D/E	SF 75' - (2)	\$1,715.09	\$1,714.41
D/E	SF 75' - (3)	\$1,443.09	\$1,442.41
D/E	SF 75' - (4)	\$1,801.09	\$1,800.41
D/E	SF 75' - (5)	\$269.09	\$268.41

- (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	\$789.26	\$796.18
C	4 - Plex	\$789.26	\$796.18
C	46' SF	\$961.22	\$970.86
C	52' SF	\$1,011.80	\$1,022.24
C	67' SF	\$1,214.08	\$1,227.72

Others			
D/E	Golf Course	\$161,154.53	\$161,020.50
G	Neighborhood Retail	\$24,986.45	\$24,745.35
H-1	Retail/ Commercial	\$13,566.52	\$13,438.41
H-2	RE Office	\$2,867.86	\$2,839.58