

Arborwood
Community Development District

Proposed Budget
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022

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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.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

18 **ASSESSMENT ROLL**

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

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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**

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

35 **ENVIROMENTAL CONSULTING - PASSARELLA**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

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.

2

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 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%

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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2021/2022
October 1, 2021 - September 30, 2022

| REVENUES | TOTAL |
|---|---------------------|
| GENERAL FUND ON ROLL ASSESSMENT | 496,335 |
| GENERAL FUND DIRECT BILL ASSESSMENT - WCI | 12,126 |
| DEBT ON ROLL ASSESSMENT | 3,120,823 |
| DEBT DIRECT BILL ASSESSMENT - WCI | 325,265 |
| OTHER INCOME / CARRYOVER BALANCE | 15,000 |
| Total Revenues | \$ 3,969,549 |
| EXPENDITURES | |
| PAYROLL TAX EXPENSE | 880 |
| SUPERVISOR FEES | 11,000 |
| ENGINEERING | 32,500 |
| MANAGEMENT | 37,452 |
| LEGAL | 23,000 |
| ASSESSMENT ROLL | 5,000 |
| ANNUAL AUDIT | 5,350 |
| ARBITRAGE REBATE FEE | 2,000 |
| INSURANCE | 12,000 |
| LEGAL ADVERTISING | 5,500 |
| MISCELLANEOUS | 3,500 |
| POSTAGE | 1,200 |
| OFFICE SUPPLIES | 2,300 |
| DUES & SUBSCRIPTIONS | 175 |
| TRUSTEE FEES | 30,000 |
| CONTINUING DISCLOSURE FEE | 4,000 |
| AMORTIZATION SCHEDULES | 500 |
| WEBSITE | 2,000 |
| PROFESSIONAL FEE & PERMITS | 1,250 |
| ELECTRICITY | 2,000 |
| TREELINE PRESEVE MAINT - EXOTICS | 6,000 |
| DRI TRAFFIC MONITORING | 10,000 |
| 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) | 0 |
| 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) | 25,500 |
| STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY) | 20,000 |
| STORMWATER DRAINS INS - (BRIDGETOWN ONLY) | 2,500 |
| Total Expenditures | \$ 503,607 |
| EXCESS / (SHORTFALL) | |
| | \$ 3,465,942 |
| DEBT PAYMENTS (2014) | (788,905) |
| DEBT PAYMENTS (2018) | (2,532,350) |
| MISCELLANEOUS DEBT EXPENSE | 0 |
| BALANCE | \$ 144,686 |
| DISCOUNTS FOR EARLY PAYMENTS | (144,686) |
| NET EXCESS / (SHORTFALL) | \$ - |

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL

FISCAL YEAR 2021/2022
October 1, 2021 - September 30, 2022

| | GENERAL FUND | DEBT - SERIES 2014 | | DEBT - SERIES 2018 | TOTAL |
|---|-------------------|--------------------|-------------------|---------------------|---------------------|
| | | A-1 & A-2 | B | A-1 & A-2 | |
| REVENUES | | | | | |
| GENERAL FUND ON ROLL ASSESSMENT | 496,335 | 0 | 0 | 0 | 496,335 |
| GENERAL FUND DIRECT BILL ASSESSMENT - WCI | 12,126 | 0 | 0 | 0 | 12,126 |
| DEBT ON ROLL ASSESSMENT | 0 | 482,958 | 0 | 2,637,865 | 3,120,823 |
| DEBT DIRECT BILL ASSESSMENT - WCI | 0 | 132,410 | 192,855 | 0 | 325,265 |
| OTHER INCOME / CARRYOVER BALANCE | 15,000 | 0 | 0 | 0 | 15,000 |
| Total Revenues | \$ 523,460 | \$ 615,368 | \$ 192,855 | \$ 2,637,865 | \$ 3,969,549 |
| 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 | 37,452 | 0 | 0 | 0 | 37,452 |
| LEGAL | 23,000 | 0 | 0 | 0 | 23,000 |
| ASSESSMENT ROLL | 5,000 | 0 | 0 | 0 | 5,000 |
| ANNUAL AUDIT | 5,350 | 0 | 0 | 0 | 5,350 |
| ARBITRAGE REBATE FEE | 2,000 | 0 | 0 | 0 | 2,000 |
| INSURANCE | 12,000 | 0 | 0 | 0 | 12,000 |
| LEGAL ADVERTISING | 5,500 | 0 | 0 | 0 | 5,500 |
| MISCELLANEOUS | 3,500 | 0 | 0 | 0 | 3,500 |
| POSTAGE | 1,200 | 0 | 0 | 0 | 1,200 |
| OFFICE SUPPLIES | 2,300 | 0 | 0 | 0 | 2,300 |
| DUES & SUBSCRIPTIONS | 175 | 0 | 0 | 0 | 175 |
| TRUSTEE FEES | 30,000 | 0 | 0 | 0 | 30,000 |
| CONTINUING DISCLOSURE FEE | 4,000 | 0 | 0 | 0 | 4,000 |
| AMORTIZATION SCHEDULES | 500 | 0 | 0 | 0 | 500 |
| WEBSITE | 2,000 | 0 | 0 | 0 | 2,000 |
| PROFESSIONAL FEE & PERMITS | 1,250 | 0 | 0 | 0 | 1,250 |
| ELECTRICITY | 2,000 | 0 | 0 | 0 | 2,000 |
| TREELINE PRESEVE MAINT - EXOTICS | 6,000 | 0 | 0 | 0 | 6,000 |
| DRI TRAFFIC MONITORING | 10,000 | 0 | 0 | 0 | 10,000 |
| 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) | 0 | 0 | 0 | 0 | 0 |
| 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) | 25,500 | 0 | 0 | 0 | 25,500 |
| 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 | \$ 503,607 | \$ - | \$ - | \$ - | \$ 503,607 |
| EXCESS / (SHORTFALL) | | | | | |
| | \$ 19,853 | \$ 615,368 | \$ 192,855 | \$ 2,637,865 | \$ 3,465,942 |
| DEBT PAYMENTS (2014) | 0 | (596,050) | (192,855) | 0 | (788,905) |
| DEBT PAYMENTS (2018) | 0 | 0 | 0 | (2,532,350) | (2,532,350) |
| MISCELLANEOUS DEBT EXPENSE | 0 | 0 | 0 | 0 | 0 |
| BALANCE | \$ 19,853 | \$ 19,318 | \$ - | \$ 105,515 | \$ 144,686 |
| DISCOUNTS FOR EARLY PAYMENTS | (19,853) | (19,318) | - | (105,515) | (144,686) |
| NET EXCESS / (SHORTFALL) | \$ - | \$ - | \$ - | \$ - | \$ - |

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

| | FISCAL YEAR 2019/2020 ACTUAL * | FISCAL YEAR 2020/2021 ANNUAL BUDGET | FISCAL YEAR 2021/2022 ANNUAL BUDGET | LARGE VARIANCE EXPLANATION | |
|---------------------|---|---|---|----------------------------|---|
| REVENUES | | | | | |
| 1 | GENERAL FUND ON ROLL ASSESSMENT | 527,234 | 506,827 | 496,335 | More platted lots on roll and assessment raised because carryover has been depleted |
| 2 | GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR | 14,818 | 14,037 | 12,126 | More lots on roll - results in less direct billed |
| 3 | GENERAL FUND DIRECT BILL ASSESSMENT - OTHER | 0 | 0 | 0 | |
| 4 | DEBT ON ROLL ASSESSMENT | 3,110,356 | 3,116,749 | 3,120,823 | More lots on roll - results in less direct billed |
| 5 | DEBT DIRECT BILL ASSESSMENT - WCI | 471,039 | 519,657 | 325,265 | More lots on roll - results in less direct billed |
| 6 | PREPAYMENTS | 0 | 0 | 0 | |
| 7 | MISCELLANEOUS DEBT INCOME | 0 | 0 | 0 | |
| 8 | GENERAL FUND INTEREST INCOME/OTHER INCOME | 18,152 | 0 | 0 | |
| 9 | GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE | 0 | 0 | 15,000 | Carryover Funds Being Used To Reduce Assessments |
| | Total Revenues | \$ 4,141,599 | \$ 4,157,270 | \$ 3,969,549 | |
| EXPENDITURES | | | | | |
| 10 | PAYROLL TAX EXPENSE | 520 | 880 | 880 | |
| 11 | SUPERVISOR FEES | 6,800 | 11,000 | 11,000 | |
| 12 | ENGINEERING | 37,324 | 32,500 | 32,500 | 0 |
| 13 | MANAGEMENT | 36,108 | 36,936 | 37,452 | Annual CPI increase in contract |
| 14 | LEGAL | 15,805 | 23,500 | 23,000 | (500) |
| 15 | ASSESSMENT ROLL | 5,000 | 5,000 | 5,000 | |
| 16 | ANNUAL AUDIT | 5,350 | 5,600 | 5,350 | Accepted Amount For 2020/2021 Audit |
| 17 | ARBITRAGE REBATE FEE | 1,000 | 2,500 | 2,000 | |
| 18 | INSURANCE | 11,186 | 12,500 | 12,000 | |
| 19 | LEGAL ADVERTISING | 3,803 | 5,500 | 5,500 | |
| 20 | MISCELLANEOUS | 1,812 | 3,500 | 3,500 | |
| 21 | POSTAGE | 352 | 1,300 | 1,200 | |
| 22 | OFFICE SUPPLIES | 963 | 2,300 | 2,300 | |
| 23 | DUES & SUBSCRIPTIONS | 175 | 175 | 175 | |
| 24 | TRUSTEE FEES | 27,174 | 31,000 | 30,000 | |
| 25 | CONTINUING DISCLOSURE FEE | 3,000 | 4,000 | 4,000 | |
| 26 | AMORTIZATION SCHEDULES | 300 | 500 | 500 | |
| 27 | WEBSITE | 2,000 | 2,000 | 2,000 | |
| 28 | PROFESSIONAL FEE & PERMITS | 0 | 1,500 | 1,250 | |
| 29 | ELECTRICITY | 159 | 200 | 2,000 | FY 20/21 Expenditure Through 3/21 Is \$1,084 |
| 30 | TREELINE PRESEVE MAINT - EXOTICS | 0 | 7,500 | 6,000 | Last Expenditure Was In 2015 |
| 31 | DRI TRAFFIC MONITORING | 9,177 | 0 | 10,000 | Expenditure Occurs Every Two Years |
| 32 | ENVIROMENTAL CONSULTING - PASSARELLA | 19,070 | 20,000 | 20,000 | |
| 33 | PANTHER MITIGATION MAINT - EXOTICS | 90,569 | 80,000 | 80,000 | |
| 34 | STREET LIGHTING - UTILITY & MAINT | 14,108 | 14,000 | 14,000 | |
| 35 | CAPITAL OUTLAY - SMALL | 0 | 1,000 | 1,000 | |
| 36 | COUNTY APPRAISER & TAX COLLECTOR FEE | 7,770 | 10,000 | 10,000 | |
| 37 | FLOWWAY MAINT | 0 | 4,600 | 4,600 | |
| 38 | MITIGATION MONITORING - (PARCEL C ONLY) | 0 | 6,200 | 0 | Last Expenditure Was In 2018 |
| 39 | PRESERVE MAINT - (PARCEL C ONLY) | 8,827 | 10,800 | 10,800 | |
| 40 | LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY) | 46,068 | 46,100 | 46,100 | |
| 41 | LAKE BANK EROSION MAINT - (SOMERSET ONLY) | 39,726 | 36,500 | 36,500 | |
| 42 | PRESERVE MAINT - (SOMERSET ONLY) | 35,000 | 35,000 | 35,000 | |
| 43 | FIELD INSPECTOR - (SOMERSET ONLY) | 24,930 | 24,000 | 25,500 | FY 20/21 Expenditure Through 3/21 Is \$12,548 |
| 44 | STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY) | 5,560 | 20,000 | 20,000 | |
| 45 | STORMWATER DRAINS INS - (BRIDGETOWN ONLY) | 0 | 2,500 | 2,500 | |
| | Total Expenditures | 459,636 | 500,591 | 503,607 | |
| | EXCESS / (SHORTFALL) | \$ 3,681,963 | \$ 3,656,679 | \$ 3,465,942 | |
| 46 | DEBT PAYMENTS (2014) | (923,131) | (979,011) | (788,905) | |
| 47 | DEBT PAYMENTS (2018) | (2,532,900) | (2,532,725) | (2,532,350) | |
| 48 | MISCELLANEOUS DEBT EXPENSE | 0 | - | - | |
| | BALANCE | \$ 225,932 | \$ 144,943 | \$ 144,687 | |
| 49 | DISCOUNTS FOR EARLY PAYMENTS | (136,867) | (144,943) | (144,686) | Higher assessments on roll results in higher discount potential |
| | NET EXCESS / (SHORTFALL) | \$ 89,065 | \$ - | \$ 1 | |

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2021/2022
October 1, 2021 - September 30, 2022

| | FISCAL YEAR 2020/2021 ANNUAL BUDGET | FISCAL YEAR 2021/2022 ANNUAL BUDGET |
|---|--|--|
| REVENUES | | |
| ON ROLL ASSESSMENTS | 506,827 | 496,335 |
| DIRECT BILL ASSESSMENTS - WCI | 14,037 | 12,126 |
| INTEREST INCOME | 0 | 0 |
| OTHER INCOME / CARRYOVER BALANCE | 0 | 15,000 |
| Total Revenues | \$ 520,864 | \$ 523,460 |
| EXPENDITURES | | |
| PAYROLL TAX EXPENSE | 880 | 880 |
| SUPERVISOR FEES | 11,000 | 11,000 |
| ENGINEERING | 32,500 | 32,500 |
| MANAGEMENT | 36,936 | 37,452 |
| LEGAL | 23,500 | 23,000 |
| ASSESSMENT ROLL | 5,000 | 5,000 |
| ANNUAL AUDIT | 5,600 | 5,350 |
| ARBITRAGE REBATE FEE | 2,500 | 2,000 |
| INSURANCE | 12,500 | 12,000 |
| LEGAL ADVERTISING | 5,500 | 5,500 |
| MISCELLANEOUS | 4,000 | 3,500 |
| POSTAGE | 1,300 | 1,200 |
| OFFICE SUPPLIES | 2,300 | 2,300 |
| DUES & SUBSCRIPTIONS | 175 | 175 |
| TRUSTEE FEES | 31,000 | 30,000 |
| CONTINUING DISCLOSURE FEE | 4,000 | 4,000 |
| AMORTIZATION SCHEDULES | 500 | 500 |
| WEBSITE | 1,500 | 2,000 |
| PROFESSIONAL FEE & PERMITS | 1,500 | 1,250 |
| ELECTRICITY | 200 | 2,000 |
| TREELINE PRESEVE MAINT - EXOTICS | 7,500 | 6,000 |
| DRI TRAFFIC MONITORING | 0 | 10,000 |
| ENVIROMENTAL CONSULTING - PASSARELLA | 20,000 | 20,000 |
| PANTHER MITIGATION MAINT - EXOTICS | 80,000 | 80,000 |
| STREET LIGHTING - UTILITY & MAINT | 14,000 | 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 | 0 |
| PRESERVE MAINT - (PARCEL C ONLY) | 10,800 | 10,800 |
| LAKE MAINT - AQUATIC CONTROL - (SOMERSET ONLY) | 46,100 | 46,100 |
| LAKE BANK EROSION MAINT - (SOMERSET ONLY) | 36,500 | 36,500 |
| PRESERVE MAINT - (SOMERSET ONLY) | 35,000 | 35,000 |
| FIELD INSPECTOR - (SOMERSET ONLY) | 24,000 | 25,500 |
| STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY) | 20,000 | 20,000 |
| STORMWATER DRAINS INS - (BRIDGETOWN ONLY) | 2,500 | 2,500 |
| Total Expenditures | \$ 500,591 | \$ 503,607 |
| EXCESS / (SHORTFALL) | \$ 20,273 | \$ 19,853 |
| DISCOUNTS FOR EARLY PAYMENTS | (20,273) | (19,853) |
| NET EXCESS / (SHORTFALL) | \$ - | \$ - |

Approximate Fund Balance as of 9-30-2021 = 200,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2021/2022
October 1, 2021 - September 30, 2022

| | 2014A-1 | | 2014A-2 |
|-------------------------------|--|--|--|
| | FISCAL YEAR 2021/2022 ANNUAL BUDGET | | FISCAL YEAR 2021/2022 ANNUAL BUDGET |
| REVENUES | | | REVENUES |
| Net On Roll Assessments | 381,537 | | 82,102 |
| Direct Bill Assessments - WCI | 108,963 | | 23,448 |
| Total Revenues | \$ 490,500 | | \$ 105,550 |
| EXPENDITURES | | | EXPENDITURES |
| Principal Payments | 180,000 | | 40,000 |
| Interest Payments | 310,500 | | 65,550 |
| Miscellaneous | 0 | | 0 |
| Total Expenditures | \$ 490,500 | | \$ 105,550 |
| 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 1/1/21 = | \$4,755,000 |

| 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 1/1/21 = | \$1,005,000 |

| | 2014 B | |
|-------------------------------|--|--|
| | FISCAL YEAR 2021/2022 ANNUAL BUDGET | |
| REVENUES | | |
| Net On Roll Assessments | 0 | |
| Direct Bill Assessments - WCI | 192,855 | |
| Total Revenues | \$ 192,855 | |
| EXPENDITURES | | |
| Principal Payments | 0 | |
| Interest Payments | 192,855 | |
| Miscellaneous | 0 | |
| Total Expenditures | \$ 192,855 ** | |
| Excess / (Shortfall) | \$ - | |

**Note: Based on current bond balance, actual amount will be lower as payoff checks are 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 1/1/21 = | \$2,795,000 |

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2021/2022
October 1, 2021 - September 30, 2022

2018 A-1 & A-2

| | FISCAL YEAR |
|-----------------------------|----------------------|
| | 2021/2022 |
| | ANNUAL BUDGET |
| REVENUES | |
| Net On Roll Assessments | 2,532,350 |
| Total Revenues | \$ 2,532,350 |
| EXPENDITURES | |
| Principal Payments A-1 | 1,125,000 |
| Interest Payments A-1 | 677,280 |
| Principal Payments A-2 | 345,000 |
| Interest Payments A-2 | 342,572 |
| Miscellaneous / Prepayment | 42,498 |
| Total Expenditures | \$ 2,532,350 |
| 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 1-1-21 = | \$22,135,000 |

| 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 1-1-21 = | \$7,600,000 |

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022

PARCEL A - MARINA BAY & BOTANICA LAKES

| PARCEL | PRODUCT TYPE | TOTAL UNITS | TOTAL GROSS O&M | TOTAL GROSS DEBT | TOTAL GROSS ASSESSMENTS |
|--------|--------------|-------------|-----------------|------------------|-------------------------|
| A | Townhomes | 240 | 12,191.89 | 71,280.00 | 83,471.89 |
| A | 40' SF | 365 | 18,541.83 | 136,145.00 | 154,686.83 |
| A | 40' SF - PO | 2 | 101.60 | 0.00 | 101.60 |
| A | 45' SF | 275 | 13,969.87 | 107,250.00 | 121,219.87 |
| A | 45' SF - PO | 1 | 50.80 | 0.00 | 50.80 |
| A | 52' SF | 564 | 28,650.94 | 232,932.00 | 261,582.94 |
| A | 52' SF - PO | 1 | 50.80 | 0.00 | 50.80 |
| A | 62' SF | 33 | 1,676.38 | 14,949.00 | 16,625.38 |
| Total | | 1,481 | 75,234.12 | 562,556.00 | 637,790.12 |

| ON ROLL GROSS PER UNIT TOTAL |
|------------------------------|
| \$ 347.80 |
| \$ 423.80 |
| \$ 50.80 |
| \$ 440.80 |
| \$ 50.80 |
| \$ 463.80 |
| \$ 50.80 |
| \$ 503.80 |

MARINA BAY

| PARCEL | PRODUCT TYPE | UNITS | O&M GROSS | DEBT GROSS | TOTAL GROSS |
|--------|--------------|-------|-----------|------------|-------------|
| A | Townhomes | 240 | 12,191.89 | 71,280.00 | 83,471.89 |
| A | 40' SF | 0 | 0.00 | 0.00 | 0.00 |
| A | 40' SF - PO | 0 | 0.00 | 0.00 | 0.00 |
| A | 45' SF | 275 | 13,969.87 | 107,250.00 | 121,219.87 |
| A | 45' SF - PO | 1 | 50.80 | 0.00 | 50.80 |
| A | 52' SF | 247 | 12,547.49 | 102,011.00 | 114,558.49 |
| A | 52' SF - PO | 0 | 0.00 | 0.00 | 0.00 |
| A | 62' SF | 33 | 1,676.38 | 14,949.00 | 16,625.38 |
| Total | | 796 | 40,436.44 | 295,490.00 | 335,926.44 |

BOTANICA LAKES

| PARCEL | PRODUCT TYPE | UNITS | O&M GROSS | DEBT GROSS | TOTAL GROSS |
|--------|--------------|-------|-----------|------------|-------------|
| A | Townhomes | 0 | 0.00 | 0.00 | 0.00 |
| A | 40' SF | 365 | 18,541.83 | 136,145.00 | 154,686.83 |
| A | 40' SF - PO | 2 | 101.60 | 0.00 | 101.60 |
| A | 45' SF | 0 | 0.00 | 0.00 | 0.00 |
| A | 45' SF - PO | 0 | 0.00 | 0.00 | 0.00 |
| A | 52' SF | 317 | 16,103.46 | 130,921.00 | 147,024.46 |
| A | 52' SF - PO | 1 | 50.80 | 0.00 | 50.80 |
| A | 62' SF | 0 | 0.00 | 0.00 | 0.00 |
| Total | | 685 | 34,797.69 | 267,066.00 | 301,863.69 |

PO = Paid Off. There are a few home owners that have paid their bonds offs.

Arborwood Community Development District
Assessment Recap - Parcels B & D/E
Bridgetown & Somerset
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022

PARCELS B & D/E - BRIDGETOWN & SOMERSET

BRIDGETOWN

| PARCEL | PRODUCT TYPE | UNITS | O&M GROSS | DEBT GROSS | TOTAL GROSS ASSESSMENT | GROSS PER UNIT TOTAL |
|--------------|--------------|------------|---------------|----------------|------------------------|----------------------|
| B | MF - (2) | 66 | 6,076.86 | 84,216.00 | 90,292.86 | \$ 1,368.07 |
| B | MF - (3) | 36 | 3,314.65 | 36,180.00 | 39,494.65 | \$ 1,097.07 |
| B | SF 42' - (1) | 186 | 17,125.71 | 90,768.00 | 107,893.71 | \$ 580.07 |
| B | SF 42' - (3) | 39 | 3,590.87 | 39,195.00 | 42,785.87 | \$ 1,097.07 |
| B | SF 55' - (1) | 232 | 21,361.09 | 151,728.00 | 173,089.09 | \$ 746.07 |
| B | SF 55' - (2) | 0 | 0.00 | 0.00 | 0.00 | \$ - |
| B | SF 55' - (3) | 71 | 6,537.23 | 71,284.00 | 77,821.23 | \$ 1,096.07 |
| B | SF 67' - (1) | 130 | 11,969.58 | 103,480.00 | 115,449.58 | \$ 888.07 |
| B | SF 67' - (2) | 38 | 3,498.80 | 48,488.00 | 51,986.80 | \$ 1,368.07 |
| B | SF 67' - (3) | 90 | 8,286.63 | 90,360.00 | 98,646.63 | \$ 1,096.07 |
| B | SF 67' - (4) | 33 | 3,038.43 | 47,784.00 | 50,822.43 | \$ 1,540.07 |
| B | SF 75' - (1) | 0 | 0.00 | 0.00 | 0.00 | \$ - |
| B | SF 75' - (2) | 34 | 3,130.51 | 49,164.00 | 52,294.51 | \$ 1,538.07 |
| B | SF 75' - (3) | 3 | 276.22 | 3,522.00 | 3,798.22 | \$ 1,266.07 |
| B | SF 75' - (4) | 27 | 2,485.99 | 41,364.00 | 43,849.99 | \$ 1,624.07 |
| Total | | 985 | 90,693 | 857,533 | 948,226 | |

SOMERSET

| PARCEL | PRODUCT TYPE | UNITS | O&M GROSS | DEBT GROSS | TOTAL GROSS ASSESSMENT | GROSS PER UNIT TOTAL |
|--------------|--------------|------------|----------------|------------------|------------------------|----------------------|
| D/E | MF - (1) | 43 | 11,490.96 | 21,414.00 | 32,904.96 | \$ 765.23 |
| D/E | MF - (2) | 123 | 32,869.49 | 156,948.00 | 189,817.49 | \$ 1,543.23 |
| D/E | MF - (3) | 27 | 7,215.25 | 27,135.00 | 34,350.25 | \$ 1,272.23 |
| D/E | MF - (4) | 27 | 7,215.25 | 39,096.00 | 46,311.25 | \$ 1,715.23 |
| D/E | SF 55' - (1) | 78 | 20,844.07 | 51,012.00 | 71,856.07 | \$ 921.23 |
| D/E | SF 55' - (2) | 126 | 33,671.19 | 160,776.00 | 194,447.19 | \$ 1,543.23 |
| D/E | SF 55' - (3) | 46 | 12,292.66 | 46,184.00 | 58,476.66 | \$ 1,271.23 |
| D/E | SF 67' - (1) | 96 | 25,654.24 | 76,416.00 | 102,070.24 | \$ 1,063.23 |
| D/E | SF 67' - (2) | 101 | 26,990.40 | 128,876.00 | 155,866.40 | \$ 1,543.23 |
| D/E | SF 67' - (3) | 53 | 14,163.28 | 53,212.00 | 67,375.28 | \$ 1,271.23 |
| D/E | SF 67' - (4) | 30 | 8,016.95 | 43,440.00 | 51,456.95 | \$ 1,715.23 |
| D/E | SF 67' - (5) | 3 | 801.69 | 0.00 | 801.69 | \$ 267.23 |
| D/E | SF 75' - (1) | 57 | 15,232.20 | 50,673.00 | 65,905.20 | \$ 1,156.23 |
| D/E | SF 75' - (2) | 77 | 20,576.84 | 111,342.00 | 131,918.84 | \$ 1,713.23 |
| D/E | SF 75' - (3) | 27 | 7,215.25 | 31,698.00 | 38,913.25 | \$ 1,441.23 |
| D/E | SF 75' - (4) | 39 | 10,422.03 | 59,748.00 | 70,170.03 | \$ 1,799.23 |
| D/E | SF 75' - (5) | 1 | 267.23 | 0.00 | 267.23 | \$ 267.23 |
| Total | | 954 | 254,939 | 1,057,970 | 1,312,909 | |

- (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 2021/2022
October 1, 2021 - September 30, 2022

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 | 3,589.82 | 39,200.44 |
| C | 4 - plex | 40 | 2,659.12 | 29,037.37 |
| C | 46' SF | 62 | 4,121.64 | 55,939.09 |
| C | 52' SF | 219 | 14,558.70 | 208,947.96 |
| C | 67' SF | 129 | 8,575.67 | 149,833.07 |
| Total | | 504 | 33,505 | 482,958 |

| ON ROLL GROSS PER UNIT TOTAL | |
|-------------------------------------|----------|
| \$ | 792.41 |
| \$ | 792.41 |
| \$ | 968.72 |
| \$ | 1,020.58 |
| \$ | 1,227.98 |

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 | 4,212.05 | 45,995.19 |
| C | 4 - plex | 124 | 7,913.55 | 86,415.20 |
| 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 | 12,126 | 132,410 |

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2021/2022

October 1, 2021 - September 30, 2022

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 | TOTAL GROSS ON ROLL |
|--------------|---------------------|---------------|-------------------|--------------------|---------------------|
| D/E | Golf Course | 116 | 37,299.61 | 123,556.00 | 160,855.61 |
| G | Neighborhood Retail | 21 | 2,829.34 | 21,850.00 | 24,679.34 |
| H-1 | Retail/ Commercial | 11 | 1,503.34 | 11,900.00 | 13,403.34 |
| H-2 | RE Office | 2 | 331.84 | 2,500.00 | 2,831.84 |
| Total | | 151 | 41,964 | 159,806 | 201,770 |

| ON ROLL GROSS TOTAL | |
|---------------------|------------|
| \$ | 160,855.61 |
| \$ | 24,679.34 |
| \$ | 13,403.34 |
| \$ | 2,831.84 |

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

Total Shared O&M Expenditures

\$ 312,207.00 A

Allocation of Expenditures and Assessment Per Unit

| Tract | Parcel | Allocation Per Parcel based on Gross Acreage | | | Assessment Per Unit | | |
|--|--|--|--------------------|----------------------------|---------------------|--------------------|---------------------------------------|
| | | Gross Acreage | % of Total Acreage | Allocation of Expenditures | Projected Units | Net Assmt per Unit | Gross Assmt per Unit (If On Roll) |
| | | | | | | | |
| 1 | A | 560.00 | 23.13% | \$ 72,225 | 1,481 | \$ 48.77 | \$ 50.80 |
| 2 | B | 655.68 | 27.09% | \$ 84,565 | 985 | \$ 85.85 | \$ 89.43 |
| 2 | D/E | 794.42 | 32.82% | \$ 102,459 | 954 | \$ 107.40 | \$ 111.87 |
| 2 | C | 259.67 | 10.73% | \$ 33,490 | 694 | \$ 48.26 | \$ 50.27 |
| Total Residential Land Uses | | 2,269.77 | 93.76% | \$ 292,739 | 4,114 | | Gross Total Assmt (If On Roll) |
| 2 | Golf Course (part of Tract 2 Parcel D/E) | 116.23 | 4.80% | \$ 14,991 | | | 15,615.11 |
| 3 | Neighborhood Retail-G | 21.06 | 0.87% | \$ 2,716 | | | 2,829.34 |
| 4 | Retail/ Commercial H-1 | 11.19 | 0.46% | \$ 1,443 | | | 1,503.34 |
| 5 | RE Office-H-2 | 2.47 | 0.10% | \$ 319 | | | 331.84 |
| Total Non-Residential Land Uses | | 150.95 | 6.24% | \$ 19,468 | | | |
| Grand Total (Gross) | | 2,420.72 | 100.00% | \$ 312,207 | | | |

Total -Somerset Only- O&M Expenditures

\$ 163,100.00

| Tract | Parcel | Gross Acreage | % of Total Acreage | Allocation of Expenditures | Projected Units | Net Assmt per Unit | Gross Assmt per Unit (If On Roll) |
|---------------|--|---------------|--------------------|----------------------------|-----------------|--------------------|-----------------------------------|
| 2 | D/E | 794.42 | 87.24% | \$ 142,283 | 954 | \$ 149.14 | \$ 155.36 |
| 2 | Golf Course (part of Tract 2 Parcel D/E) | 116.23 | 12.76% | \$ 20,817 | | | 21,684.50 |
| Totals | | 910.65 | 100.00% | \$ 163,100 | | | |

Total -Parcel C Only O&M Expenditures

\$ 10,800.00

| 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% | \$ 10,800 | 694 | \$ 15.56 | \$ 16.21 |

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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

| | | | |
|---|-----------------------|---------------------|---|
| Net 2014 A1 & A2 Principal & Interest Payment Due: | Net Total MADs | % Difference | * |
| \$ 596,050.00 | \$ 598,173.89 | 99.645% | |

| 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 | \$ 725.93 | \$ 39,200.44 | \$ 45,995 |
| PARCEL C - 4 - Plex | 164 | 40 | \$ 725.93 | \$ 29,037.37 | \$ 86,415 |
| PARCEL C - 46' Single Family | 62 | 62 | \$ 902.24 | \$ 55,939.09 | \$ - |
| PARCEL C - 52' Single Family | 219 | 219 | \$ 954.10 | \$ 208,947.96 | \$ - |
| PARCEL C - 67' Single Family | 129 | 129 | \$ 1,161.50 | \$ 149,833.07 | \$ - |
| Grand Total | 694 | 504 | | \$ 482,957.93 | \$ 132,410.39 |

| 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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| |
|------------------------------------|
| Gross MADs when all platted |
| \$2,637,865 |

| 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' | 275 | 275 | 390 | 107,250 | 0 | 107,250 |
| PARCEL A - Single Family 45' -PO | 1 | 1 | 0 | 0 | 0 | 0 |
| 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 | | 562,556 | 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 | | 2,478,059 | 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 | | | | 2,637,865 | 0 | 2,637,865 |

Arborwood Community Development District
On Roll Assessment Comparision
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022

| Parcel | Product Type | Gross Fiscal Year 2020/2021 On Roll Assessment Per Unit | Gross Fiscal Year 2021/2022 On Roll Assessment Per Unit |
|-----------------|--------------|---|---|
| GL Homes | | | |
| A | Townhomes | \$352.94 | \$347.80 |
| A | 40' SF | \$428.94 | \$423.80 |
| A | 40' SF - PO | \$55.94 | \$50.80 |
| A | 45' SF | \$445.94 | \$440.80 |
| A | 45' SF - PO | \$55.94 | \$50.80 |
| A | 52' SF | \$468.94 | \$463.80 |
| A | 52' SF - PO | \$55.94 | \$50.80 |
| A | 62' SF | \$508.94 | \$503.80 |

| | | | |
|--------------|--------------|------------|-------------------|
| Pulte | | | |
| B | MF - (2) | \$1,378.51 | \$1,368.07 |
| B | MF - (3) | \$1,107.51 | \$1,097.07 |
| B | SF 42' - (1) | \$590.51 | \$580.07 |
| B | SF 42' - (3) | \$1,107.51 | \$1,097.07 |
| B | SF 55' - (1) | \$756.51 | \$746.07 |
| B | SF 55' - (2) | \$0.00 | \$0.00 |
| B | SF 55' - (3) | \$1,106.51 | \$1,096.07 |
| B | SF 67' - (1) | \$898.51 | \$888.07 |
| B | SF 67' - (2) | \$1,378.51 | \$1,368.07 |
| B | SF 67' - (3) | \$1,106.51 | \$1,096.07 |
| B | SF 67' - (4) | \$1,550.51 | \$1,540.07 |
| B | SF 75' - (1) | \$0.00 | \$0.00 |
| B | SF 75' - (2) | \$1,548.51 | \$1,538.07 |
| B | SF 75' - (3) | \$1,276.51 | \$1,266.07 |
| B | SF 75' - (4) | \$1,634.51 | \$1,624.07 |
| D/E | MF - (1) | \$767.09 | \$765.23 |
| D/E | MF - (2) | \$1,545.09 | \$1,543.23 |
| D/E | MF - (3) | \$1,274.09 | \$1,272.23 |
| D/E | MF - (4) | \$1,717.09 | \$1,715.23 |
| D/E | SF 55' - (1) | \$923.09 | \$921.23 |
| D/E | SF 55' - (2) | \$1,545.09 | \$1,543.23 |
| D/E | SF 55' - (3) | \$1,273.09 | \$1,271.23 |
| D/E | SF 67' - (1) | \$1,065.09 | \$1,063.23 |
| D/E | SF 67' - (2) | \$1,545.09 | \$1,543.23 |
| D/E | SF 67' - (3) | \$1,273.09 | \$1,271.23 |
| D/E | SF 67' - (4) | \$1,717.09 | \$1,715.23 |
| D/E | SF 67' - (5) | \$269.09 | \$267.23 |
| D/E | SF 75' - (1) | \$1,158.09 | \$1,156.23 |
| D/E | SF 75' - (2) | \$1,715.09 | \$1,713.23 |
| D/E | SF 75' - (3) | \$1,443.09 | \$1,441.23 |
| D/E | SF 75' - (4) | \$1,801.09 | \$1,799.23 |
| D/E | SF 75' - (5) | \$269.09 | \$267.23 |

- (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 | \$792.41 |
| C | 4 - Plex | \$789.26 | \$792.41 |
| C | 46' SF | \$961.22 | \$968.72 |
| C | 52' SF | \$1,011.80 | \$1,020.58 |
| C | 67' SF | \$1,214.08 | \$1,227.98 |

| | | | |
|---------------|---------------------|--------------|---------------------|
| Others | | | |
| D/E | Golf Course | \$161,154.53 | \$160,855.61 |
| G | Neighborhood Retail | \$24,986.45 | \$24,679.34 |
| H-1 | Retail/ Commercial | \$13,566.52 | \$13,403.34 |
| H-2 | RE Office | \$2,867.86 | \$2,831.84 |