

Arborwood  
Community Development District

**Final Budget**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

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# ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

## Budget Revenue & Expense Descriptions

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### REVENUES

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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.

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### EXPENDITURES

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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.

1

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%

3

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**TOTAL**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

<b>REVENUES</b>	<b>TOTAL</b>
GENERAL FUND ON ROLL ASSESSMENT	500,974
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	3,538
DEBT ON ROLL ASSESSMENT	3,212,720
DEBT DIRECT BILL ASSESSMENT - WCI	57,812
OTHER INCOME / CARRYOVER BALANCE	18,000
<b>Total Revenues</b>	<b>\$ 3,793,044</b>
<b>EXPENDITURES</b>	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	32,500
MANAGEMENT	38,568
LEGAL	22,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,350
ARBITRAGE REBATE FEE	2,000
INSURANCE	12,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	3,300
POSTAGE	1,150
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
TREELINE PRESEVE MAINT - EXOTICS	6,000
DRI TRAFFIC MONITORING	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	13,000
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
<b>Total Expenditures</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,290,571</b>
DEBT PAYMENTS (2014)	(609,673)
DEBT PAYMENTS (2018)	(2,532,350)
MISCELLANEOUS DEBT EXPENSE	0
<b>BALANCE</b>	<b>\$ 148,548</b>
DISCOUNTS FOR EARLY PAYMENTS	(148,548)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**DETAILED TOTAL**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
<b>REVENUES</b>					
GENERAL FUND ON ROLL ASSESSMENT	500,974	0	0	0	500,974
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	3,538	0	0	0	3,538
DEBT ON ROLL ASSESSMENT	0	574,855	0	2,637,865	3,212,720
DEBT DIRECT BILL ASSESSMENT - WCI	0	38,664	19,148	0	57,812
OTHER INCOME / CARRYOVER BALANCE	18,000	0	0	0	18,000
<b>Total Revenues</b>	<b>\$ 522,512</b>	<b>\$ 613,519</b>	<b>\$ 19,148</b>	<b>\$ 2,637,865</b>	<b>\$ 3,793,044</b>
<b>EXPENDITURES</b>					
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	38,568	0	0	0	38,568
LEGAL	22,000	0	0	0	22,000
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	3,300	0	0	0	3,300
POSTAGE	1,150	0	0	0	1,150
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
TREELINE PRESEVE MAINT - EXOTICS	6,000	0	0	0	6,000
DRI TRAFFIC MONITORING	10,000	0	0	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000	0	0	0	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	0	0	0	80,000
STREET LIGHTING - UTILITY & MAINT	13,000	0	0	0	13,000
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
<b>Total Expenditures</b>	<b>\$ 502,473</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>					
	<b>\$ 20,039</b>	<b>\$ 613,519</b>	<b>\$ 19,148</b>	<b>\$ 2,637,865</b>	<b>\$ 3,290,571</b>
DEBT PAYMENTS (2014)	0	(590,525)	(19,148)	0	(609,673)
DEBT PAYMENTS (2018)	0	0	0	(2,532,350)	(2,532,350)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
<b>BALANCE</b>	<b>\$ 20,039</b>	<b>\$ 22,994</b>	<b>\$ -</b>	<b>\$ 105,515</b>	<b>\$ 148,548</b>
DISCOUNTS FOR EARLY PAYMENTS	(20,039)	(22,994)	-	(105,515)	(148,548)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**BUDGET COMPARISON**  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2020/2021 ACTUAL *	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
<b>REVENUES</b>					
1	GENERAL FUND ON ROLL ASSESSMENT	512,446	504,210	500,974	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0	3,565	3,538	More lots on roll - results in less direct billed
3	GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	
4	DEBT ON ROLL ASSESSMENT	3,165,927	3,212,720	3,212,720	More lots on roll - results in less direct billed
5	DEBT DIRECT BILL ASSESSMENT - WCI	235,481	57,812	57,812	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	0	0	0	
9	GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE	0	15,000	18,000	Carryover Funds Being Used To Reduce Assessments
	<b>Total Revenues</b>	<b>\$ 3,913,854</b>	<b>\$ 3,793,308</b>	<b>\$ 3,793,044</b>	
<b>EXPENDITURES</b>					
10	PAYROLL TAX EXPENSE	291	880	880	
11	SUPERVISOR FEES	3,800	11,000	11,000	
12	ENGINEERING	27,075	32,500	32,500	0
13	MANAGEMENT	36,936	37,452	38,568	Annual CPI increase in contract (capped at 3%)
14	LEGAL	7,824	23,000	22,000	(1,000)
15	ASSESSMENT ROLL	5,000	5,000	5,000	
16	ANNUAL AUDIT	5,350	5,350	5,350	Accepted Amount For 2021/2022 Audit
17	ARBITRAGE REBATE FEE	1,000	2,000	2,000	
18	INSURANCE	9,646	12,000	12,000	
19	LEGAL ADVERTISING	3,897	5,500	5,500	
20	MISCELLANEOUS	1,417	3,500	3,300	
21	POSTAGE	340	1,200	1,150	
22	OFFICE SUPPLIES	479	2,300	2,300	
23	DUES & SUBSCRIPTIONS	175	175	175	
24	TRUSTEE FEES	27,174	30,000	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	1,250	1,250	
29	TREELINE PRESEVE MAINT - EXOTICS	7,500	6,000	6,000	Last Expenditure Was In 2015
30	DRI TRAFFIC MONITORING	0	10,000	10,000	Expenditure Occurs Every Two Years
31	ENVIROMENTAL CONSULTING - PASSARELLA	23,462	20,000	22,000	
32	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
33	STREET LIGHTING - UTILITY & MAINT	7,653	15,000	13,000	
34	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
35	COUNTY APPRAISER & TAX COLLECTOR FEE	7,900	10,000	10,000	
36	FLOWWAY MAINT	0	4,600	4,600	
37	MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	Last Expenditure Was In 2018
38	PRESERVE MAINT - (PARCEL C ONLY)	5,400	10,800	10,800	
39	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,068	46,100	46,100	
40	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	35,340	36,500	36,500	
41	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
42	FIELD INSPECTOR - (SOMERSET ONLY)	25,229	25,500	25,500	
43	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	22,225	20,000	20,000	
44	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	<b>Total Expenditures</b>	<b>431,481</b>	<b>502,608</b>	<b>502,473</b>	
	<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,482,373</b>	<b>\$ 3,290,700</b>	<b>\$ 3,290,571</b>	
45	DEBT PAYMENTS (2014)	(741,524)	(609,673)	(609,673)	
46	DEBT PAYMENTS (2018)	(2,531,022)	(2,532,350)	(2,532,350)	
47	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	<b>BALANCE</b>	<b>\$ 209,827</b>	<b>\$ 148,677</b>	<b>\$ 148,548</b>	
48	DISCOUNTS FOR EARLY PAYMENTS	(139,905)	(148,677)	(148,548)	Higher assessments on roll results in higher discount potential
	<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 69,922</b>	<b>\$ 0</b>	<b>\$ -</b>	

\* Un-audited figures



**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>
<b>REVENUES</b>		
ON ROLL ASSESSMENTS	504,210	500,974
DIRECT BILL ASSESSMENTS - WCI	3,565	3,538
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	15,000	18,000
<b>Total Revenues</b>	<b>\$ 522,775</b>	<b>\$ 522,512</b>
<b>EXPENDITURES</b>		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	32,500	32,500
MANAGEMENT	37,452	38,568
LEGAL	23,000	22,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,350	5,350
ARBITRAGE REBATE FEE	2,000	2,000
INSURANCE	12,000	12,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	3,500	3,300
POSTAGE	1,200	1,150
OFFICE SUPPLIES	2,300	2,300
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	30,000	30,000
CONTINUING DISCLOSURE FEE	4,000	4,000
AMORTIZATION SCHEDULES	500	500
WEBSITE	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000	6,000
DRI TRAFFIC MONITORING	10,000	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	15,000	13,000
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)	0	0
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)	36,500	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	25,500	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
<b>Total Expenditures</b>	<b>\$ 502,607</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 20,168</b>	<b>\$ 20,039</b>
DISCOUNTS FOR EARLY PAYMENTS	(20,168)	(20,039)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

Approximate Fund Balance as of 9-30-2022 = 260,000.00

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2014 DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

	<b>2014A-1</b>		<b>2014A-2</b>
	<b>FISCAL YEAR</b> <b>2022/2023</b> <b>ANNUAL BUDGET</b>		<b>FISCAL YEAR</b> <b>2022/2023</b> <b>ANNUAL BUDGET</b>
<b>REVENUES</b>			<b>REVENUES</b>
Net On Roll Assessments	455,801		96,060
Direct Bill Assessments - WCI	31,934		6,730
<b>Total Revenues</b>	<b>\$ 487,735</b>		<b>\$ 102,790</b>
<b>EXPENDITURES</b>			<b>EXPENDITURES</b>
Principal Payments	190,000		40,000
Interest Payments	297,735		62,790
Miscellaneous	0		0
<b>Total Expenditures</b>	<b>\$ 487,735</b>		<b>\$ 102,790</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>		<b>\$ -</b>

\*Note: Excess goes to increase bond fund balance

<b>Series 2014 A-1 Bond Information</b>	
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 1/1/22 =	\$4,590,000

<b>Series 2014 A-2 Bond Information</b>	
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 =	Nov 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/22 =	\$970,000

	<b>2014 B</b>	
	<b>FISCAL YEAR</b> <b>2022/2023</b> <b>ANNUAL BUDGET</b>	
<b>REVENUES</b>		
Net On Roll Assessments	0	
Direct Bill Assessments - WCI	19,148	
<b>Total Revenues</b>	<b>\$ 19,148</b>	
<b>EXPENDITURES</b>		
Principal Payments	0	
Interest Payments	19,148	
Miscellaneous	0	
<b>Total Expenditures</b>	<b>\$ 19,148 **</b>	
<b>Excess / (Shortfall)</b>	<b>\$ -</b>	

\*\*Note: Based on current bond balance, actual amount will be lower as payoff checks are received.

<b>Series 2014 B Bond Information</b>	
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 1/1/22 =	\$555,000

**FINAL BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2018 DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

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

	<b>FISCAL YEAR</b>
	<b>2022/2023</b>
	<b>ANNUAL BUDGET</b>
<b>REVENUES</b>	
Net On Roll Assessments	2,532,350
<b>Total Revenues</b>	<b>\$ 2,532,350</b>
<b>EXPENDITURES</b>	
Principal Payments A-1	1,150,000
Interest Payments A-1	650,249
Principal Payments A-2	355,000
Interest Payments A-2	327,634
Miscellaneous / Prepayment	49,467
<b>Total Expenditures</b>	<b>\$ 2,532,350</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

<b>Series 2018 A-1 Bond Information</b>	
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 1-1-22 =	\$21,035,000

<b>Series 2018 A-2 Bond Information</b>	
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 1-1-22 =	\$7,260,000

**Arborwood Community Development District**  
**Assessment Recap - Parcel A**  
**Marina Bay & Botanica Lakes**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

**PARCEL A - MARINA BAY & BOTANICA LAKES**

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS
A	Villa / Townhome	240	12,030.46	71,280.00	83,310.46
A	40' SF	365	18,296.32	136,145.00	154,441.32
A	40' SF - PO	2	100.25	0.00	100.25
A	45' SF	269	13,484.14	104,910.00	118,394.14
A	45' SF / Villa *	6	300.76	2,340.00	2,640.76
A	45' SF - PO	1	50.13	0.00	50.13
A	52' SF	564	28,271.57	232,932.00	261,203.57
A	52' SF - PO	1	50.13	0.00	50.13
A	62' SF	33	1,654.19	14,949.00	16,603.19
Total		1,481	74,237.93	562,556.00	636,793.93

ON ROLL GROSS PER UNIT TOTAL
\$ 347.13
\$ 423.13
\$ 50.13
\$ 440.13
\$ 440.13
\$ 50.13
\$ 463.13
\$ 50.13
\$ 503.13

**MARINA BAY**

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	12,030.46	71,280.00	83,310.46
A	40' SF	0	0.00	0.00	0.00
A	40' SF - PO	0	0.00	0.00	0.00
A	45' SF	269	13,484.14	104,910.00	118,394.14
A	45' SF / Villa *	6	300.76	2,340.00	2,640.76
A	45' SF - PO	1	50.13	0.00	50.13
A	52' SF	247	12,381.34	102,011.00	114,392.34
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,654.19	14,949.00	16,603.19
Total		796	39,901.01	295,490.00	335,391.01

**BOTANICA LAKES**

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	0	0.00	0.00	0.00
A	40' SF	365	18,296.32	136,145.00	154,441.32
A	40' SF - PO	2	100.25	0.00	100.25
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	15,890.23	130,921.00	146,811.23
A	52' SF - PO	1	50.13	0.00	50.13
A	62' SF	0	0.00	0.00	0.00
Total		685	34,336.92	267,066.00	301,402.92

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

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

**Arborwood Community Development District**  
**Assessment Recap - Parcels B & D/E**  
**Bridgetown & Somerset**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

**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	5,998.71	84,216.00	90,214.71	\$ 1,366.89
B	MF - (3)	36	3,272.02	36,180.00	39,452.02	\$ 1,095.89
B	SF 42' - (1)	186	16,905.45	90,768.00	107,673.45	\$ 578.89
B	SF 42' - (3)	39	3,544.69	39,195.00	42,739.69	\$ 1,095.89
B	SF 55' - (1)	232	21,086.37	151,728.00	172,814.37	\$ 744.89
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,453.16	71,284.00	77,737.16	\$ 1,094.89
B	SF 67' - (1)	130	11,815.64	103,480.00	115,295.64	\$ 886.89
B	SF 67' - (2)	38	3,453.80	48,488.00	51,941.80	\$ 1,366.89
B	SF 67' - (3)	90	8,180.06	90,360.00	98,540.06	\$ 1,094.89
B	SF 67' - (4)	33	2,999.35	47,784.00	50,783.35	\$ 1,538.89
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,090.24	49,164.00	52,254.24	\$ 1,536.89
B	SF 75' - (3)	3	272.67	3,522.00	3,794.67	\$ 1,264.89
B	SF 75' - (4)	27	2,454.02	41,364.00	43,818.02	\$ 1,622.89
<b>Total</b>		<b>985</b>	<b>89,526</b>	<b>857,533</b>	<b>947,059</b>	

**SOMERSET**

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	11,427.26	21,414.00	32,841.26	\$ 763.75
D/E	MF - (2)	123	32,687.29	156,948.00	189,635.29	\$ 1,541.75
D/E	MF - (3)	27	7,175.26	27,135.00	34,310.26	\$ 1,270.75
D/E	MF - (4)	27	7,175.26	39,096.00	46,271.26	\$ 1,713.75
D/E	SF 55' - (1)	78	20,728.52	51,012.00	71,740.52	\$ 919.75
D/E	SF 55' - (2)	126	33,484.54	160,776.00	194,260.54	\$ 1,541.75
D/E	SF 55' - (3)	46	12,224.51	46,184.00	58,408.51	\$ 1,269.75
D/E	SF 67' - (1)	96	25,512.03	76,416.00	101,928.03	\$ 1,061.75
D/E	SF 67' - (2)	101	26,840.78	128,876.00	155,716.78	\$ 1,541.75
D/E	SF 67' - (3)	53	14,084.77	53,212.00	67,296.77	\$ 1,269.75
D/E	SF 67' - (4)	30	7,972.51	43,440.00	51,412.51	\$ 1,713.75
D/E	SF 67' - (5)	3	797.25	0.00	797.25	\$ 265.75
D/E	SF 75' - (1)	57	15,147.77	50,673.00	65,820.77	\$ 1,154.75
D/E	SF 75' - (2)	77	20,462.77	111,342.00	131,804.77	\$ 1,711.75
D/E	SF 75' - (3)	27	7,175.26	31,698.00	38,873.26	\$ 1,439.75
D/E	SF 75' - (4)	39	10,364.26	59,748.00	70,112.26	\$ 1,797.75
D/E	SF 75' - (5)	1	265.75	0.00	265.75	\$ 265.75
<b>Total</b>		<b>954</b>	<b>253,526</b>	<b>1,057,970</b>	<b>1,311,496</b>	

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

**Arborwood Community Development District**  
**Assessment Recap - WCI Parcel**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

**WCI PARCEL**

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	120	0
C	4 - plex	164	108	56
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	129	0
Total		694	638	56

**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	120	7,897.50	86,304.62
C	4 - plex	108	7,107.75	77,674.16
C	46' SF	62	4,080.37	55,420.57
C	52' SF	219	14,412.93	207,011.15
C	67' SF	129	8,489.81	148,444.22
Total		638	41,988	574,855

<b>ON ROLL GROSS PER UNIT TOTAL</b>	
\$	785.02
\$	785.02
\$	959.69
\$	1,011.07
\$	1,216.54

**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	0	0.00	0.00
C	4 - plex	56	3,538.08	38,664.47
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		56	3,538	38,664

# Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2022/2023

October 1, 2022 - September 30, 2023

## OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
<b>Total</b>		<b>151</b>	<b>151</b>	<b>0</b>

## 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	37,092.85	123,556.00	160,648.85
G	Neighborhood Retail	21	2,791.88	21,850.00	24,641.88
H-1	Retail/ Commercial	11	1,483.43	11,900.00	13,383.43
H-2	RE Office	2	327.44	2,500.00	2,827.44
<b>Total</b>		<b>151</b>	<b>41,696</b>	<b>159,806</b>	<b>201,502</b>

ON ROLL GROSS TOTAL	
\$	160,648.85
\$	24,641.88
\$	13,383.43
\$	2,827.44

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

**Total Shared O&M Expenditures**

**\$ 308,073.00** A

**Allocation of Expenditures and Assessment Per Unit**

		Allocation Per Parcel based on Gross Acreage				Assessment Per Unit		
Tract	Parcel	B		A*B=C	C/96%	D	C/D=E	E/96%
		Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)			Projected Units
1	A	560.00	23.13%	\$ 71,268	\$ 74,238	1,481	\$ 48.12	\$ 50.13
2	B	655.68	27.09%	\$ 83,445	\$ 86,922	985	\$ 84.72	\$ 88.25
2	D/E	794.42	32.82%	\$ 101,102	\$ 105,314	954	\$ 105.98	\$ 110.39
2	C	259.67	10.73%	\$ 33,047	\$ 34,424	694	\$ 47.62	\$ 49.60
<b>Total Residential Land Uses</b>		<b>2,269.77</b>	<b>93.76%</b>	<b>\$ 288,862</b>	<b>\$ 300,898</b>	<b>4,114</b>		<b>Gross Total Assmt (If On Roll)</b>
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 14,792				15,408.35
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,680				2,791.88
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,424				1,483.43
5	RE Office-H-2	2.47	0.10%	\$ 314				327.44
<b>Total Non-Residential Land Uses</b>		<b>150.95</b>	<b>6.24%</b>	<b>\$ 19,211</b>				
<b>Grand Total (Gross)</b>		<b>2,420.72</b>	<b>100.00%</b>	<b>\$ 308,073</b>				

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

**\$ 163,100.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 142,283	\$ 148,211	954	\$ 149.14	\$ 155.36
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 20,817	\$ 21,685			21,684.50
<b>Totals</b>		<b>910.65</b>	<b>100.00%</b>	<b>\$ 163,100</b>	<b>\$ 169,896</b>			

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

**\$ 10,800.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	C	259.67	100.00%	\$ 10,800	\$ 11,250	694	\$ 15.56	\$ 16.21

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

**\$ 2,500.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	B	655.68	100.00%	\$ 2,500	\$ 2,604	985	\$ 2.54	\$ 2.64



**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>Net 2014 A1 &amp; A2 Principal &amp; Interest Payment Due:</b>	<b>Net Total MADs</b>	<b>% Difference</b>	*
\$ 590,525.00	\$ 598,173.89	98.721%	

<b>Parcel - Product Type</b>	<b>Planned Units</b>	<b>Platted Units ON Roll</b>	<b>Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit</b>	<b>Assessments Platted</b>	<b>OFF Roll</b>
PARCEL C - 6 - Plex	120	120	\$ 719.21	\$ 86,304.62	\$ -
PARCEL C - 4 - Plex	164	108	\$ 719.21	\$ 77,674.16	\$ 38,664
PARCEL C - 46' Single Family	62	62	\$ 893.88	\$ 55,420.57	\$ -
PARCEL C - 52' Single Family	219	219	\$ 945.26	\$ 207,011.15	\$ -
PARCEL C - 67' Single Family	129	129	\$ 1,150.73	\$ 148,444.22	\$ -
<b>Grand Total</b>	<b>694</b>	<b>638</b>		<b>\$ 574,854.72</b>	<b>\$ 38,664.47</b>

<b>Per Unit ERUs from Methodology</b>	<b>Category Total using ERUs and Lot Count from Methodology</b>	<b>Category % of ERUs Total = % of Bond Assessment</b>
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%
	<b>598.70</b>	<b>100.0000%</b>

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>Gross MADs when all platted</b>	
	<b>\$2,637,865</b>

<b>Parcel - Product Type</b>	<b>Planned Units</b>	<b>Platted Units ON Roll</b>	<b>Gross Annual M.A.D</b>	<b>Total Assessments Platted</b>	<b>OFF Roll Net</b>	<b>Category Total MADs from Methodology</b>
PARCEL A - Villa / Townhome	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'	269	269	390	104,910	0	104,910
PARCEL A - Single Family 45' / Villa *	6	6	390	2,340	0	2,340
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
<b>Subtotal Parcel A</b>	<b>1,481</b>	<b>1,481</b>		<b>562,556</b>	<b>0</b>	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	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
<b>Subtotal Parcels B</b>	<b>985</b>	<b>985</b>		<b>857,533</b>	<b>0</b>	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	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
<b>Subtotal Parcels D/E</b>	<b>954</b>	<b>954</b>		<b>1,057,970</b>	<b>0</b>	
<b>Total Residential Units Parcels A, B, D, E</b>	<b>3,420</b>	<b>3,420</b>		<b>2,478,059</b>	<b>0</b>	

<b>Other Land Uses</b>						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
<b>Other Land UseTotal</b>				<b>159,806</b>		

<b>GRAND TOTAL</b>				<b>2,637,865</b>	<b>0</b>	<b>2,637,865</b>
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- (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

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

**Arborwood Community Development District**  
**On Roll Assessment Comparision**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

Parcel	Product Type	Gross Fiscal Year 2021/2022 On Roll Assessment Per Unit	Gross Fiscal Year 2022/2023 On Roll Assessment Per Unit
<b>GL Homes</b>			
A	Villa / Townhome	\$347.64	<b>\$347.13</b>
A	40' SF	\$423.64	<b>\$423.13</b>
A	40' SF - PO	\$50.64	<b>\$50.13</b>
A	45' SF	\$440.64	<b>\$440.13</b>
A	45' SF / Villa *	\$440.64	<b>\$440.13</b>
A	45' SF - PO	\$50.64	<b>\$50.13</b>
A	52' SF	\$463.64	<b>\$463.13</b>
A	52' SF - PO	\$50.64	<b>\$50.13</b>
A	62' SF	\$503.64	<b>\$503.13</b>

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

<b>Pulte</b>			
B	MF - (2)	\$1,367.79	<b>\$1,366.89</b>
B	MF - (3)	\$1,096.79	<b>\$1,095.89</b>
B	SF 42' - (1)	\$579.79	<b>\$578.89</b>
B	SF 42' - (3)	\$1,096.79	<b>\$1,095.89</b>
B	SF 55' - (1)	\$745.79	<b>\$744.89</b>
B	SF 55' - (2)	\$0.00	<b>\$0.00</b>
B	SF 55' - (3)	\$1,095.79	<b>\$1,094.89</b>
B	SF 67' - (1)	\$887.79	<b>\$886.89</b>
B	SF 67' - (2)	\$1,367.79	<b>\$1,366.89</b>
B	SF 67' - (3)	\$1,095.79	<b>\$1,094.89</b>
B	SF 67' - (4)	\$1,539.79	<b>\$1,538.89</b>
B	SF 75' - (1)	\$0.00	<b>\$0.00</b>
B	SF 75' - (2)	\$1,537.79	<b>\$1,536.89</b>
B	SF 75' - (3)	\$1,265.79	<b>\$1,264.89</b>
B	SF 75' - (4)	\$1,623.79	<b>\$1,622.89</b>
D/E	MF - (1)	\$764.87	<b>\$763.75</b>
D/E	MF - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	MF - (3)	\$1,271.87	<b>\$1,270.75</b>
D/E	MF - (4)	\$1,714.87	<b>\$1,713.75</b>
D/E	SF 55' - (1)	\$920.87	<b>\$919.75</b>
D/E	SF 55' - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	SF 55' - (3)	\$1,270.87	<b>\$1,269.75</b>
D/E	SF 67' - (1)	\$1,062.87	<b>\$1,061.75</b>
D/E	SF 67' - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	SF 67' - (3)	\$1,270.87	<b>\$1,269.75</b>
D/E	SF 67' - (4)	\$1,714.87	<b>\$1,713.75</b>
D/E	SF 67' - (5)	\$266.87	<b>\$265.75</b>
D/E	SF 75' - (1)	\$1,155.87	<b>\$1,154.75</b>
D/E	SF 75' - (2)	\$1,712.87	<b>\$1,711.75</b>
D/E	SF 75' - (3)	\$1,440.87	<b>\$1,439.75</b>
D/E	SF 75' - (4)	\$1,798.87	<b>\$1,797.75</b>
D/E	SF 75' - (5)	\$266.87	<b>\$265.75</b>

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

<b>WCI</b>			
C	6 - Plex	\$792.25	<b>\$785.02</b>
C	4 - Plex	\$792.25	<b>\$785.02</b>
C	46' SF	\$968.56	<b>\$959.69</b>
C	52' SF	\$1,020.42	<b>\$1,011.07</b>
C	67' SF	\$1,227.82	<b>\$1,216.54</b>

<b>Others</b>			
D/E	Golf Course	\$160,805.60	<b>\$160,648.85</b>
G	Neighborhood Retail	\$24,670.28	<b>\$24,641.88</b>
H-1	Retail/ Commercial	\$13,398.52	<b>\$13,383.43</b>
H-2	RE Office	\$2,830.77	<b>\$2,827.44</b>