

Arborwood
Community Development District

Proposed Budget
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

CONTENTS

1 - 3	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 - PARCEL A - MARINA BAY & BOTANICA LAKES
11	ASSESSMENTS RECAP - PARCELS B & D/E - BRIDGETOWN & SOMERSET
12	ASSESSMENTS RECAP - LENNAR 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 Assessments.

3 **DEBT ON ROLL ASSESSMENTS**

Debt Assessments collected via the property tax roll for Bond Debt

4 **DEBT DIRECT BILL ASSESSMENTS**

Individual parcels not placed on the tax roll are billed directly by mail for Debt Assessments.

5 **DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS**

Debt Assessments used to pay down Bond debt before the required payments by individuals or the District as a whole.

6 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance and any item that does not fall into the other income categories is recorded in the

7 **GENERAL FUND OTHER REVENUES**

This is usually carry over funds from a prior year.

EXPENDITURES

8 **PAYROLL TAX EXPENSE**

For taxes associated with the payroll to supervisors.

9 **SUPERVISOR FEES**

Fees paid to supervisors for their service to the District.

10 **ENGINEERING**

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

11 **MANAGEMENT**

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

12 **LEGAL**

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

13 **ASSESSMENT ROLL**

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

14 **ANNUAL AUDIT**

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

15 **ARBITRAGE REBATE FEE**

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

16 **INSURANCE**

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

17 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

18 **MISCELLANEOUS**

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

1

19 **POSTAGE**

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

20 **OFFICE SUPPLIES**

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

21 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

22 **TRUSTEE FEES**

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

23 **CONTINUING DISCLOSURE FEE**

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

24 **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.

25 **WEBSITE**

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

26 **PROFESSIONAL FEE & PERMITS**

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

27 **TREELINE PRESEVE MAINT - EXOTICS**

Removal of exotics annually

28 **DRI TRAFFIC MONITORING**

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

29 **ENVIROMENTAL CONSULTING - PASSARELLA**

Ecological consultant and management of preserve maintenance

30 **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

31 **STREET LIGHTING - UTILITY & MAINT**

Maintenance on district owned streetlights

32 **CAPITAL OUTLAY - SMALL**

Small, miscellaneous construction related to district improvements.

33 **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

34 **FLOWWAY MAINT**

Removal of plant material of east/west ditch on an annual basis to improve conveyance

35 **MISCELLANEOUS MAINTENANCE**

Any District wide maintenance that does not fit into any of the other maintenance categories.

36 **MITIGATION MONITORING - (PARCEL C ONLY)**

Inspection of the preserve located in Parcel C

37 **PRESERVE MAINT - (PARCEL C ONLY)**

Removal of exotics in Parcel C preserves

38 **LAKE MAINT - AQUATIC CONTROL MAINT- (SOMERSET ONLY)**

Maintenance of aquatic vegetation in Somerset lakes

2

39 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**

Maintenance of lake banks from erosion in Somerset lakes

40 **PRESERVE MAINT - (SOMERSET ONLY)**

Removal of exotics annually in the preserve in Somerset

41 **FIELD INSPECTOR - (SOMERSET ONLY)**

Staff person for public relations and coordination of maintenance

42 **STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)**

Inspection and maintenance of the stormwater drainage pipes in Somerset

43 **LAKE BANK INSPECTION - (SOMERSET ONLY)**

Inspection of Lake Banks in Somerset Only

44 **LAKE BANK INSPECTION - (BRIDGETOWN ONLY)**

Inspection of Lake Banks in Bridgetown only.

45 **STORMWATER DRAINS INS & MAINT - (BRIDGETOWN ONLY)**

Inspection of the stormwater drainage pipes in Bridgetown and submitting report to Bridgetown HOA

46 **DEBT PAYMENT (2014)**

Total Interest and Principal Payment for the year for all the Parcel C Series 2014 Bonds

47 **DEBT PAYMENT (2018)**

Total Interest and Principal Payment for the year for all parcels except C for the Series 2018 Bonds

48 **MISCELLANEOUS DEBT EXPENSE**

Any debt expense other than the regularly scheduled principal and interest payments

49 **DISCOUNTS FOR EARLY PAYMENTS**

4% buffer to cover for all residents who 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 2025/2026
October 1, 2025 - September 30, 2026

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	539,884
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0
DEBT ON ROLL ASSESSMENT	3,199,449
DEBT DIRECT BILL ASSESSMENT - LENNAR	0
OTHER INCOME / CARRYOVER BALANCE	17,000
Total Revenues	\$ 3,756,334
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	50,000
MANAGEMENT	42,084
LEGAL	19,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,450
ARBITRAGE REBATE FEE	1,000
INSURANCE	13,000
LEGAL ADVERTISING	5,250
MISCELLANEOUS	3,200
POSTAGE	1,125
OFFICE SUPPLIES	2,275
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	22,500
CONTINUING DISCLOSURE FEE	3,000
AMORTIZATION SCHEDULES	500
WEBSITE	2,000
PROFESSIONAL FEE & PERMITS	1,250
TREELINE PRESEVE MAINT - EXOTICS	0
DRI TRAFFIC MONITORING	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	23,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	0
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000
LAKE MAINT - (SOMERSET ONLY)	50,000
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000
INSPECTOR - (SOMERSET ONLY)	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	30,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500
Total Expenditures	\$ 535,289
EXCESS / (SHORTFALL)	\$ 3,221,045
DEBT PAYMENTS (2014)	(543,245)
DEBT PAYMENTS (2018)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 149,573
DISCOUNTS FOR EARLY PAYMENTS	(149,573)
NET EXCESS / (SHORTFALL)	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	539,884	0	0	0	539,884
GENERAL FUND DIRECT BILL ASSESSMENT - H-2 - last time	0	0	0	0	0
DEBT ON ROLL ASSESSMENT	0	565,880	0	2,633,569	3,199,449
DEBT DIRECT BILL ASSESSMENT	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	17,000	0	0	0	17,000
Total Revenues	\$ 556,884	\$ 565,880	\$ -	\$ 2,633,569	\$ 3,756,334
EXPENDITURES					
PAYROLL TAX EXPENSE	880	0	0	0	880
SUPERVISOR FEES	11,000	0	0	0	11,000
ENGINEERING	50,000	0	0	0	50,000
MANAGEMENT	42,084	0	0	0	42,084
LEGAL	19,000	0	0	0	19,000
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,450	0	0	0	5,450
ARBITRAGE REBATE FEE	1,000	0	0	0	1,000
INSURANCE	13,000	0	0	0	13,000
LEGAL ADVERTISING	5,250	0	0	0	5,250
MISCELLANEOUS	3,200	0	0	0	3,200
POSTAGE	1,125	0	0	0	1,125
OFFICE SUPPLIES	2,275	0	0	0	2,275
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	22,500	0	0	0	22,500
CONTINUING DISCLOSURE FEE	3,000	0	0	0	3,000
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	0	0	0	0	0
DRI TRAFFIC MONITORING	5,000	0	0	0	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	23,000	0	0	0	23,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	0	0	0	80,000
STREET LIGHTING - UTILITY & MAINT	0	0	0	0	0
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	10,600	0	0	0	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000	0	0	0	7,000
LAKE MAINT - (SOMERSET ONLY)	50,000	0	0	0	50,000
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000	0	0	0	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000	0	0	0	37,000
INSPECTOR - (SOMERSET ONLY)	25,500	0	0	0	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	30,000	0	0	0	30,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500				7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500				6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
Total Expenditures	\$ 535,289	\$ -	\$ -	\$ -	\$ 535,289
EXCESS / (SHORTFALL)	\$ 21,595	\$ 565,880	\$ -	\$ 2,633,569	\$ 3,221,045
DEBT PAYMENTS (2014)	0	(543,245)	0	0	(543,245)
DEBT PAYMENTS (2018)	0	0	0	(2,528,226)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 21,595	\$ 22,635	\$ -	\$ 105,343	\$ 149,573
DISCOUNTS FOR EARLY PAYMENTS	(21,595)	(22,635)	-	(105,343)	(149,573)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

		FISCAL YEAR 2023/2024 ACTUAL *	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION
	REVENUES				
1	GENERAL FUND ON ROLL ASSESSMENT	548,846	538,773	539,884	
2	GENERAL FUND DIRECT BILL ASSESSMENT	0	0	0	
3	DEBT ON ROLL ASSESSMENT	3,252,397	3,252,284	3,199,449	
4	DEBT DIRECT BILL ASSESSMENT	0	0	0	
5	DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS	0	0	0	
6	GENERAL FUND INTEREST INCOME/MISC INCOME	0	0	0	
7	GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE	0	18,000	17,000	Carryover Funds Being Used To Reduce Assessments
	Total Revenues	\$ 3,801,243	\$ 3,809,057	\$ 3,756,334	
	EXPENDITURES				
8	PAYROLL TAX EXPENSE	749	880	880	
9	SUPERVISOR FEES	9,800	11,000	11,000	
10	ENGINEERING	7,621	50,000	50,000	
11	MANAGEMENT	39,720	39,720	42,084	Annual CPI increase in contract
12	LEGAL	10,582	22,000	19,000	24/25 Expenditure Through Dec 24 Was \$2,856
13	ASSESSMENT ROLL	5,000	5,000	5,000	
14	ANNUAL AUDIT	5,350	5,350	5,450	Estimated Amount For 2024/2025 Audit
15	ARBITRAGE REBATE FEE	1,000	2,000	1,000	
16	INSURANCE	12,371	12,000	13,000	23/24 Expenditure Was \$12,466
17	LEGAL ADVERTISING	3,132	5,500	5,250	
18	MISCELLANEOUS	2,772	3,300	3,200	
19	POSTAGE	624	1,150	1,125	
20	OFFICE SUPPLIES	800	2,300	2,275	
21	DUES & SUBSCRIPTIONS	175	175	175	
22	TRUSTEE FEES	12,739	30,000	22,500	
23	CONTINUING DISCLOSURE FEE	3,000	4,000	3,000	
24	AMORTIZATION SCHEDULES	300	500	500	
25	WEBSITE	2,000	2,000	2,000	
26	PROFESSIONAL FEE & PERMITS	0	1,250	1,250	
27	TREELINE PRESEVE MAINT - EXOTICS	6,000	6,000	0	Donating To The City
28	DRI TRAFFIC MONITORING	0	10,000	5,000	Expenditure Occurs Every Two Years
29	ENVIROMENTAL CONSULTING - PASSARELLA	23,351	22,000	23,000	
30	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
31	STREET LIGHTING - UTILITY & MAINT	79,792	10,000	0	
32	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
33	COUNTY APPRAISER & TAX COLLECTOR FEE	10,210	10,000	10,000	
34	FLOWWAY MAINT	0	4,600	10,600	
35	MISCELLANEOUS MAINTENANCE	0	0	0	
36	PRESERVE MAINT - (PARCEL C ONLY)	7,000	7,000	7,000	Under \$10,000 last 3 years
37	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	47,450	46,100	50,000	
38	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	55,444	45,000	47,000	
39	PRESERVE MAINT - (SOMERSET ONLY)	46,250	35,000	37,000	
40	FIELD INSPECTOR - (SOMERSET ONLY)	23,759	25,500	25,500	
41	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	20,000	30,000	
42	LAKE BANK INSPECTION - (SOMERSET ONLY)	5,402	6,500	7,500	
43	LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,359	6,500	6,500	
44	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	6,500	
	Total Expenditures	508,752	535,825	535,289	
	EXCESS / (SHORTFALL)	\$ 3,292,491	\$ 3,273,232	\$ 3,221,045	
45	DEBT PAYMENTS (2014)	(593,764)	(593,966)	(543,245)	
46	DEBT PAYMENTS (2018)	(2,527,497)	(2,528,226)	(2,528,226)	
47	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 171,230	\$ 151,040	\$ 149,573	
48	DISCOUNTS FOR EARLY PAYMENTS	(141,142)	(151,642)	(149,573)	Higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ 30,088	\$ (602)	\$ -	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	527,357	539,884
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	15,000	17,000
Total Revenues	\$ 542,357	\$ 556,884
EXPENDITURES		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	50,000	50,000
MANAGEMENT	40,908	42,084
LEGAL	20,000	19,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,350	5,450
ARBITRAGE REBATE FEE	1,000	1,000
INSURANCE	13,000	13,000
LEGAL ADVERTISING	5,250	5,250
MISCELLANEOUS	3,300	3,200
POSTAGE	1,150	1,125
OFFICE SUPPLIES	2,300	2,275
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	27,500	22,500
CONTINUING DISCLOSURE FEE	3,000	3,000
AMORTIZATION SCHEDULES	500	500
WEBSITE	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000	0
DRI TRAFFIC MONITORING	5,000	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000	23,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	0	0
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	4,600	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000	7,000
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,100	50,000
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	45,000	47,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	37,000
FIELD INSPECTOR - (SOMERSET ONLY)	25,500	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000	30,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	6,500
Total Expenditures	\$ 521,263	\$ 535,289
EXCESS / (SHORTFALL)	\$ 21,094	\$ 21,595
DISCOUNTS FOR EARLY PAYMENTS	(21,094)	(21,595)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Approximate Fund Balance as of 9-30-2024 = 420,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

2014A-1		2014A-2	
	FISCAL YEAR 2025/20265 ANNUAL BUDGET		FISCAL YEAR 2025/20265 ANNUAL BUDGET
REVENUES		REVENUES	
Net On Roll Assessments	492,885	Net On Roll Assessments	50,360
Direct Bill Assessments	0	Direct Bill Assessments	0
Total Revenues	\$ 492,885	Total Revenues	\$ 50,360
EXPENDITURES		EXPENDITURES	
Principal Payments	240,000	Principal Payments	20,000
Interest Payments	252,885	Interest Payments	30,360
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 492,885	Total Expenditures	\$ 50,360
Excess / (Shortfall)	\$ -	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 1/1/25 =	\$4,005,000

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 =	Nov 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/25 =	\$470,000

2014 B	
	FISCAL YEAR 2025/20265 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - Lennar	0
Total Revenues	\$ -
EXPENDITURES	
Principal Payments	0
Interest Payments	0
Miscellaneous	0
Total Expenditures	\$ -
Excess / (Shortfall)	\$ -

Series 2014B Bond Was Paid In Full On 5/2/22

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 1/1/23 =	\$0

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

2018 A-1 & A-2

	FISCAL YEAR
	2025/2026
	ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	2,528,226
Total Revenues	\$ 2,528,226
EXPENDITURES	
Principal Payments A-1	1,250,000
Interest Payments A-1	552,846
Principal Payments A-2	400,000
Interest Payments A-2	269,543
Miscellaneous / Prepayment	55,837
Total Expenditures	\$ 2,528,226
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 1-1-25 =	\$17,570,000

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 1-1-25 =	\$6,060,000

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

PARCEL A - MARINA BAY & BOTANICA LAKES

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS	ON ROLL GROSS PER UNIT TOTAL
Marina Bay & Botanica Lakes	Villa / Townhome	240	13,541.21	71,280.00	84,821.21	\$ 353.42
Marina Bay & Botanica Lakes	40' SF	365	20,593.92	136,145.00	156,738.92	\$ 429.42
Marina Bay & Botanica Lakes	40' SF - PO	2	112.84	0.00	112.84	\$ 56.42
Marina Bay & Botanica Lakes	45' SF	269	15,177.44	104,910.00	120,087.44	\$ 446.42
Marina Bay & Botanica Lakes	45' SF / Villa *	6	338.53	2,340.00	2,678.53	\$ 446.42
Marina Bay & Botanica Lakes	45' SF - PO	1	56.42	0.00	56.42	\$ 56.42
Marina Bay & Botanica Lakes	52' SF	564	31,821.84	232,932.00	264,753.84	\$ 469.42
Marina Bay & Botanica Lakes	52' SF - PO	1	56.42	0.00	56.42	\$ 56.42
Marina Bay & Botanica Lakes	62' SF	33	1,861.92	14,949.00	16,810.92	\$ 509.42
Total		1,481	83,560.53	562,556.00	646,116.53	

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
Marina Bay & Botanica Lakes	Villa / Townhome	240	13,541.21	71,280.00	84,821.21
Marina Bay & Botanica Lakes	40' SF	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	40' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	45' SF	269	15,177.44	104,910.00	120,087.44
Marina Bay & Botanica Lakes	45' SF / Villa *	6	338.53	2,340.00	2,678.53
Marina Bay & Botanica Lakes	45' SF - PO	1	56.42	0.00	56.42
Marina Bay & Botanica Lakes	52' SF	247	13,936.16	102,011.00	115,947.16
Marina Bay & Botanica Lakes	52' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	62' SF	33	1,861.92	14,949.00	16,810.92
Total		796	44,911.67	295,490.00	340,401.67

BOTANICA LAKES

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
Marina Bay & Botanica Lakes	Villa / Townhome	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	40' SF	365	20,593.92	136,145.00	156,738.92
Marina Bay & Botanica Lakes	40' SF - PO	2	112.84	0.00	112.84
Marina Bay & Botanica Lakes	45' SF	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	45' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	52' SF	317	17,885.68	130,921.00	148,806.68
Marina Bay & Botanica Lakes	52' SF - PO	1	56.42	0.00	56.42
Marina Bay & Botanica Lakes	62' SF	0	0.00	0.00	0.00
Total		685	38,648.86	267,066.00	305,714.86

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 2025/2026
October 1, 2025 - September 30, 2026

PARCELS B & D/E - BRIDGETOWN & SOMERSET

BRIDGETOWN

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
Bridgetown	MF - (2)	66	6,254.57	84,216.00	90,470.57	\$ 1,370.77
Bridgetown	MF - (3)	36	3,411.58	36,180.00	39,591.58	\$ 1,099.77
Bridgetown	SF 42' - (1)	185	17,531.75	90,280.00	107,811.75	\$ 582.77
Bridgetown	SF 42' - (3)	39	3,695.88	39,195.00	42,890.88	\$ 1,099.77
Bridgetown	SF 42' - (5)	1	94.77	0.00	94.77	\$ 94.77
Bridgetown	SF 55' - (1)	230	21,796.23	150,420.00	172,216.23	\$ 748.77
Bridgetown	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 55' - (3)	71	6,728.40	71,284.00	78,012.40	\$ 1,098.77
Bridgetown	SF 55' - (5)	2	189.53	0.00	189.53	\$ 94.77
Bridgetown	SF 67' - (1)	130	12,319.61	103,480.00	115,799.61	\$ 890.77
Bridgetown	SF 67' - (2)	38	3,601.12	48,488.00	52,089.12	\$ 1,370.77
Bridgetown	SF 67' - (3)	90	8,528.96	90,360.00	98,888.96	\$ 1,098.77
Bridgetown	SF 67' - (4)	33	3,127.29	47,784.00	50,911.29	\$ 1,542.77
Bridgetown	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 75' - (2)	34	3,222.05	49,164.00	52,386.05	\$ 1,540.77
Bridgetown	SF 75' - (3)	3	284.30	3,522.00	3,806.30	\$ 1,268.77
Bridgetown	SF 75' - (4)	27	2,558.69	41,364.00	43,922.69	\$ 1,626.77
Total		985	93,345	855,737	949,082	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
Somerset	MF - (1)	43	10,785.38	21,414.00	32,199.38	\$ 748.82
Somerset	MF - (2)	123	30,851.20	156,948.00	187,799.20	\$ 1,526.82
Somerset	MF - (3)	27	6,772.21	27,135.00	33,907.21	\$ 1,255.82
Somerset	MF - (4)	27	6,772.21	39,096.00	45,868.21	\$ 1,698.82
Somerset	SF 55' - (1)	78	19,564.18	51,012.00	70,576.18	\$ 904.82
Somerset	SF 55' - (2)	126	31,603.67	160,776.00	192,379.67	\$ 1,526.82
Somerset	SF 55' - (3)	46	11,537.85	46,184.00	57,721.85	\$ 1,254.82
Somerset	SF 67' - (1)	96	24,078.99	76,416.00	100,494.99	\$ 1,046.82
Somerset	SF 67' - (2)	101	25,333.10	128,876.00	154,209.10	\$ 1,526.82
Somerset	SF 67' - (3)	53	13,293.61	53,212.00	66,505.61	\$ 1,254.82
Somerset	SF 67' - (4)	30	7,524.68	43,440.00	50,964.68	\$ 1,698.82
Somerset	SF 67' - (5)	3	752.47	0.00	752.47	\$ 250.82
Somerset	SF 75' - (1)	57	14,296.90	50,673.00	64,969.90	\$ 1,139.82
Somerset	SF 75' - (2)	77	19,313.35	111,342.00	130,655.35	\$ 1,696.82
Somerset	SF 75' - (3)	27	6,772.21	31,698.00	38,470.21	\$ 1,424.82
Somerset	SF 75' - (4)	39	9,782.09	59,748.00	69,530.09	\$ 1,782.82
Somerset	SF 75' - (5)	1	250.82	0.00	250.82	\$ 250.82
Total		954	239,285	1,057,970	1,297,255	

(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 - Lennar Parcel
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

LENNAR PARCEL

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

WCI ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
Lennar	6 - plex	120	8,465.79	79,394.70
Lennar	4 - plex	164	11,569.92	108,506.09
Lennar	46' SF	62	4,373.99	50,983.36
Lennar	52' SF	219	15,450.07	190,436.93
Lennar	67' SF	129	9,100.73	136,559.13
Total		694	48,961	565,880

ON ROLL GROSS PER UNIT TOTAL	
\$	732.17
\$	732.17
\$	892.86
\$	940.13
\$	1,129.15

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)
Lennar	6 - plex	0	0.00	0.00
Lennar	4 - plex	0	0.00	0.00
Lennar	46' SF	0	0.00	0.00
Lennar	52' SF	0	0.00	0.00
Lennar	67' SF	0	0.00	0.00
Total		0	0	0

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
Somerset	Golf Course	116	116	0
Treeline Apts	Neighborhood Retail	21	21	0
Treeline Apts	Retail/ Commercial	11	11	0
Fire Station	RE Office	2	0	2
Total		151	148	2

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL	TOTAL GROSS ON ROLL	ON ROLL GROSS TOTAL
Somerset	Golf Course	116	68,465.71	123,556.00	192,021.71	\$ 192,021.71
Treeline Apts	Neighborhood Retail	21	3,921.05	21,850.00	25,771.05	\$ 25,771.05
Treeline Apts	Retail/ Commercial	11	2,346.94	11,900.00	14,246.94	\$ 14,246.94
Fire Station	RE Office	0	0.00	0.00	0.00	\$ -
Total		148	74,734	157,306	232,040	

*
- remove in 24 - debt pre paid and land sold to fire station

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Total Shared O&M Expenditures

\$ 301,289.00

Allocation of Expenditures and Assessment Per Unit

Tract Parcel		Allocation Per Parcel based on Gross Acreage						Assessment Per Unit		
		B	C	D = B-C	E	F = A*D	G = E/96%	H	I = F/H	J = I/96%
		Gross Acreage	Preserve and Lake Acreage	Net 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)
1	Marina Bay & Botanica Lakes	560.38	207.90	352.48	26.62%	\$ 80,218	\$ 83,561	1,481	\$ 54.16	\$ 56.42
2	Bridgetown	669.06	332.43	336.63	25.43%	\$ 76,611	\$ 79,803	985	\$ 77.78	\$ 81.02
2	Somerset	817.73	481.41	336.32	25.40%	\$ 76,540	\$ 79,730	954	\$ 80.23	\$ 83.57
2	Lennar	259.16	83.39	175.77	13.28%	\$ 40,002	\$ 41,669	694	\$ 57.64	\$ 60.04
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 273,372	\$ 284,762	4,114		
2	Golf Course (part of Tract 2)	116.23	20.00	96.23	7.27%	\$ 21,900	22,812.73			
3	Neighborhood Retail- Treeline Apts	21.06	4.52	16.54	1.25%	\$ 3,764	3,921.05			
4	Retail/ Commercial - Treeline Apts	11.19	1.29	9.90	0.75%	\$ 2,253	2,346.94			
5	RE Off-H-2/ Fire Station	-	-	-	0.00%	\$ -	-	remove in 24 - debt pre paid and land sold to fire station		
Total Non-Residential Land Uses		148.48	25.81	122.67	9.27%	\$ 27,917	\$ 29,081			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 301,289	\$ 313,843			

Total -Somerset Only- O&M Expenditures

\$ 197,000.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	Somerset	817.73	481.41	336.32	77.75%	\$ 153,173	\$ 159,555	954	\$ 160.56	\$ 167.25
2	Golf Course (part of Tract 2)	116.23	20.00	96.23	22.25%	\$ 43,827	\$ 45,653			
Totals		933.96	501.41	432.55	100.00%	\$ 197,000	\$ 205,208			

Total -Parcel C Only O&M Expenditures

\$ 7,000.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	Lennar	259.16	83.39	175.77	100.00%	\$ 7,000	\$ 7,292	694	\$ 10.09	\$ 10.51

Total -Bridgetown Only O&M Expenditures

\$ 13,000.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	Bridgetown	669.06	332.43	336.63	100.00%	\$ 13,000	\$ 13,542	985	\$ 13.20	\$ 13.75

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 543,245.00	\$ 598,173.89	90.817%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Plttd. Unit	Assessments Platted	OFF Roll
LENNAR - 6 - Plex	120	120	\$ 661.62	\$ 79,394.70	\$ -
LENNAR - 4 - Plex	164	164	\$ 661.62	\$ 108,506.09	\$ -
LENNAR - 46' Single Family	62	62	\$ 822.31	\$ 50,983.36	\$ -
LENNAR - 52' Single Family	219	219	\$ 869.58	\$ 190,436.93	\$ -
LENNAR - 67' Single Family	129	129	\$ 1,058.60	\$ 136,559.13	\$ -
Grand Total	694	694		\$ 565,880.21	\$ -

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Gross MADs when all platted
\$2,633,569

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
Marina Bay & Botanica Lakes - Villa / Townhome	240	240	297	71,280	0	71,280
Marina Bay & Botanica Lakes - Single Family 40'	365	365	373	136,145	0	136,145
Marina Bay & Botanica Lakes - Single Family 40' - PO	2	2	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 45'	269	269	390	104,910	0	104,910
Marina Bay & Botanica Lakes - Single Family 45' / Villa *	6	6	390	2,340	0	2,340
Marina Bay & Botanica Lakes - Single Family 45' -PO	1	1	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 52'	564	564	413	232,932	0	232,932
Marina Bay & Botanica Lakes - Single Family 52' - PO	1	1	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 62'	33	33	453	14,949	0	14,949
Subtotal Marina Bay & Botanica Lakes Parcels	1,481	1,481		562,556	0	
Bridgetown - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
Bridgetown - Multi Family and Twin Villas - (3)	36	36	1,005	36,180	0	36,180
Bridgetown - Single Family 42' - (1)	185	185	488	90,280	0	90,280
Bridgetown - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
Bridgetown - Single Family 42' - (5)	1	1	0	0	0	0
Bridgetown - Single Family 55' - (1)	230	230	654	150,420	0	150,420
Bridgetown - Single Family 55' - (2)	0	0	1,276	0	0	0
Bridgetown - Single Family 55' - (3)	71	71	1,004	71,284	0	71,284
Bridgetown - Single Family 55' - (5)	2	2	0	0	0	0
Bridgetown - Single Family 67' - (1)	130	130	796	103,480	0	103,480
Bridgetown - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
Bridgetown - Single Family 67' - (3)	90	90	1,004	90,360	0	90,360
Bridgetown - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
Bridgetown - Single Family 75' - (1)	0	0	889	0	0	0
Bridgetown - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
Bridgetown - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
Bridgetown - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Bridgetown Parcels	985	985		855,737	0	
Somerset - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
Somerset - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
Somerset - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
Somerset - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
Somerset - Single Family 55' - (1)	78	78	654	51,012	0	51,012
Somerset - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
Somerset - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
Somerset - Single Family 67' - (1)	96	96	796	76,416	0	76,416
Somerset - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
Somerset - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
Somerset - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
Somerset - Single Family 67' - (5)	3	3	0	0	0	0
Somerset - Single Family 75' - (1)	57	57	889	50,673	0	50,673
Somerset - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
Somerset - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
Somerset - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
Somerset - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Somerset Parcels	954	954		1,057,970	0	
Total Residential Units Parcels	3,420	3,420		2,476,263	0	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
Treeline Apartments (Neighborhood Retail)	1	1	21,850	21,850		21,850
Treeline Apartments (Retail / Commercial)	1	1	11,900	11,900		11,900
Fire Station (No Longer Assessed)	1	1	0	0		0
Other Land UseTotal				157,306		
GRAND TOTAL				2,633,569	0	2,633,569

- (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 2025/2026
October 1, 2025 - September 30, 2026

Parcel	Product Type	Gross Fiscal Year 2024/2025 On Roll Assessment Per Unit	Gross Fiscal Year 2025/2026 On Roll Assessment Per Unit
GL Homes			
Marina Bay & Botanica Lakes	Villa / Townhome	\$354.52	\$353.42
Marina Bay & Botanica Lakes	40' SF	\$430.52	\$429.42
Marina Bay & Botanica Lakes	40' SF - PO	\$57.52	\$56.42
Marina Bay & Botanica Lakes	45' SF	\$447.52	\$446.42
Marina Bay & Botanica Lakes	45' SF / Villa *	\$447.52	\$446.42
Marina Bay & Botanica Lakes	45' SF - PO	\$57.52	\$56.42
Marina Bay & Botanica Lakes	52' SF	\$470.52	\$469.42
Marina Bay & Botanica Lakes	52' SF - PO	\$57.52	\$56.42
Marina Bay & Botanica Lakes	62' SF	\$510.52	\$509.42

* 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.

Pulte			
Bridgetown	MF - (2)	\$1,372.35	\$1,370.77
Bridgetown	MF - (3)	\$1,101.35	\$1,099.77
Bridgetown	SF 42' - (1)	\$584.35	\$582.77
Bridgetown	SF 42' - (3)	\$1,101.35	\$1,099.77
Bridgetown	SF 42' - (5)	\$96.35	\$94.77
Bridgetown	SF 55' - (1)	\$750.35	\$748.77
Bridgetown	SF 55' - (2)	\$0.00	\$0.00
Bridgetown	SF 55' - (3)	\$1,100.35	\$1,098.77
Bridgetown	SF 55' - (5)	\$96.35	\$94.77
Bridgetown	SF 67' - (1)	\$892.35	\$890.77
Bridgetown	SF 67' - (2)	\$1,372.35	\$1,370.77
Bridgetown	SF 67' - (3)	\$1,100.35	\$1,098.77
Bridgetown	SF 67' - (4)	\$1,544.35	\$1,542.77
Bridgetown	SF 75' - (1)	\$0.00	\$0.00
Bridgetown	SF 75' - (2)	\$1,542.35	\$1,540.77
Bridgetown	SF 75' - (3)	\$1,270.35	\$1,268.77
Bridgetown	SF 75' - (4)	\$1,628.35	\$1,626.77
Somerset	MF - (1)	\$735.26	\$748.82
Somerset	MF - (2)	\$1,513.26	\$1,526.82
Somerset	MF - (3)	\$1,242.26	\$1,255.82
Somerset	MF - (4)	\$1,685.26	\$1,698.82
Somerset	SF 55' - (1)	\$891.26	\$904.82
Somerset	SF 55' - (2)	\$1,513.26	\$1,526.82
Somerset	SF 55' - (3)	\$1,241.26	\$1,254.82
Somerset	SF 67' - (1)	\$1,033.26	\$1,046.82
Somerset	SF 67' - (2)	\$1,513.26	\$1,526.82
Somerset	SF 67' - (3)	\$1,241.26	\$1,254.82
Somerset	SF 67' - (4)	\$1,685.26	\$1,698.82
Somerset	SF 67' - (5)	\$237.26	\$250.82
Somerset	SF 75' - (1)	\$1,126.26	\$1,139.82
Somerset	SF 75' - (2)	\$1,683.26	\$1,696.82
Somerset	SF 75' - (3)	\$1,411.26	\$1,424.82
Somerset	SF 75' - (4)	\$1,769.26	\$1,782.82
Somerset	SF 75' - (5)	\$237.26	\$250.82

(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

Lennar			
Lennar	6 - Plex	\$795.19	\$732.17
Lennar	4 - Plex	\$795.19	\$732.17
Lennar	46' SF	\$970.90	\$892.86
Lennar	52' SF	\$1,022.58	\$940.13
Lennar	67' SF	\$1,229.27	\$1,129.15

Others			
Somerset	Golf Course	\$188,318.31	\$192,021.71
Treeline Apartments	Neighborhood Retail	\$25,847.79	\$25,771.05
Treeline Apartments	Retail/ Commercial	\$14,292.70	\$14,246.94
Fire Station	RE Office	\$0.00	\$0.00