ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
DECEMBER 16, 2024
9:00 A.M.

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.arborwoodcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
December 16, 2024
9:00 A.M.

A. Call to Order
B. Proof of Publication……..Page 1
C. Administer Oath of Office to Jeff Gordish and Christopher Anderson
D. Establish Quorum
E. Additions or Deletions to Agenda
F. Comments from the Public for Items Not on the Agenda
G. Approval of Minutes
    1. November 18, 2024 Regular Board Meeting Minutes……..Page 2
H. Old Business
    1. Update on Traffic Study
    2. Update on Golf Course Repairs
    3. Update on School Impact Fee Credits
    4. Update on Clarke/Solitude Contract
I. New Business
    1. Consider Passarella Agreement…….Page 6
    2. Consider Resolution No. 2024-09 – Designating Officers……Page 13
J. Administrative Matters
    1. Manager's Report
        a. Financials…….Page 14
    2. Attorney's Report
    3. Engineer Report
    4. Field Inspectors Report
    5. Preserves Compliance Updates
K. Board Members Comments
L. Adjourn

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Arborwood Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	$255.50	
Tax Amount:	$0.00	
Payment Cost:	$255.50	
Order No:	10646179	# of Copies:
Customer No:	1126691	1
PO #:	24/25 meeting sched	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE

Regular Meetings of the Board of Supervisors of the Arborwood Community Development District will be held at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913 on the following dates:

October 21, 2024
November 18, 2024
December 16, 2024
February 17, 2025
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. Copies of the agenda for these meetings may be obtained from the District's website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 941-223-2475 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at a particular meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen
District Manager
Arborwood Community Development District
www.arborwoodcdd.org
No.10646179 Oct. 10, 2024

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 16, 2024

A. CALL TO ORDER

The September 16, 2024, Regular Board Meeting of the Arborwood Community Development District (the "District") was called to order at 9:00 a.m. in the Amenity Center Community Room of the Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on November 8, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Jeff Gordish	Present
Vice Chairperson	Karin Hagen	Present
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present via phone
Supervisor	Christopher Anderson	Absent

Staff members in attendance were:

District Manager	Michelle Krizen	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock, LLC
District Engineer	Ryan Lorenz	JR Evans Engineering
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present was Bethany Brosious of Passarella & Associates.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. September 16, 2024, Regular Board Meeting

The September 16, 2024, Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously approving the September 16, 2024, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update on Traffic Study

Mr. Lorenz spoke with Nicole, a planner with the City of Fort Myers. The DRI has been repealed at the State and County level but is still in effect at the local level. The City's traffic study might not include all the necessary components of the study the District is required to complete. Mr. Gordish suggested that Mr. Lorenz and himself meet with the City to discuss this matter in January. Mr. Lorenz will gather proposals for presentation at the December meeting. Mr. Lorenz received a quote from one company for between $15,000 to $20,000. This is twice the budgeted amount.

2. Update on Golf Course Repairs

Marsh Management is scheduled for early December. The golf course has been in contact with Marsh Management.

3. Update on School Impact Fee Credits

KCS Plantation LLC has signed the Hold Harmless Agreement, as requested by the District. Mr. Haber has been in contact with the intended recipients and the County. The District is trying to get the necessary form for transfer.

H. NEW BUSINESS

1. Consider Resolution No. 2024-08 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-08 was presented, entitled:

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

The amended budget for fiscal year ended September 30, 2024, runs from October 1, 2023, through September 30, 2024. The purpose of the amended budget is to look back to see the budget versus the actual expenses. This is a State statute requirement that the District approve an amended budget within 60 days of the end of the fiscal year. We are showing against the original budget, the amended budget and expenses as of September 29, 2024. At this point we should have received most invoices that were dated for work done prior to September 30th, but there are some vendors that might not get us their September invoice until the end of November or even into December, so we have to build in a cushion which is the middle column which is what we are requesting you to approve.

There was a question regarding the trustee fee to which it was indicated that it typically was a set amount and this year was half of the budgeted amount. Ms. Krizen will update the Board with the reason for the decrease.

A **MOTION** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously adopting Resolution No. 2024-08, as presented.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

The financials were presented. There were no questions from the Board Members.

There is a contract with Clarke for the lake maintenance however Clarke was purchased by Solitude. The contract should be updated. Mr. Gordish requested the flow way be built separately as well as confirming the numbering of the ponds. This information will be brought back to a future Board meeting.

The next meeting is December 16, 2024.

2. Attorney's Report

Mr. Haber reminded the Board that ethics training was due by December 31, 2024.

Mr. Aycock indicated that he was considering joining his HOA. He asked if this would be considered a conflict of interest. Mr. Haber explained it was not a conflict, however, if an agreement between the HOA and CDD was being considered, Mr. Aycock would have to recuse himself from voting on the matter.

3. Engineer's Report

Mr. Lorenz updated the Board on the sewer viewer contract. This work is scheduled for the first or second week of December.

At the Bridgetown Control Structure there was a build-up of vegetation at the weir. This has been removed. A couple of bars are missing and Mr. Lorenz is looking into the repairs.

The GIS proposal for updating the map will be presented at the next meeting.

4. Field Inspector's Report

Mr. Hirniak reported that there had been two major weather events and the system functioned as designed with no issues. He further indicated that there had been 24 more inches of rain YTD than typical for this time of year.

5. Preserves Compliance Report

Ms. Brosious reported that water levels were dropping but still too high for effective treatments. She noted that this was being monitored and treatments would most likely be completed in December or January for the preserves and Panther Mitigation Parcel.

J. BOARD MEMBER COMMENTS

Mr. Gordish has set up a meeting with the City of Fort Myers to see if they are interested in either of the two parcels.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Aycock, seconded by Mr. Gordish and passed unanimously adjourning the Regular Board Meeting at 9:46 a.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

PAI Use Only:
Project No. 02WCO749

PROFESSIONAL SERVICES AGREEMENT

SECTION 1 – GENERAL

THIS IS AN AGREEMENT made as of _____, 2024, between **Arborwood Community Development District** ("DISTRICT") and **Passarella & Associates, Inc.** ("CONSULTANT").

This Agreement is for Arborwood Bridgetown and Somerset at the Plantation, Treeline Avenue Mitigation Parcel, Arborwood Preserve, and the 1,700± Acre Collier County Mitigation Site ("Project") located in Lee and Collier Counties, Florida.

DISTRICT and CONSULTANT in consideration of their mutual covenants herein agree in respect of the performance or furnishing of professional ecological services ("Services") by CONSULTANT with respect to the Project and the payment for those services by DISTRICT as set forth below.

DISTRICT and CONSULTANT each is hereby bound and the partners, successors, executors, administrators, assigns and legal representatives of DISTRICT and CONSULTANT are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements, and obligations of this Agreement.

SECTION 2 – SCOPE OF SERVICES

Execution of this Agreement by CONSULTANT and DISTRICT constitutes DISTRICT'S written authorization to CONSULTANT to proceed on the date first above written with the Services described in Exhibit A, ("Scope of Services") and in the other exhibits listed below. This Agreement will become effective on the date first above written.

SECTION 3 – COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services," the DISTRICT shall compensate the CONSULTANT as provided in Exhibit B.

For Reimbursable Expenses, in addition to payments provided for CONSULTANT and CONSULTANT's Sub-Consultants, DISTRICT shall pay CONSULTANT for reimbursable expenses incurred by CONSULTANT as set forth in Exhibit B.

Invoices for CONSULTANT's services, Sub-Consultants, and Reimbursable Expenses will be prepared in accordance with CONSULTANT's standard invoicing practices and will be submitted to DISTRICT by CONSULTANT at least monthly. The amount billed for these services will be calculated on the basis set forth in Exhibit B. Invoices are due and payable on receipt.

If DISTRICT fails to make any payment due to CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT's invoice, CONSULTANT may, after giving seven day's written notice to DISTRICT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

If either the DISTRICT or CONSULTANT terminates this Agreement, CONSULTANT will be paid for all services performed or furnished in accordance with this Agreement by CONSULTANT through the date of termination on the basis specified in Exhibit B including any costs reasonably incurred by CONSULTANT that are directly attributable to the termination. CONSULTANT will be paid for the charges of CONSULTANT's Sub-Consultants employed to perform or furnish services to the extent such services have been performed or furnished in accordance with this Agreement through the effective date of the termination. CONSULTANT also will be paid for all unpaid Reimbursable Expenses.

SECTION 4 – STANDARD OF PERFORMANCE

The standard of care for all professional consulting and related services furnished by CONSULTANT under this Agreement will be the care and skill ordinarily used by members of the CONSULTANT's profession practicing under the same or similar circumstances at the same time and in the same locality. CONSULTANT makes no warrantees, expressed or implied, under this Agreement or otherwise, in conjunction with CONSULTANT's services.

SECTION 5 – LIMITATION OF LIABILITY

CONSULTANT's total liability to DISTRICT for any loss or damage, including but not limited to special and consequential damages arising out of or in conjunction with the performance of services or any other cause, including CONSULTANT's professional negligent acts, errors, or omissions, shall not exceed the CONSULTANT's compensation, and DISTRICT hereby releases and holds harmless CONSULTANT from any liability above such amount.

SECTION 6 – COUNTERPARTS

This Agreement may be executed in counterparts, each of which may be an original, but all of which together shall constitute one and the same agreement. Any counterpart may be delivered by facsimile transmission or by electronic communication in portable document format (.pdf) and the Parties agree that their electronically transmitted signatures shall have the same effect as manually transmitted signatures.

SECTION 7 – EXHIBITS

This Agreement is subject to the provisions of the following Exhibits (if checked) which are attached to and made a part of this Agreement:

Exhibit A. ☒ "Scope of Services"
Exhibit B. ☒ "Compensation"
Exhibit C. ☒ "Consultant's Hourly Rate Schedule"
Exhibit D. ☒ "Reimbursables"

IN WITNESS WHEREOF, the Parties warrant and represent that they are authorized to enter into this Agreement for Professional Services. DISTRICT hereby authorizes the performance of the services in Exhibit A and agrees to pay the charges resulting therefrom as identified in Exhibit B. As DISTRICT or DISTRICT's legal representative, I have read, understand, and agree to the business terms and conditions contained herein including the CONSULTANT's Limited Liability printed on Page 1 of this Agreement.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

DISTRICT:

Arborwood Community Development District

_____
Signature

By: _____
Name Typed or Printed

Title: _____

Address for giving notices:

Arborwood Community Development District
c/o Special District Services, Inc.
27499 Riverview Center Boulevard, Suite 253
Bonita Springs, Florida 34134
Phone: (941) 223-2475
Fax: ( ) -

Attest: _____
Signature
(IF CORPORATION, AFFIX CORPORATE SEAL)

CONSULTANT:

Passarella & Associates, Inc.

_____
Signature

By: Kenneth C. Passarella
Name Typed or Printed

Title: President

Address for giving notices:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
Phone: (239) 274-0067
Fax: (239) 274-0069

OR

State of _____
County of _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20_____, by _____ who is personally known to me or who has produced _____ as identification.

_____
Notary Public
Name typed, printed or stamped (Seal)

EXHIBIT A

Exhibit A consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between DISTRICT and CONSULTANT for professional services dated _____, 2024.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

DISTRICT _____

CONSULTANT _____

SCOPE OF SERVICES

Task	Description
1.0	Environmental Services 2024-2025 Fiscal Year
1.1	Conduct follow-up reviews of the Bridgetown and Somerset conservation lands.
1.2	Conduct follow-up exotic treatment review of the Treeline Mitigation Parcel.
1.3	Conduct follow-up exotic treatment reviews at the Collier County Mitigation Site.
1.4	Conduct follow-up exotic treatment review of Arborwood Preserve conservation area.
1.5	Prepare for and attend monthly scheduled District Board meetings.
1.6	Miscellaneous communications with District representatives (e.g., Special District Services, Inc., Project Engineer, and Golf Course Superintendent, etc.) during the fiscal year.

EXHIBIT B

Exhibit B consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between DISTRICT and CONSULTANT for professional services dated _____, 2024.

Initial:

DISTRICT _____

CONSULTANT _____

COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services," the DISTRICT shall compensate the CONSULTANT as follows:

Task	Description	Fee Type	Amount
1.0	Environmental Services 2024-2025 Fiscal Year	T&M; NTE	$20,000.00
Total:			**$20,000.00**

Fee Type Definition:

Time and Materials (T & M); Not to Exceed (NTE): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's hourly rate schedule in effect at the time the services are rendered. CONSULTANT will not exceed these costs without prior written approval by DISTRICT. The current hourly rate schedule is included as Exhibit C of this Agreement. CONSULTANT shall provide DISTRICT with CONSULTANT's annual increases to the current standard billing rate 30 days prior to incurring costs under any rate increases.

EXHIBIT C

Exhibit C consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between DISTRICT and CONSULTANT for professional services dated _____, 2024.

Initial:

DISTRICT _____

CONSULTANT _____

CONSULTANT'S HOURLY RATE SCHEDULE

Principal	$300.00/hr.
Senior Ecologist III	$250.00/hr.
Senior Ecologist II	$200.00/hr.
Senior Ecologist I	$180.00/hr.
Ecologist III	$160.00/hr.
Ecologist II	$140.00/hr.
Ecologist I	$125.00/hr.
Environmental Technician	$105.00/hr.
GIS Manager	$175.00/hr.
GIS Analyst III	$150.00/hr.
GIS Analyst II	$130.00/hr.
GIS Analyst I	$110.00/hr.
AutoCAD Manager	$175.00/hr.
AutoCAD III	$150.00/hr.
AutoCAD II	$130.00/hr.
AutoCAD I	$110.00/hr.
Administrative Assistant III	$ 95.00/hr.
Administrative Assistant II	$ 80.00/hr.
Administrative Assistant I	$ 65.00/hr.
Reimbursable Expenses	Cost

EXHIBIT D

Exhibit D consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between DISTRICT and CONSULTANT for professional services dated _____, 2024.

Initial:

DISTRICT _____

CONSULTANT _____

CONSULTANT'S REIMBURSABLES

Bond (line dwg. with no aerials or other graphics)	$10.00 (24x36); $20.00 (36x48); $25.00 (36x62) Other sizes – $1.67 per square foot *Mounted Billed at Cost
Aerial Photos	$30.00 (24x36); $60.00 (36x48); $75.00 (36x62) Other sizes – $5.00 per square foot *Mounted Billed at Cost
Color Photos	$2.75 (8x11); $3.00 (8x14); $3.50 (11x17)
Xerox	$0.15 (8x11); $0.25 (8x14); $0.35 (11x17)
Courier	Billed at Cost
FedEx/Overnight Delivery	Billed at Cost

RESOLUTION 2024-09

A RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Arborwood Community Development District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

Chair _____

Vice Chair _____

Secretary _____

Treasurer _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Treasurer _____

PASSED AND ADOPTED this 16th day of December, 2024.

ATTEST:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Arborwood Community Development District
Budget vs. Actual
October through November 2024

	Oct - Nov 24	24/25 Budget	$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments	120,077.84	527,357.00	-407,279.16	22.77%
01-3812 · Debt Assessments (2018)	599,443.80	2,632,565.00	-2,033,121.20	22.77%
01-3818 · Debt Assessments (2014A-1)	115,863.25	509,027.00	-393,163.75	22.76%
01-3819 · Debt Assessments (2014A-2)	24,772.55	108,799.00	-84,026.45	22.77%
01-3822 · Debt Assess-Pd To Trustee-2018	-567,024.90	-2,527,262.00	1,960,237.10	22.44%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-109,597.25	-489,445.00	379,847.75	22.39%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-34,803.83	-150,198.00	115,394.17	23.17%
01-3832 · Debt Asses-Pd To Trustee-2014A2	-23,432.90	-104,580.00	81,147.10	22.41%
01-3850 · Miscellaneous Income	0.00	15,000.00	-15,000.00	0.0%
Total Income	113,583.56	511,263.00	-397,679.44	22.22%
Expense				
01-1130 · Payroll Tax Expense	76.50	880.00	-803.50	8.69%
01-1131 · Supervisor Fees	1,000.00	11,000.00	-10,000.00	9.09%
01-1310 · Engineering	397.63	50,000.00	-49,602.37	0.8%
01-1311 · Management Fees	6,818.00	40,908.00	-34,090.00	16.67%
01-1313 · Website Management	333.32	2,000.00	-1,666.68	16.67%
01-1315 · Legal Fees	0.00	20,000.00	-20,000.00	0.0%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,350.00	-5,350.00	0.0%
01-1330 · Arbitrage Rebate Fee	0.00	1,000.00	-1,000.00	0.0%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	6,994.00	13,000.00	-6,006.00	53.8%
01-1480 · Legal Advertisements	255.50	5,250.00	-4,994.50	4.87%
01-1512 · Miscellaneous	393.98	3,300.00	-2,906.02	11.94%
01-1513 · Postage and Delivery	78.47	1,150.00	-1,071.53	6.82%
01-1514 · Office Supplies	81.50	2,300.00	-2,218.50	3.54%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	0.00	27,500.00	-27,500.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	3,000.00	-3,000.00	0.0%

Arborwood Community Development District
Budget vs. Actual
October through November 2024

	Oct - Nov 24	24/25 Budget	$ Over Budget	% of Budget
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	0.00	6,000.00	-6,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	5,000.00	-5,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	0.00	22,000.00	-22,000.00	0.0%
01-1820 · Panther Mitigation Mnt-Exotics	0.00	80,000.00	-80,000.00	0.0%
01-1824 · Field Inspector - Somerset Only	4,336.88	25,500.00	-21,163.12	17.01%
01-1825 · Lake Maintenance-Somerset Only	7,985.12	46,100.00	-38,114.88	17.32%
01-1826 · Preserve Maint - Somerset Only	0.00	35,000.00	-35,000.00	0.0%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
01-1829 · Lake Bank Erosion Mte(Somerset)	0.00	45,000.00	-45,000.00	0.0%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	0.00	20,000.00	-20,000.00	0.0%
01-1831 · Strmwtr Drains Ins (Bridgetown)	0.00	6,500.00	-6,500.00	0.0%
01-1839 · Lake Bank Inspection-Somerset	0.00	7,500.00	-7,500.00	0.0%
01-1840 · Lake Bank Inspection-Bridgetown	943.75	6,500.00	-5,556.25	14.52%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	29,869.65	511,263.00	-481,393.35	5.84%
Net Income	**83,713.91**	**0.00**	**83,713.91**	**100.0%**

Bridgetown Balance As Of 11/30/24	**$ 22,056.25**
Somerset Balance As Of 11/30/24	**$ 184,379.16**

Bank Balance As Of 11/30/24	**$ 1,266,847.76**
Accounts Payable As Of 11/30/24	**$ 712,763.28**
Other Assets As Of 11/30/24	**$ -**
Total Fund Balance As Of 11/30/24	**$ 554,084.48**

Series 2014A-1 Bond Balance As Of 11/30/24	**$ 4,005,000.00**
Series 2014A-2 Bond Balance As Of 11/30/24	**$ 470,000.00**
Series 2018A-1 Bond Balance As Of 11/30/24	**$ 17,540,000.00**
Series 2018A-2 Bond Balance As Of 11/30/24	**$ 6,090,000.00**
Total Bond Balance As Of 11/30/24	**$ 28,105,000.00**