ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
OCTOBER 21, 2026
10:00 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
October 21, 2026
9:00 A.M.

A. Call to Order
B. Proof of Publication……..Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
   1. September 21, 2026 Regular Board Meeting Minutes……..….....Page 2
G. Old Business
H. New Business
   1. Consider Approval of Lake Maintenance Contract……...Page 7
   2. Consider Resolution No. 2026-08 – Goals and Objectives Annual Report……...Page 23
   3. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2025/2026 Amended Budget…….Page 26
I. Administrative Matters
   1. Attorney's Report
   2. Engineer Report
   3. Field Inspectors Report – Somerset
   4. Preserve Compliance Updates
   5. Bridgetown Report…….Page 33
   6. Manager's Report
      a. Financials…….Page 34
      b. Next Meeting Date – October 21, 2026
J. Board Member Comments
K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE
Regular Meetings of the Board of Supervisors of the Arborwood Community Development District will be held at 10:00 a.m. in the Amenity Center Community Room of Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913 on the following dates:
October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027
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 Districts 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 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.
www.arborwoodcdd.org
No.12688374 Oct. 9, 2026

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 21, 2026

A. CALL TO ORDER

The September 21, 2026, 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 which indicated that notice of the meeting had been published in the *Fort Myers News Press* on September 11, 2026, 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
Supervisor	Christopher Anderson	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock, LLC
District Engineer	Ryan Lorenz	JR Evans Engineering

Others present were the following District residents: Henry Camp, Jim Handeland, Debbie Courtright, Peggy Schweitzer and Katie Maciag; Jessica Casto, Somerset Property Manager; and 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 was no public comment.

F. APPROVAL OF MINUTES

1. August 3, 2026, Public Hearing &Regular Board Meeting

The minutes of the August 3, 2026, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was then made by Supervisor Schrotenboer, seconded by Chairman Gordish and passed unanimously approving the minutes of the August 3, 2026, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Ratification of Agreement between the District and Woods and Wetlands, Inc. for Exotic Vegetation Maintenance Control

The Board reviewed the agreements with Woods and Wetlands, Inc. and discussed the differences in the scopes of work and pricing per acre between the Arborwood and Somerset preserve areas. Ms. Brosious agreed that the invasive species references should be consistent and reflect the most current list and indicated that clarification could be obtained regarding the pricing differences.

District Counsel advised that the agreements contained District-friendly termination provisions allowing termination with or without cause upon 30 days' written notice.

By consensus, the Board tabled ratification of the agreements until the next meeting to allow clarification of the scopes of work and pricing. The Board was advised that tabling ratification would not affect the scheduled treatment work.

2. Consider Request from Somerset HOA for Tree Removal

Mr. Lorenz reviewed Somerset HOA's request for tree removal associated with improvements at the Gladstone entrance. He explained that the improvements were located on CDD property and that he had reviewed the area and did not identify erosion or drainage concerns.

During discussion, the request was clarified to include removal of four oak trees and six coconut palms. The four oak trees will be replaced with four triple Christmas palms. The HOA will be responsible for the work and perpetual maintenance of the improvements. The contractor will be required to restore existing conditions to the same or better, following completion of the work.

A **MOTION** was made by Chairman Gordish, seconded by Supervisor Schrotenboer and passed unanimously approving the Somerset HOA request for tree removal, as amended during discussion and including perpetual maintenance.

3. Consider Request for Gladstone Gate Landscaping

The Board considered the proposed Gladstone Gate landscaping improvements associated with the tree removal discussed under the previous item. The plan will be updated to accurately reflect the approved removals and installations.

A MOTION was made by Chairman Gordish, seconded by Supervisor Schrotenboer and passed unanimously approving the Gladstone Gate landscaping improvements, as amended.

4. Consider Resolution No. 2026-06 – Declaring Board Vacancies

Resolution No. 2026-06 was presented, entitled:

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS ONE AND THREE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

District Counsel reviewed Resolution No. 2026-06 and the requirements of Chapter 190, Florida Statutes, relating to Board seats for which no candidate had qualified. He explained that the vacancies would become effective the second Tuesday following the election and must be filled by Board appointment within 90 days. The incumbent Supervisors may continue serving during that period and may be reappointed.

Upon a **MOTION** duly made and seconded, Resolution No. 2026-06 declaring the Board vacancies was adopted unanimously.

The Board discussed its previous desire to seek representation from areas of the District that have historically been underrepresented. Supervisor Aycock advised that resident Jim Handeland had expressed interest in serving and went over his background. Mr. Handeland was asked to provide his resume to the District Manager for distribution to the Board. The matter will be placed on the next agenda for further consideration.

5. Consider Resolution No. 2026-07 – Resetting a Public Hearing Date for Revised Rules of Procedure

Resolution No. 2026-07 was presented, entitled:

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING ON THE DISTRICT'S ADOPTION OF RULES OF PROCEDURE; AMENDING RESOLUTION 2026-02 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

District Counsel advised that the public hearing on the revised Rules of Procedure required more than 30 days' notice and recommended scheduling the hearing for a meeting the Board was reasonably certain would be held. The Board confirmed availability for November 18, 2026. A summary and redline copy of the proposed revisions will also be provided.

A **MOTION** was made by Supervisor Anderson, seconded by Supervisor Schrotenboer and passed unanimously adopting Resolution No. 2026-07 resetting the public hearing on the revised Rules of Procedure to November 18, 2026.

I. ADMINISTRATIVE MATTERS

1. Attorney's Report

Mr. Haber had no additional report at this time.

2. Engineer's Report

Mr. Lorenz reported that the final Lake Bank Erosion Repair report for Somerset was expected shortly and would be presented at the next meeting, with repairs anticipated in November or December. Proposals are also being obtained for Somerset pipe drainage cleaning and are expected to be available for Board review at the next meeting.

Mr. Lorenz provided an update regarding drainage concerns on Kingsmill. He inspected the area and observed differences in elevation between yard drains but was unable to observe active ponding because conditions were dry at the time of inspection. Somerset Property Manager Jessica Casto reported that residents had provided photographs showing significant ponding following rainfall and that the conditions could remain for several days.

Discussion ensued regarding responsibility for the drainage system and the appropriate initial corrective action. The Board agreed that investigation and pipe cleaning should be undertaken before considering more extensive grading work.

A **MOTION** was made by Chairman Gordish, seconded by Vice Chairman Hagen and passed unanimously authorizing proceeding with investigation, pipe cleaning and related repairs to the Kingsmill drainage area at a cost not to exceed $5,000, with the District Engineer coordinating and reviewing the work.

3. Field Inspector's Report - Somerset

In Mr. Hirniak's absence, the District Manager presented his report. Rainfall remained below historical averages, while lake levels were near normal. Water quality and flora and fauna conditions were reported as normal and good.

Mr. Hirniak also coordinated with the HOA regarding the location of new plantings along Plantation Gardens Parkway to ensure the plantings were not placed on CDD property. The lakes' ability to accommodate storm events and perform their stormwater management function did not appear to be jeopardized.

4. Preserve Compliance Updates

Ms. Brosious reported that all preserve treatments previously approved for the current fiscal year had been completed in Bridgetown, Somerset, the off-site mitigation parcel and Arborwood Preserve. No additional treatments were anticipated until water levels recede and drier conditions return.

Passarella will coordinate with Aquatic Weed Control to identify priority treatment areas within the Collier County mitigation parcel. Ms. Brosious will also obtain clarification from Woods and Wetlands regarding the scopes and pricing discussed earlier in the meeting for presentation at the next meeting.

5. Bridgetown Report

The Bridgetown report was reviewed. The Board briefly discussed Woods and Wetlands' pricing and the desire for consistency in scope and per-acre pricing among the various preserve areas.

6. Manager's Report
a. Financials

The financial statements were reviewed. The District Manager advised that the District was approximately 92% through the fiscal year and appeared to be under budget. The amended budget will be presented at the next meeting.

The next meeting is scheduled for October 21, 2026. Beginning with the new fiscal year, regular meetings will be held on Wednesdays at 10:00 a.m. The upcoming meeting dates of October 21, November 18 and December 16 were reviewed. The District Manager will distribute the meeting schedule to the Board.

J. BOARD MEMBER COMMENTS

Vice Chairman Hagen went over Somerset's ongoing review of drainage modification requirements associated with pools and lake bank erosion. Several drainage modification requests have been received with additional requests still pending. Mr. Lorenz indicated that the District would continue monitoring areas of concern.

Supervisor Aycock also reiterated that Jim Handeland had expressed interest in serving on the Board and had reviewed information regarding the District in preparation for possible appointment.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Gordish, seconded by Supervisor Anderson and passed unanimously adjourning the Regular Board Meeting at 9:57 a.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax

CGC 1507963



Name
Arbwood CDD CO J.R. Evans Engineering, P.A. 9961 Interstate Commerce Dr Suite 230 , FL 33913

Proposal

Project
Somerset at the Plantation 10401 Dartington Dr. Fort Myers, FL 33913

Date	Estimate #
9/23/2026	6930

	Total
Jetter Trailer @$200.00 Per Hours 4 Hour Minimum Vac Trailer @$200.00 Service 4 Hour minimum Must have adequate access to fresh water supply. Note: This excludes Any Heavy Cleaning utilizing Rotary, chain or milling Nozzles Dump Fee @ $550.00 Per Load if we have to dump off site Any environment products removed will be billed at a minimum of 4 yards and will be $400.00 per Yard. Plug sets will be additionally charged for each set varies on plug size ($600.00 each set up to 60") All pricing is Portal to Portal This price will include all labor, material and equipment needed to complete the following: clean 7 runs by plugging the lines and decanting/cleaning with a vac truck. Sediment will be disposed of offsite.	10,800.00
Total proposed cost to send the ROV submersible camera through specified drainage lines (structure to structure) inspect and assess the condition of each line for any defects or blockages. We will provide a detailed inspection report of our findings and a recording of the inspection. This price includes all labor, material and equipment needed to complete this job. Please be aware that in order to send the camera through each line there must be adequate amount of water and access with the truck and camera trailer must be available. {Note these fees apply if no water present as equipment onsite} In addition if there is an inadequate amount of water in the system for ROV our Pole camera system will be utilized to view and photograph the line. Any work completed outside the scope of this proposal may result in additional charges. Video quality is dependent on water quality and may vary due to natural factors. Obs: We can send the pole camera and take photos post cleaning for $1,750.00 instead of sending ROV for the 12 lines.	3,500.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance . All contractors are fully covered under general liability insurance. We will not be responsible for any unforseen incidents, when we dewater any wet well system . Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature
Michael Radford
Michael Radford President

In the event any legal action, arbitration, or other proceeding is inititated to collect payment or enforce any provision of this agreement, the customer agrees to pay all costs of collection, including but ot limited to attorney's fees, court costs and any other expenses incurred by the company in connection wtih such action.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.
This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax

CGC 1507963



Proposal

Name	Date	Estimate #
Arbwood CDD CO J.R. Evans Engineering, P.A. 9961 Interstate Commerce Dr Suite 230 , FL 33913	9/23/2026	6930

Project

Somerset at the Plantation
10401 Dartington Dr.
Fort Myers, FL 33913

	Total
Jetter Trailer @$200.00 Per Hours 4 Hour Minimum Vac Trailer @$200.00 Service 4 Hour minimum Must have adequate access to fresh water supply. Note: This excludes Any Heavy Cleaning utilizing Rotary, chain or mlling Nozzles Dump Fee @ $550.00 Per Load if we have to dump off site Any environment products removed will be billed at a minimum of 4 yards and will be $400.00 per Yard. Plug sets will be additionally charged for each set varies on plug size ($600.00 each set up to 60") All pricing is Portal to Portal This price will include all labor, material and equipment needed to complete the following: clean 5 additional runs by plugging the lines and decanting/cleaning with a vac truck. Sediment will be disposed of offsite.	5,000.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total $19300.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance . All contractors are fully covered under general liability insurance. We will not be responsible for any unforseen incidents, when we dewater any wet well system . Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature
Michael Radford
Michael Radford President

In the event any legal action, arbitration, or other proceeding is inititated to collect payment or enforce any provision of this agreement, the customer agrees to pay all costs of collection, including but ot limited to attorney's fees, court costs and any other expenses incurred by the company in connection wtih such action.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.
This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____

PROPOSAL: P55418-v2

DATE: October 9, 2026

SUBMITTED TO: JR Evans

ADDRESS: 9961 Interstate Commerce Drive, Suite 230
Ft Myers, Fl 33913

PHONE: (239) 847-6188

EMAIL: rlorenz@jreeng.com

WORK SITE: Plantation Gardens Dr, Fort Myers, FL

ATTENTION: Ryan Lorenz

JOB NAME: Arborwood Cleaning

SCOPE OF WORK

Plug, pump down, clean, and desilt pipes as shown on map.

Excludes CS to S-30 as this pipe is not accessable.

May require removal of hedges by owner to access S-64. Final line item is for exposing this structure if we are able to do so without disturbing landscaping.

Jet-Vac Equipment *Includes plugs, pump, support truck, disposal, fuel surcharge, environmental fee*	(at $4,470.00 Per Day)	6 day(s)	$26,820.00
Dive Crew- Certified	(at $5,355.00 Per Day)	3 day(s)	$16,065.00
Easement Machine	(at $675.00 Per Day)	4 day(s)	$2,700.00
Flex Hose 6"	(at $4.25 Per L.F.)	200 L.F.	$850.00
Expose Structure *S-64*	(at $800.00 Each)	1 Each	$800.00

ESTIMATED BASE SERVICE TOTAL: $47,235.00

Note: One-way travel time applies to all hourly vehicles, with a four-hour minimum charge. We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

Payment: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days. (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

Materials and Workmanship: All materials will meet the specified standards and all workmanship will conform to normal industry practices.
Estimate and Conditions: The price is based on current conditions at the job site. Our crew reserves the right to stop work or leave the job site whenever safety conditions may be at risk. Additional charges may apply for any such delays.
Exclusions: Engineering, permits, testing, and bonds are excluded unless specifically noted.
Insurance: The owner is responsible for insuring any existing structures, and all materials and work in place against the risk of fire or other hazards until completion and acceptance of the project.
Waiver of Claims: Both parties waive all tort claims against each other and will look exclusively to insurance for covered risks.

Travel Time and Cancellations: Same-day job cancellations may incur a cancellation fee. Travel time to and from the job site is billed at applicable rates.

SUBMITTED BY	TITLE	DATE
DANIEL KILGORE (239) 413-1923 · d.kilgore@shenandoahus.com	Estimator	10/09/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

AP CONTACT: _____

AP PHONE #: _____

AP EMAIL: _____

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Somerset Lake Bank
Erosion Proposal

The Lake Doctors difference is our commitment to continuous improvement and firm belief in our core company values: Stewardship, Trust, Excellence, Accountability, Dedication and Integrity.

Prepared by: Jonathan Meyer Sales Manager | Jonathan.Meyer@Lakedoctors.com | 239-209-0056 |

Erosion Repair 2026



American Owned and Operated

Learn More at lakedoctors.com

Erosion Repair | The Process





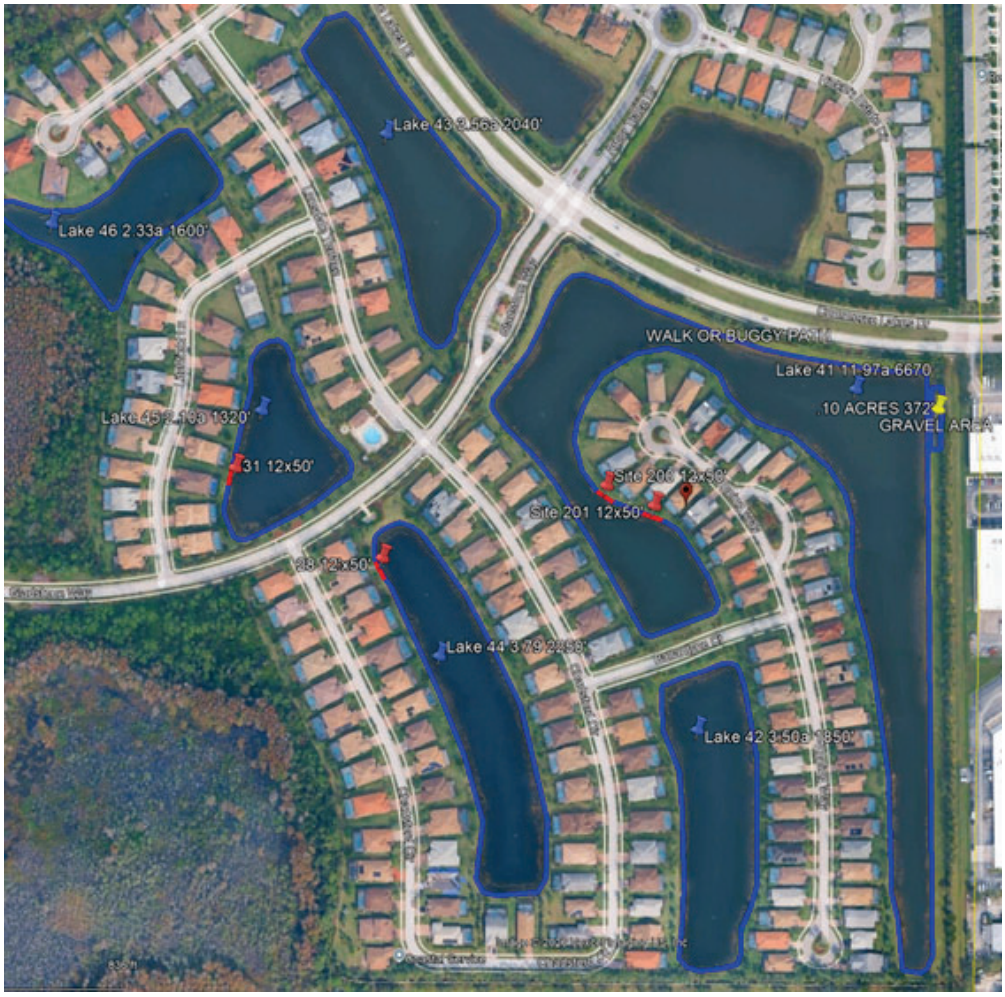



Erosion Repair | The Process

Site Number	Material	Cost
31	12x50'	$5,745.50
48	12x50'	$5,745.50
53A	12x50'	5,745.50
90	12x50'	$5,745.50
102	12x50'	$5,745.50
200	12x50'	$5,745.50
201	12x50'	5,745.50

Current Conditions of Lake / Pond

Site 28,31,200, 201



Current Conditions of Lake / Pond

Site 90, 102



Current Conditions of Lake / Pond

Site 105-106



Current Conditions of Lake / Pond

Site 48



Current Conditions of Lake / Pond

Site 53A



The Lake Doctors, Inc.
Aquatic Management Services

Somerset Lake Bank
Erosion Proposal

Project Pricing | Payment | Agreement

PROJECT PRICING:

Measured Linear Footage: 350' of 12'
Project Total: $42,048.00
Price/Linear Footage: 12'/ $120.14

The pricing provided is contingent upon all sites being addressed as outlined. If any sites are removed from the scope, the unit cost per linear foot will be adjusted accordingly. The erosion restoration work is covered by a limited lifetime warranty for as long as The Lake Doctors remains the contracted lake management provider and continuously treats and maintains the associated lake or lakes. For purposes of this warranty, "lifetime" refers to the uninterrupted duration of the active lake management agreement with The Lake Doctors.

The warranty will terminate if lake management services are canceled, discontinued, transferred to another provider, or allowed to lapse

PAYMENT TERMS:

50% Mobilization Deposit: $22,982.00
50% Upon Completion: $22,982.00

PROPOSAL AGREEMENT:

The above prices, specifications, and conditions are hereby accepted.
Digital signatures are acceptable.

CUSTOMER:

Print Name: _____

Signature: _____

Date: _____

The Lake Doctors, Inc.
Jonathan Meyer Sales Manager
4791 Waycross Road Ft. Myers, FL

Print Name: Jonathan Meyer

Signature: _____

Date: 9/16/2026

American Owned and Operated

Learn More at lakedoctors.com

Post-Install Agreement

POST-INSTALL AGREEMENT:

It will be the responsibility of the **CUSTOMER** to irrigate the new sod/plantings at the project site once installed to assure root structure growth.

The first 2 to 3 weeks are vital to the root structure growth. Sprinkler heads will need to be marked by the **CUSTOMER** to avoid damage.

The Lake Doctors will not be responsible for damages of unmarked heads during the installation. If a marked sprinkler head is damaged, The Lake Doctors will repair it in a timely manner.

The Lake Doctors is not responsible for damage to any of the following underground infrastructure on-site: underground irrigation, headwalls, piping, electrical, trees, or any lines not noted on the as-builts or located and marked by local Locating Services (where digging is necessary).

The **CUSTOMER** is responsible for the cost of any necessary permits that may be required by the local governing body prior to the commencement of work.

The labor warranty for any manual adjustments needed is for one (1) year period commencing from the first day after the installation has been completed.

The warranty does not cover acts of God such as floods, fire, hurricanes, or catastrophic events, nor does it include losses due to theft, adequate irrigation, vandalism, or negligence by others, or factors outside the control of our organization.

The warranty extends to (5) years if The Lake Doctors are retained as your lake maintenance provider.

Conditions (Part 1)

CONDITIONS:

1. Ownership of property is implied by **CUSTOMER** with acceptance of this Agreement. In the event that **CUSTOMER** does not expressly own the areas where the above-stated services are to be provided, **CUSTOMER** represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of a dispute of ownership, **CUSTOMER** agrees to hold harmless The Lake Doctors for the consequences of such services.

2. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past-due balances. Pricing is subject to an 8% Inflation rate per year.

3. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

4. This proposal shall be valid for 30 days.

5. If The Lake Doctors are required to enroll in any third-party compliance programs, invoicing or payment plans that access fees to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to The Lake Doctors.

6. The Lake Doctors will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

7. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing and accepted in its entirety by authorized representatives of both The Lake Doctors and the **CUSTOMER**.

8. The Lake Doctors shall not be responsible for acts beyond its reasonable control, including adverse soil and/or water conditions, adverse weather conditions, unavailable materials. Each party will be excused for a delay of performance under this Agreement if such delay is due to vandalism, acts of war or terrorism, transportation restrictions, strikes, embargoes, acts of God (including, but not limited to, fires, floods, hurricanes, tsunamis, earthquakes, mudslides and severe weather), government orders, or failure of transportation or communications carriers (each a "Force Majeure Event") for the period of such delay, provided that the party seeking such delay promptly informs the other party of the difficulty encountered and resumes its responsibilities as promptly as practicable.

Conditions (Part 2)

CONDITIONS:

9. **CUSTOMER** shall permit The Lake Doctors without additional consideration to **CUSTOMER**, to take photographs or video at the project site of both completed work and work in progress.

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this the agreement shall remain in full force and effect.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.

13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.

14. No Rights of Set-Off. In no event shall **CUSTOMER** be entitled to offset against any payment due or to become due to The Lake Doctors under this Agreement.

15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **ARBORWOOD** Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-07 on August 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of October, 2026.

ATTEST:	**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Arborwood Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2026.

ATTEST:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Arborwood
Community Development District

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

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AMENDED BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
GENERAL FUND ON ROLL ASSESSMENT	539,884	**539,812**	539,812
GENERAL FUND DIRECT BILL ASSESSMENTS	0	**0**	0
DEBT ON ROLL ASSESSMENTS	3,199,449	**3,197,989**	3,197,989
DEBT DIRECT BILL ASSESSMENTS	0	**0**	0
INTEREST/MISCELLANEOUS GENERAL FUND	0	**0**	0
GENERAL FUND OTHER REVENUES / CARRY OVER	17,000	**0**	0
TOTAL REVENUES	**$ 3,756,334**	**$ 3,737,801**	**$ 3,737,801**
EXPENDITURES			
PAYROLL TAX EXPENSE	880	**719**	719
SUPERVISOR FEES	11,000	**9,400**	9,400
ENGINEERING	50,000	**33,018**	33,018
MANAGEMENT	42,084	**42,084**	42,084
LEGAL	19,000	**15,000**	7,426
ASSESSMENT ROLL	5,000	**5,000**	5,000
ANNUAL AUDIT	5,450	**5,250**	5,250
ARBITRAGE REBATE FEE	1,000	**1,000**	1,000
INSURANCE	13,000	**6,998**	6,998
LEGAL ADVERTISING	5,250	**5,250**	3,724
MISCELLANEOUS	3,200	**4,000**	3,728
POSTAGE	1,125	**400**	388
OFFICE SUPPLIES	2,275	**2,000**	1,854
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	22,500	**12,739**	12,739
CONTINUING DISCLOSURE FEE	3,000	**3,000**	3,000
AMORTIZATION SCHEDULES FEE	500	**0**	0
WEBSITE	2,000	**2,000**	2,000
PROFESSIONAL FEE & PERMITS	1,250	**0**	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	0	**0**	0
DRI TRAFFIC MONITORING	5,000	**15,300**	15,300
ENVIRONMENTAL CONSULTING - PASSARELLA	23,000	**26,000**	22,248
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	**80,000**	80,000
CAPITAL OUTLAY - SMALL	1,000	**500**	0
FLOWWAY MAINTENANCE	10,600	**1,000**	0
PRESERVE MAINTENANCE - PARCEL C	7,000	**1,000**	0
LAKE MAINTENANCE - SOMERSET ONLY	50,000	**49,827**	49,827
LAKE BANK EROSION - SOMERSET ONLY	47,000	**0**	0
PRESERVE MAINTENANCE (SOMERSET ONLY)	37,000	**44,000**	44,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	**24,701**	24,701
STORMWATER DRAINS INS & MAINT (SOMERSET ONLY)	30,000	**44,333**	44,333
MISCELLANEOUS MAINTENANCE	0	**1,699**	1,699
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	**1,000**	0
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	**1,000**	0
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	**6,720**	6,720
Total Expenditures	**525,289**	**445,113**	**427,331**
EXCESS / (SHORTFALL)	**$ 3,231,045**	**$ 3,292,688**	**$ 3,310,470**
DEBT PAYMENTS (2014)	(543,245)	**(542,853)**	(542,853)
DEBT PAYMENTS (2018)	(2,528,226)	**(2,525,841)**	(2,525,481)
BALANCE	**$ 159,573**	**$ 223,994**	**$ 242,136**
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	**(11,715)**	(11,715)
DISCOUNTS FOR EARLY PAYMENTS	(149,573)	**(139,826)**	(139,826)
NET EXCESS / (SHORTFALL)	**$ 0**	**$ 72,453**	**$ 90,595**

Note: All Figures are Un-audited

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
ON ROLL ASSESSMENTS	539,884	**539,812**	539,812
DIRECT BILL ASSESSMENTS	0	**0**	0
OTHER REVENUES / CARRY OVER	17,000	**0**	0
Total Revenues	**$ 556,884**	**$ 539,812**	**$ 539,812**
EXPENDITURES			
PAYROLL TAX EXPENSE	880	**719**	719
SUPERVISOR FEES	11,000	**9,400**	9,400
ENGINEERING	50,000	**33,018**	33,018
MANAGEMENT	42,084	**42,084**	42,084
LEGAL	19,000	**15,000**	7,426
ASSESSMENT ROLL	5,000	**5,000**	5,000
ANNUAL AUDIT	5,450	**5,250**	5,250
ARBITRAGE REBATE FEE	1,000	**1,000**	1,000
INSURANCE	13,000	**6,998**	6,998
LEGAL ADVERTISING	5,250	**5,250**	3,724
MISCELLANEOUS	3,200	**4,000**	3,728
POSTAGE	1,125	**400**	388
OFFICE SUPPLIES	2,275	**2,000**	1,854
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	22,500	**12,739**	12,739
CONTINUING DISCLOSURE FEE	3,000	**3,000**	3,000
AMORTIZATION SCHEDULES FEE	500	**0**	0
WEBSITE	2,000	**2,000**	2,000
PROFESSIONAL FEE & PERMITS	1,250	**0**	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	0	**0**	0
DRI TRAFFIC MONITORING	5,000	**15,300**	15,300
ENVIRONMENTAL CONSULTING - PASSARELLA	23,000	**26,000**	22,248
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	**80,000**	80,000
STREET LIGHTING - UTILITY & MAINTENANCE	0	**0**	0
CAPITAL OUTLAY - SMALL	1,000	**500**	0
FLOWWAY MAINTENANCE	10,600	**1,000**	0
PRESERVE MAINTENANCE - PARCEL C	7,000	**1,000**	0
LAKE MAINTENANCE - SOMERSET ONLY	50,000	**49,827**	49,827
LAKE BANK EROSION - SOMERSET ONLY	47,000	**0**	0
PRESERVE MAINTENANCE (SOMERSET ONLY)	37,000	**44,000**	44,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	**24,701**	24,701
STORMWATER DRAINS INS (SOMERSET ONLY)	30,000	**44,333**	44,333
LAKE BANK INSPECTION (SOMERSET ONLY)	7,500	**1,000**	0
LAKE BANK INSPECTION (BRIDGETOWN ONLY)	6,500	**1,000**	0
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	**6,720**	6,720
Total Expenditures	**525,289**	**443,414**	**425,632**
EXCESS / (SHORTFALL)	**$ 31,595**	**$ 96,398**	**$ 114,180**
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	**(1,172)**	(1,172)
DISCOUNTS FOR EARLY PAYMENTS	(21,595)	**(20,974)**	(20,974)
NET EXCESS / (SHORTFALL)	**$ -**	**$ 74,252**	**$ 92,035**

Note: All Figures are Un-audited

Fund Balance on 9/30/2025	$ 526,146
Less Amended 2025/2026 Net Excess /(Shortfall)	$ 74,252
Estimated Fund Balance on 9/30/2026	$ 600,398

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Series 2014A-1 Bond

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
REVENUES			
Net On Roll Assessments	492,885	**492,537**	492,537
Interest Income	0	**31,100**	31,003
Bond Prepayments	0	**11,813**	11,813
Direct Bill Assessments - Lennar	0	**0**	0
Total Revenues	**$ 492,885**	**$ 535,450**	**$ 535,353**
EXPENDITURES			
Principal Payments	240,000	**240,000**	240,000
Interest Payments	252,885	**261,165**	261,165
Principal Redemption	0	**0**	0
Miscellaneous	0	**0**	0
Total Expenditures	**$ 492,885**	**$ 501,165**	**$ 501,165**
Excess / (Shortfall)	**$ -**	**$ 34,285**	**$ 34,188**

Series 2014A-2 Bond

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
REVENUES			
Net On Roll Assessments	50,360	**50,450**	50,316
Interest Income	0	**0**	
Bond Prepayments	0	**0**	0
Direct Bill Assessments - Lennar	0	**0**	0
Total Revenues	**$ 50,360**	**$ 50,450**	**$ 50,316**
EXPENDITURES			
Principal Payments	20,000	**20,000**	20,000
Interest Payments	30,360	**28,980**	28,980
Principal Redemption	0	**0**	0
Miscellaneous	0	**0**	0
Total Expenditures	**$ 50,360**	**$ 48,980**	**$ 48,980**
Excess / (Shortfall)	**$ -**	**$ 1,470**	**$ 1,336**

Series 2014 A-1 Bond Information

Initial Par Amount =	$4,939,888
Maturity Par Amount =	$5,430,000
Interest Rate =	6.90%
Bifurcated Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Maturity Par Amount As Of 9/30/26 =	$3,545,000

Series 2014 A-2 Bond Information

Initial Par Amount =	$1,041,652
Maturity Par Amount =	$1,145,000
Interest Rate =	6.90%
Bifurcated Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Maturity Par Amount As Of 9/30/26 =	$400,000

FUND BALANCE AS OF 9/30/25	$889,729
FY 2025/2026 ACTIVITY	$35,755
FUND BALANCE AS OF 9/30/26	$925,484

Notes

Reserve Fund Balance = $503,233*. Revenue Fund Balance = $240,652*.
Prepayment Fund Balance = $14,031*.

Revenue Account
To Fund November 1, 2026 Interest Payment:
Series 2014A-1: $122,302

Prepayment Account
To Fund November 1, 2026 Extraodinary Principal Payment:
Series 2014A-1: $10,000

* Approximate Amounts

Notes

Reserve Fund Balance = $63,110*. Revenue Fund Balances = $59,474*.
Prepayment Fund Balance = $44,850*.

Revenue Account
To Fund November 1, 2026 Interest Payment:
Series 2014A-2: $14,835

Prepayment Account
To Fund November 1, 2026 Extraodinary Principal Payment:
Series 2014A-2: $40,000

* Approximate Amounts

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	2018A-1 & 2018A-2		
REVENUES	**FISCAL YEAR 2025/2026 ANNUAL BUDGET**	**FISCAL YEAR 2025/2026 AMENDED BUDGET**	**FISCAL YEAR 2025/2026 ACTUAL 10/1/2025- 9/29/2026**
Net On Roll Assessments	2,528,226	**2,525,481**	2,525,481
Prepaid Bond Income	0	**3,778**	3,778
Interest Income	0	**73,300**	73,164
Total Revenues	**$ 2,528,226**	**$ 2,602,559**	**$ 2,602,423**
EXPENDITURES			
Principal Payments (2018A-1)	1,250,000	**1,250,000**	1,250,000
Principal Payments (2018A-2)	552,846	**400,000**	400,000
Interest Payments (2018A-1)	400,000	**571,596**	571,596
Interest Payments (2018A-2)	269,543	**278,794**	278,794
Miscellaneous / Prepayment	55,837	**0**	0
Total Expenditures	**$ 2,528,226**	**$ 2,500,390**	**$ 2,500,390**
Excess / (Shortfall)	**$ -**	**$ 102,169**	**$ 102,033**

FUND BALANCE AS OF 9/30/25	$1,606,309
FY 2025/2026 ACTIVITY	$102,169
FUND BALANCE AS OF 9/30/26	$1,708,478

Notes
Reserve Fund Balances = $795,545*. Revenue Fund Balance = $912,933*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payments Of $411,011 (2018A-1: $269,264 & 2018A-2: $141,747).
* Approximate Amounts

Series 2018 A-1 Bond Information

Original Par Amount =	$24,465,000
Interest Rate =	3.02%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/26 =	$15,110,000

Series 2018 A-2 Bond Information

Original Par Amount =	$8,740,000
Interest Rate =	4.65%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/26 =	$5,270,000

BRIDGETOWN REPORT

TO BE DISTRIBUTED UNDER SEPARATE COVER

Arborwood Community Development District
Budget vs. Actual
October 2025 - September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Revenue				
O & M Assessments	539,812.41	539,884.00	-71.59	99.99%
Debt Assessments (2018)	2,632,197.15	2,633,569.00	-1,371.85	99.95%
Debt Assessments (2014A-1)	513,349.80	513,421.00	-71.20	99.99%
Debt Assessments (2014A-2)	52,441.65	52,459.00	-17.35	99.97%
Debt Assess-Pd To Trustee-2018	-2,525,480.85	-2,528,226.00	2,745.15	99.89%
Debt Asses-Pd To Trustee-2014A1	-492,537.45	-492,885.00	347.55	99.93%
Debt Asses-Pd To Trustee-2014A2	-50,315.75	-50,360.00	44.25	99.91%
Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
Assessment Discounts	-139,825.62	-149,573.00	9,747.38	93.48%
Carryover Balance	0.00	17,000.00	-17,000.00	0.0%
Total Income	517,926.34	525,289.00	-7,362.66	98.6%
Expense				
Payroll Tax Expense	719.10	880.00	-160.90	81.72%
Supervisor Fees	9,400.00	11,000.00	-1,600.00	85.46%
Engineering	33,018.29	50,000.00	-16,981.71	66.04%
Management Fees	42,084.00	42,084.00	0.00	100.0%
Website Management	1,999.92	2,000.00	-0.08	100.0%
Legal Fees	7,426.19	19,000.00	-11,573.81	39.09%
Assessment/Tax Roll	5,000.00	5,000.00	0.00	100.0%
Audit Fees	5,250.00	5,450.00	-200.00	96.33%
Arbitrage Rebate Fee	1,000.00	1,000.00	0.00	100.0%
Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
Insurance	6,998.00	13,000.00	-6,002.00	53.83%
Legal Advertisements	3,723.56	5,250.00	-1,526.44	70.93%
Miscellaneous	3,727.82	3,200.00	527.82	116.49%
Postage and Delivery	387.97	1,125.00	-737.03	34.49%
Office Supplies	1,853.85	2,275.00	-421.15	81.49%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

Arborwood Community Development District
Budget vs. Actual
October 2025 - September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Trustee Fees	12,738.75	22,500.00	-9,761.25	56.62%
Continuing Disclosure Fee	3,000.00	3,000.00	0.00	100.0%
Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
Treeline Preserve Maint-Exotics	0.00	0.00	0.00	0.0%
DRI / Traffic Monitoring	15,300.00	5,000.00	10,300.00	306.0%
Environmentl Consulting-Passarella	22,247.50	23,000.00	-752.50	96.73%
Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
Field Inspector - Somerset Only	24,701.36	25,500.00	-798.64	96.87%
Lake Maintenance-Somerset Only	49,827.12	50,000.00	-172.88	99.65%
Preserve Maint - Somerset Only	44,000.00	37,000.00	7,000.00	118.92%
Flowway Maintenance	0.00	10,600.00	-10,600.00	0.0%
Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
Lake Bank Erosion Mte(Somerset)	0.00	47,000.00	-47,000.00	0.0%
Strmwtr Drains Ins/MTE-Somerset	44,332.50	30,000.00	14,332.50	147.78%
Strmwtr Drains Ins (Bridgetown)	6,720.00	6,500.00	220.00	103.39%
Lake Bank Inspection-Somerset	0.00	7,500.00	-7,500.00	0.0%
Lake Bank Inspection-Bridgetown	0.00	6,500.00	-6,500.00	0.0%
Miscellaneous Maintenance	1,700.00	0.00	1,700.00	100.0%
Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expenditures	427,330.93	525,289.00	-97,958.07	81.35%
Net Revenue	**90,595.41**	**0.00**	**90,595.41**	**100.0%**

Bridgetown Balance As Of 10/1/25	**$**	**12,640.62**
Somerset Balance As Of 10/1/25	**$**	**27,275.68**

Bridgetown Activity: 10/1/25 - 9/30/26	**$**	**6,280.00**
Somerset Activity: 10/1/25 - 9/30/26	**$**	**34,139.02**
Bridgetown Balance As Of 9/30/26	**$**	**18,920.62**
Somerset Balance As Of 9/30/26	**$**	**61,414.70**

Arborwood Community Development District
Budget vs. Actual
October 2025 - September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget

Bank Balance As Of 9/30/26	$ 643,210.60
Accounts Payable As Of 9/30/26	$ 22,691.83
Other Assets As Of 9/30/26	$ -
Total Fund Balance As Of 9/30/26	$ 620,518.77

Series 2014A-1 Bond Balance As Of 9/30/26	$ 3,545,000.00
Series 2014A-2 Bond Balance As Of 9/30/26	$ 400,000.00
Series 2018A-1 Bond Balance As Of 9/30/26	$ 15,110,000.00
Series 2018A-2 Bond Balance As Of 9/30/26	$ 5,270,000.00
Total Bond Balance As Of 9/30/26	$ 24,325,000.00