



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
SPECIAL BOARD MEETING  
JUNE 11, 2018  
9:00 A.M.**

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

[www.arborwoodcdd.org](http://www.arborwoodcdd.org)  
561.630.4922 Telephone  
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**AGENDA**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Amenity Center Community Room**  
**Somerset at the Plantation**  
**10401 Dartington Drive**  
**Fort Myers, Florida, 33913**  
**SPECIAL BOARD MEETING**  
**June 11, 2018**  
**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. May 21, 2018 Regular Board Meeting Minutes.....Page 3
- G. Old Business
  - 1. Update on Street Lighting Project
- H. New Business
  - 1. Update on Approval of Agreement and Easement with Golf Course Regarding Fountain
  - 2. Update on Somerset Preserve Activity
  - 3. Update on Environmental Budget and Mitigation Parcels.....Page 7
  - 4. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 18
  - 5. Consider Approval of WCI Plat and True-Up Abeyance.....Page 36
  - 6. Discussion Regarding Additional Light Shields.....Page 39
- I. Administrative Matters
  - 1. Manager’s Report
  - 2. Engineer Report
  - 3. Field Inspectors Report
- J. Board Members Comments
- K. Adjourn

**News-Press, The**

June 1, 2018

Miscellaneous Notices

**NOTICE OF SPECIAL MEETING ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT** The Board of Supervisors of the Arborwood Community Development District will hold a Special Board Meeting on June 11, 2018, at 9:00 a.m. at the Amenity Center Community Room located at Somerset at The Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913, instead of on June 18, 2018, as previously published. The Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the meeting may be obtained from the District's website or by contacting the District Manager, Special District Services, located at 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134. 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 this Board Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (239) 444-5790. 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 the 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. Kathleen Dailey District Manager Arborwood Community Development District [www.arborwoodcdd.org](http://www.arborwoodcdd.org) AD# 2954205 June 1, 2018

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 21, 2018

**A. CALL TO ORDER**

The May 21, 2018, Regular Board Meeting of the Arborwood Community Development District was called to order at 9:01 a.m. in the Amenity Center Community Room at 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 May 11, 2018, 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	Terry Hammond	Present
Vice Chairman	John Hamilton	Present
Supervisor	Lawrence Carr	Present
Supervisor	Joan Pattison	Present
Supervisor	Gary Franz	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
General Counsel	Wes Haber (via telephone)	Hopping Green & Sams, P.A.
District Engineer	Josh Evans	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Others present were: Michael McElligott (via phone) of Special District Services, Inc.; Kamli Abdulghani & Andrew Dailidonis (via phone) of Hampton Golf; Norm Trebilcock of Trebilcock and Associates; David Caldwell of WCI/Lennar; and the following District residents Tom Dinella, Chris Anderson, Jeff Gordish and Jack Aycock.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Hamilton requested, and it was consensus of the Board, to add #5 under New Business - a Discussion on the Dumping of Dirt in Pond 28/29.

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

Mr. Caldwell advised that he had submitted a request in January of 2018 of an abeyance of the true-up payment of the Phase 2 plat, but has not heard back on the issue. Mr. Hammond offered apologies and stated that the Board had taken action on the matter on February 26, 2018. Mr.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
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Caldwell advised that he would have liked to receive official correspondence and he was upset he was not told about the meeting. Mr. Haber stated that if the developer was unaware that the item was on the agenda, it is okay if the Board would like to reconsider the extension of the true-up payment. It was consensus of the Board to add the item to the agenda as item #6 under New Business.

District resident Jack Aycock advised that there was a control structure clogged with debris in Marina Bay. Mr. Evans advised that it was important to monitor the basin and add to the annual inspection by the Botanical Lakes HOA. He noted that a letter could be sent to the HOA since it is Botanical Lakes' property, but is in a CDD easement. Mr. Evans added that the CDD does not have primary responsibility for the maintenance, but is the permittee. Mr. Haber stated that at first thought this is an HOA issue. Both Mr. Haber and Mr. Evans indicated that they would research the issue further and bring the information back to the Board.

Jeff Gordish asked about subaqueous testing and Mr. Evans responded that it will be done in the future.

BMs. Dailey requested, and it was the consensus of the Board, to hear New Business items #6 (Reconsideration of True-Up Payment) and #4 Budget at this time. Both items were considered at this point in the meeting.

There was a brief recess of the meeting from 10:35 a.m. until 10:45 a.m.

**F. APPROVAL OF MINUTES**  
**1. March 19, 2018, Regular Board Meeting**

The March 19, 2018, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously approving the March 19, 2018, Regular Board Meeting minutes, as presented.

**G. OLD BUSINESS**  
**1. Update on Mitigation Parcels**

This item was continued to a future meeting when Mike Myers is present.

**2. Consider Scope and Cost Estimates for Street Lighting Project**

Mr. Hammond advised that the City Council had formally accepted maintenance of Plantation Gardens and Commerce Lakes roads. He added that the ultimate goal was for the City to take responsibility for the streetlights along the two roads. He gave a background, stating that \$600,000 was the upper limit for the project and it is now estimated that the total cost will be \$520,000, and will realize a savings of \$16,000 each year for electricity, maintenance and insurance. Mr. Trebilcock went over a diagram with the proposed locations of the lights. He stated that the company, AIS, currently has a contract with the County, so the District can piggyback that contract for maintenance. There was discussion on the bidding process and piggybacking with a consensus

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 21, 2018

of the Board to piggyback the contract. Mr. Franz asked if the number of lights could be cut in half and still meet safety minimums. Mr. Trebilcock stated that what was proposed was the standard normal level of lighting and the City would not accept spacing that was not uniform. Mr. Hamilton asked since the District is not under a timeframe, would it be worth it to ask the City if they would accept a lower number of lights. Mr. Trebilcock stated he would do so and bring the item back at a future meeting.

**H. NEW BUSINESS**

**1. Consider Approval of Agreement and Easement with Golf Course Regarding Fountain**

Mr. Haber advised that he had emailed to the Board three documents, including a letter on financial status. Mr. Hamilton stated that he was uncomfortable with just a letter and not a financial statement. Kamli Abdulghani stated that they provided the letter rather than share confidential financials due to public records. Mr. Haber advised that there may be a way to review the financials outside of the public record. Ms. Abdulghani stated that she would discuss handing over the information, if it is not made a part of the public record.

**2. Discussion on Somerset Preserve Activity**

Jeff Gordish advised that he had accidentally sent a letter to the Board regarding invasive and dead plant removal on a preserve parcel. He stated that the development was committed to working with the CDD to use property maps for the remaining parcels. Mr. Evans stated that it appeared that the areas are not in conservation easements. Mr. Hamilton asked what the obligation of the District was. Mr. Haber stated that it is a trespassing issue and what is required for remediation would need to be looked into. Mr. Evans stated he would need to see which entities were involved, as it may even be allowable. He indicated that he would do the research and bring the information back to a future meeting.

**3. Consider Approval of Agreement with Clarke for Flow Way Ditch Maintenance**

Mr. Evans stated that this was a bypass canal that it used for emergency overflow and requires annual maintenance. There was a discussion of the cost with a consensus of the Board to obtain another quote.

**4. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2018/2019 Proposed Budget**

Resolution No. 2018-05 was presented, entitled:

**RESOLUTION 2018-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 21, 2018

**PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott went over the budget. There was discussion that the wetland monitoring may not be sufficient enough. Mr. Hammond stated that the budget cannot be increased and Mr. Haber added that letters would have to be sent out, if assessments need to be increased. Mr. Evans stated that lake maintenance at \$2,000 had not been used. Mr. McElligott advised that it can be taken out of the budget as well as offsite maintenance of Treeline at \$6,000. Mr. Hammond noted that it was unfortunate Mike Myers could not be here today since the numbers need to be firmed up for wetland maintenance. Upon further discussion, a **motion** was made by Mrs. Pattison, seconded by Mr. Franz and passed unanimously to table the budget to June 11 and cancel the meeting of June 18.

**5. Dirt Dumping in Pond 28/29**

Mr. Hamilton stated that Pulte had gone into one of the District's ponds in Bridgetown and had been dumping dirt with no notification. He showed photos of the area. Mr. Evans stated he would look into the issue to find out what happened.

**6. (ADDED ITEM) - Reconsider WCI True-Up Payment**

Mr. Caldwell stated that there was an ERU shortfall, which amounted to a \$338,149 payment, which still does not complete the community. He indicated that two more plats were forthcoming and he would like to send them in simultaneously to complete all the areas in the 2014 bond issue. Mr. Hammond asked about a timeframe and Mr. Caldwell noted that he could have the information available for the June Board meeting. Mr. Haber asked if the plat had been recorded and Mr. Caldwell responded that he did not believe so. There was discussion regarding placing the abeyance on hold until further action at the June meeting. A **motion** was made by Mr. Hamilton, seconded by Mrs. Pattison to reconsider the true-up payment with the understanding that the remainder of the project will be presented at the next meeting.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**  
**a. Financial Report**

Ms. Dailey went over financials.

Ms. Dailey advised of the Candidate Qualifying Period, which runs from noon on June 18, 2018, through noon on June 22, 2018.

Ms. Dailey reminded the Board that the next meeting had been changed to June 11, 2018, at 9:00 a.m.

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REGULAR BOARD MEETING  
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**2. Engineer's Report**

Mr. Evans distributed the Somerset and Bridgetown Lake Bank Inspection Reports and went over the various colors for fixing and monitoring. He stated that the red areas in Somerset where Pulte is still building should be passed on to Pulte to repair. He noted that the older areas needed repair and suggested that Mr. Hirniak obtain quotes for the work. A **motion** was made by Mr. Hamilton, seconded by Mr. Carr and passed unanimously accepting the reports and to obtain the necessary quotes for repairs.

**3. Field Inspector Report**

Mr. Hirniak advised that specific issues he was to bring up had been previously covered during the course of the meeting and that the lake had been rising with the recent rains.

**J. BOARD MEMBER COMMENTS**

Mr. Carr asked if the Board had a roll in approving architectural issues and Ms. Dailey responded that it does not.

Mr. Hamilton asked if all the plats in Bridgetown Phase 4 had come before the Board and Mr. Evans responded that he would check.

District resident Chris Anderson asked if Clarke gave monthly reports and Ms. Dailey responded that they do, as part of their contract.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Carr, seconded by Mr. Hamilton and passed unanimously to adjourn the Regular Board Meeting at 12:15 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**ARBORWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
ENVIRONMENTAL AGENDA  
JUNE BOARD MEETING**

**June 11, 2018  
9:00 a.m. – 11:00 a.m.**

**I. Environmental Items:**

**A. Proposed Environmental Budget 2018/2019 Fiscal Year**

1. Proposed Passarella & Associates, Inc. (PAI) Mitigation Monitoring Budget .....\$25,000
  - a. Parcel C Third Annual Monitoring .....\$ 3,400
  - b. Parcel C Replace Two Monitoring Wells .....\$ 2,800
  - c. Preserve Exotic Removal near Somerset Phase 5 (See Figure 1) .....\$12,900
  - d. Two PAI Collier County Mitigation Parcel Reviews .....\$ 2,500
  - e. CDD Meetings and Updates .....\$ 3,400

Total: \$25,000
  
2. Proposed Parcel C Preserve Maintenance Budget.....\$ 5,000
  - a. Woods & Wetlands continue maintenance annually
  - b. 20.67 acres @ \$5,000 = \$242/ac.
  
3. Proposed 2018/2019 CCMP Exotic Maintenance Budget.....\$110,000  
((\$111,137 / 279.66 ac. = \$397.40/ac.)
  - a. Prior Aquatic Weed Control 2017/2018 budget was \$111,137
  - b. Recommend maintaining budget until Wright’s nutrush coverage trends downward

**B. Collier County Mitigation Parcel**

1. 2017/2018 exotic maintenance activities completed (See May 10, 2018 PAI memo)
2. Recommend two treatment events in 2018/2019: January and April, depending on water levels
3. New Florida panther telemetry has been documented on-site and in the area (See Figure 2)

**C. Arborwood U.S. Army Corps of Engineers Permit Re-Authorization**

1. Waiting on U.S. Fish and Wildlife Service to issue amended Biological Opinion





- LEGEND:**
- WETLAND ENHANCEMENT - HAND REMOVAL OF EXOTICS (265.48 AC.±)
  - WETLAND ENHANCEMENT - MECHANICAL REMOVAL OF EXOTICS AND PLANTINGS WITH NATIVE WETLAND VEGETATION (16.05 AC.±)
  - UPLAND BUFFER - HAND REMOVAL OF EXOTICS (17.05 AC.±)
  - UPLAND BUFFER - HAND REMOVAL OF EXOTICS (29.89 AC.±)
  - SURVEYED WETLAND LINE
  - CA-5 CONSERVATION AREA No. (TYP)

**NOTES:**

AERIAL PHOTOGRAPH PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH FLIGHT DATES OF JANUARY - MARCH 2017.

FLUCFCS LINES ESTIMATED FROM 1"-200" AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

BOUNDARY PER JOHNSON ENGINEERING, INC. DRAWING NO. BASE--0625.04.DWG DATED JUNE 25, 2004.

SURVEYED WETLAND LINES WERE PROVIDED BY METRON SURVEYING & MAPPING, LLC. DRAWING NO. WETLAND.DWG DATED AUGUST 18, 2003.

DRAWING NO. 02WCO749  
SHEET NO. FIGURE I

SOMERSET AT THE PLANTATION,  
FKA ARBORWOOD PARCELS D AND E  
CONSERVATION AREAS



13620 Metropolis Avenue  
Suite 200  
Fort Myers, Florida 33912  
Phone (239) 274-0067  
Fax (239) 274-0069

DATE	BY	DATE
8/11/04	W.C. C.M.	8/11/04
12/28/17	D.H.	8/11/04
	K.C.P.	8/11/04

REVISIONS	DATE	BY
Added CA numbers		

J:\2002\02WCO749\2017\CD\FIGURE 1.AERIAL WITH CONSERVATION AREAS.DWG TAB: 17211-C-18 DEC 29 2017 8:42AM PLOTTED BY: FELIPE





**TO:** Arborwood Community Development District Board

**FROM:** Mike Myers *MM / pz*

**DATE:** May 10, 2018

**RE:** Arborwood – Collier County Mitigation Parcel  
2017/2018 Exotic Review Summary  
Project No. 02WCO749

In April 2017, the Arborwood Community Development District (CDD) awarded Aquatic Weed Control (AWC) the contract for exotic maintenance on the 1,700± acre Collier County Mitigation Parcel (CCMP). Since then, AWC has conducted three major treatment events, with each event occurring over several days. A schedule of the CCMP exotic treatment events and follow-up site inspections is provided in Table 1 attached. Also attached are maps identifying the areas treated and photographs taken during the site inspections.

### **CCMP Exotic Work Timeline and Summary**

**August 5, 2016** – A site inspection of the CCMP was conducted with CDD Board representative Gary Franz, Woods and Wetlands (Pat Summerall), and Passarella & Associates, Inc. (PAI) (Mike Myers). During the site review, numerous wetland areas were visited that had been invaded by Wright’s nutrush (WN) (*Scleria lacustris*). WN is a Category I invasive exotic according to the Florida Exotic Pest Plant Council’s List of Invasive Plant Species. In addition to the WN, other problematic species noted for the site were Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), Old World climbing fern (*Lygodium microphyllum*), air potato (*Discorea bulbifera*), cogongrass (*Imperata cylindrica*), caesarweed (*Urena lobata*), and cattail (*Typha latifolia*). A memo dated August 15, 2016 summarizing the results of this site review was previously provided to the CDD.

**May 1-14, 2017** – AWC performed initial exotic treatment events during the first two weeks of May primarily for WN, based on PAI’s updated 2017 Exotic Locations and Acreage Map (Sheet 1 attached). Other species treated included cattail and common reed (*Phragmites australis*).

**June 18, 2017** – In mid-June, PAI conducted a follow-up review of the WN and cattail treatment areas (identified in green and blue on the map, respectively) and found the work had been performed satisfactorily. This resulted in half of the budget being invoiced.

**November 28, 2017** – A meeting was conducted with Les Stephens of AWC. We discussed splitting the second half of the budget into two sessions. The first session would concentrate its effort in the uplands, which could be done before the year's end and while there was still standing water in the wetlands. The upland work would concentrate on the treatment of exotics, such as Brazilian pepper, caesarweed, air potato, Old World climbing fern, and cogongrass. The second session would take place in the first quarter of 2018, after the wetland's water levels had dropped. During this session, those areas previously treated for WN would be reviewed and treated again, as needed. Also, any new WN areas encountered would be treated.

**December 18-29, 2017** – As discussed in November, AWC performed the first exotic treatment session in various slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*) habitats on-site, based on PAI's updated 2017 Exotic Locations and Acreage Map (Sheet 1 attached). Most of this effort was concentrated in the southeast corner of the property, and the north-central portion of the site.

**January 5, 2018** – PAI conducted a follow-up review of the treated upland areas (identified as orange on the map). The main emphasis on treatment in these areas was for Brazilian pepper; however, other species such as caesarweed, air potato, melaleuca, and cogongrass were also treated when encountered. Following the site review, the work was found to have been satisfactorily completed.

**March 1-9, 2018** – AWC conducted the second session of the exotic treatment as discussed in November 2017. This treatment event concentrated its effort in the wetlands that had previously been treated for WN, plus treated any newly emerged areas noted (identified as green on the map).

**March 16, 2018** – PAI conducted a site review and found all of the areas satisfactorily treated, except for one large wetland located toward the north-central portion of the property (Photographs 1 and 2). I made Les Stephens aware of this area and on March 23 and 26, 2018, AWC went back to the property to treat it.

**April 3, 2018** – PAI conducted a review of the wetland area treated by AWC and found the work had been satisfactorily completed. This completed the treatment events for the 2017/2018 fiscal year. Four photographs illustrating the wetlands post-treatment condition are attached (Photographs 3, 4, 5, and 6) as well as the 2018 Exotic Locations, Acreages, and Treatment Events Map (Sheet 2), which is an updated map of the exotic areas treated to date.

MM/pz

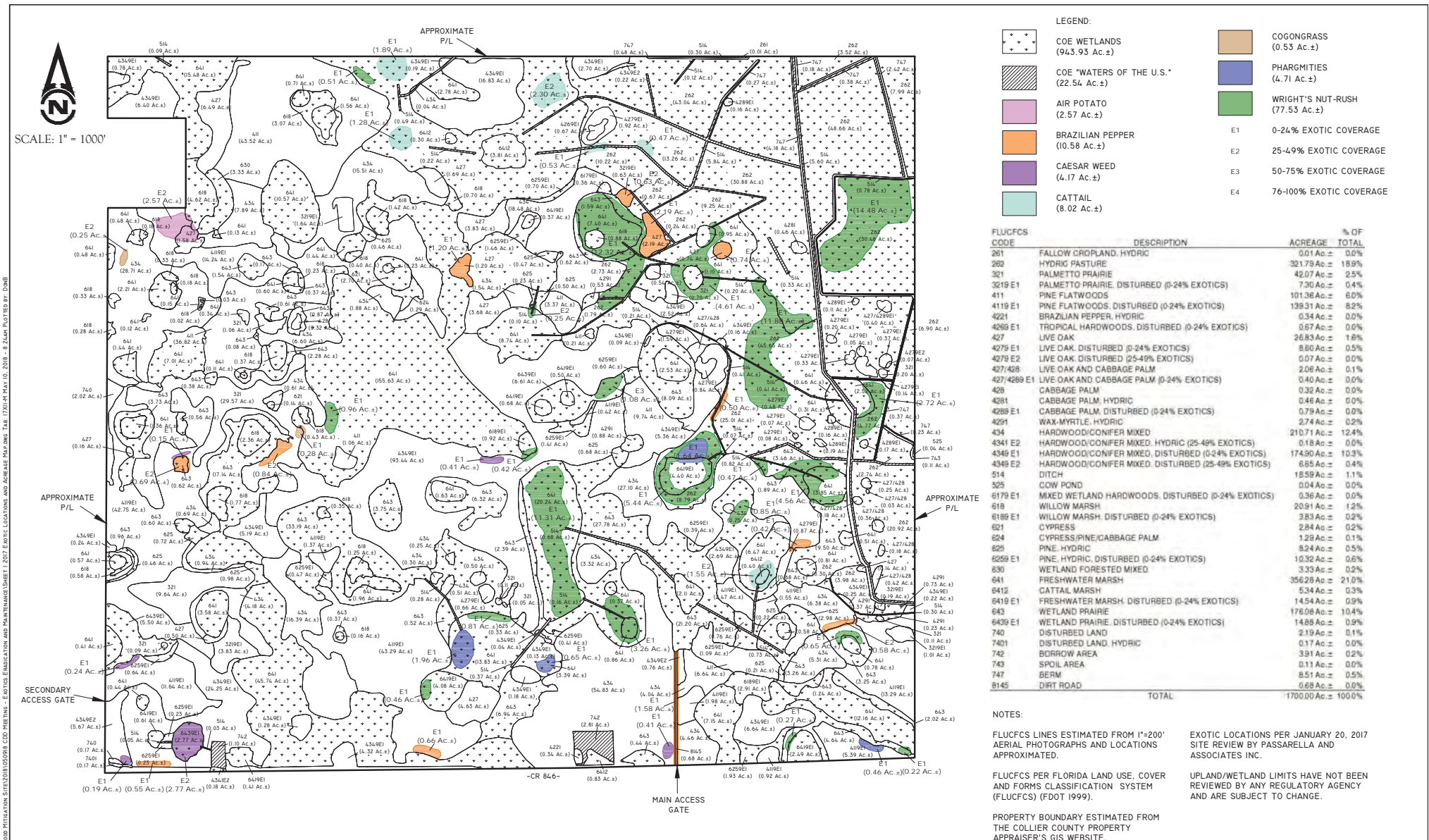
Enclosures

**ARBORWOOD - COLLIER COUNTY MITIGATION PARCEL  
2017/2018 EXOTIC TREATMENT TIMELINE AND SUMMARY**

**May 2018**

**Table 1. Exotic Treatment Timeline and Summary**

Date	Activity
August 5, 2016	Site review with Community Development District (CDD) Board representative
April 2017	Aquatic Weed Control (AWC) won the bid for the 2017/2018 year (Bid: \$111,000).
May 2017 (first two weeks)	AWC performed exotic treatment, particularly for Wright's nutrush.
June 18, 2017	Passarella & Associates, Inc. (PAI) inspected; treatment work looked good.
November 28, 2017	PAI (Mike Myers) met with Les Stephens of AWC and discussed splitting the second half of the contract into two treatment sessions: 2/3 concentrated in uplands and 1/3 in wetlands.
December 2017 (last two weeks)	AWC conducted treatments in the uplands for Brazilian pepper, Old World climbing fern, cogongrass, and melaleuca.
January 5, 2018	PAI conducted a site review. Areas treated looked good.
March 2018 (first week)	AWC conducted treatments in wetlands for Wright's nutrush.
March 16, 2018	PAI conducted a site review. All areas looked good except for one marsh area, which I requested they hit again.
March 23 and 26, 2018	AWC conducted a Wright's nutrush treatment in the north-central wetland.
April 3, 2018	PAI conducted a site review of the north-central wetland.



SCALE: 1" = 1000'

- LEGEND:
- COE WETLANDS (94.3, 93 Ac.±)
  - COE "WATERS OF THE U.S." (22.54 Ac.±)
  - AIR POTATO (2.57 Ac.±)
  - BRAZILIAN PEPPER (10.58 Ac.±)
  - CAESAR WEED (4.17 Ac.±)
  - CATTAIL (8.02 Ac.±)
  - COGONGRASS (0.53 Ac.±)
  - PHARMITIES (4.71 Ac.±)
  - WRIGHT'S NUT-RUSH (77.53 Ac.±)
  - E1 0-24% EXOTIC COVERAGE
  - E2 25-49% EXOTIC COVERAGE
  - E3 50-75% EXOTIC COVERAGE
  - E4 76-100% EXOTIC COVERAGE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
261	FALLOW CROPLAND, HYDRIC	0.01 Ac.±	0.0%
262	HYDRIC PASTURE	321.79 Ac.±	18.9%
321	PALMETTO PRAIRIE	42.07 Ac.±	2.5%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	7.30 Ac.±	0.4%
411	PINE FLATWOODS	101.36 Ac.±	6.0%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	139.31 Ac.±	8.2%
4221	BRAZILIAN PEPPER, HYDRIC	0.34 Ac.±	0.0%
4269 E1	TROPICAL HARDWOODS, DISTURBED (0-24% EXOTICS)	0.67 Ac.±	0.0%
427	LIVE OAK	26.83 Ac.±	1.6%
4279 E1	LIVE OAK DISTURBED (0-24% EXOTICS)	8.80 Ac.±	0.5%
4279 E2	LIVE OAK DISTURBED (25-49% EXOTICS)	0.07 Ac.±	0.0%
427/428	LIVE OAK AND CABBAGE PALM	2.08 Ac.±	0.1%
427/4289 E1	LIVE OAK AND CABBAGE PALM (0-24% EXOTICS)	0.40 Ac.±	0.0%
428	CABBAGE PALM	0.32 Ac.±	0.0%
4281	CABBAGE PALM, HYDRIC	0.46 Ac.±	0.0%
4289 E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	0.79 Ac.±	0.0%
4291	WAX-MYRTLE, HYDRIC	2.74 Ac.±	0.2%
434	HARDWOOD/CONIFER MIXED	210.71 Ac.±	12.4%
4341 E2	HARDWOOD/CONIFER MIXED, HYDRIC (25-49% EXOTICS)	0.18 Ac.±	0.0%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	174.90 Ac.±	10.3%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.85 Ac.±	0.4%
514	DITCH	15.99 Ac.±	1.1%
525	COW POND	5.04 Ac.±	0.3%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	0.36 Ac.±	0.0%
618	WILLOW MARSH	20.91 Ac.±	1.2%
6189 E1	WILLOW MARSH, DISTURBED (0-24% EXOTICS)	3.83 Ac.±	0.2%
621	CYPRESS	2.84 Ac.±	0.2%
624	CYPRESS/PINE/CABBAGE PALM	1.29 Ac.±	0.1%
625	PINE, HYDRIC	8.24 Ac.±	0.5%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	10.32 Ac.±	0.6%
630	WETLAND FORESTED MIXED	3.33 Ac.±	0.2%
641	FRESHWATER MARSH	356.28 Ac.±	21.0%
6412	CATTAIL MARSH	5.34 Ac.±	0.3%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	14.54 Ac.±	0.9%
643	WETLAND PRAIRIE	176.08 Ac.±	10.4%
6439 E1	WETLAND PRAIRIE, DISTURBED (0-24% EXOTICS)	14.88 Ac.±	0.9%
740	DISTURBED LAND	2.19 Ac.±	0.1%
7401	DISTURBED LAND, HYDRIC	0.17 Ac.±	0.0%
742	BORROW AREA	3.91 Ac.±	0.2%
743	SPOIL AREA	8.11 Ac.±	0.5%
747	BERM	8.51 Ac.±	0.5%
8145	DIRT ROAD	6.68 Ac.±	0.4%
	<b>TOTAL</b>	<b>1700.00 Ac.±</b>	<b>100.0%</b>

NOTES:

- FLUCFCS LINES ESTIMATED FROM 1"-200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.
- EXOTIC LOCATIONS PER JANUARY 20, 2017 SITE REVIEW BY PASSARELLA AND ASSOCIATES INC.
- FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).
- UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.
- PROPERTY BOUNDARY ESTIMATED FROM THE COLLIER COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

REVISIONS	DATE	DRAWN BY	DATE
Revised exotic locations	1/30/17	F.L.	5/26/15
		DESIGNED BY	DATE
		M.A.M.	5/26/15
		REVIEWED BY	DATE

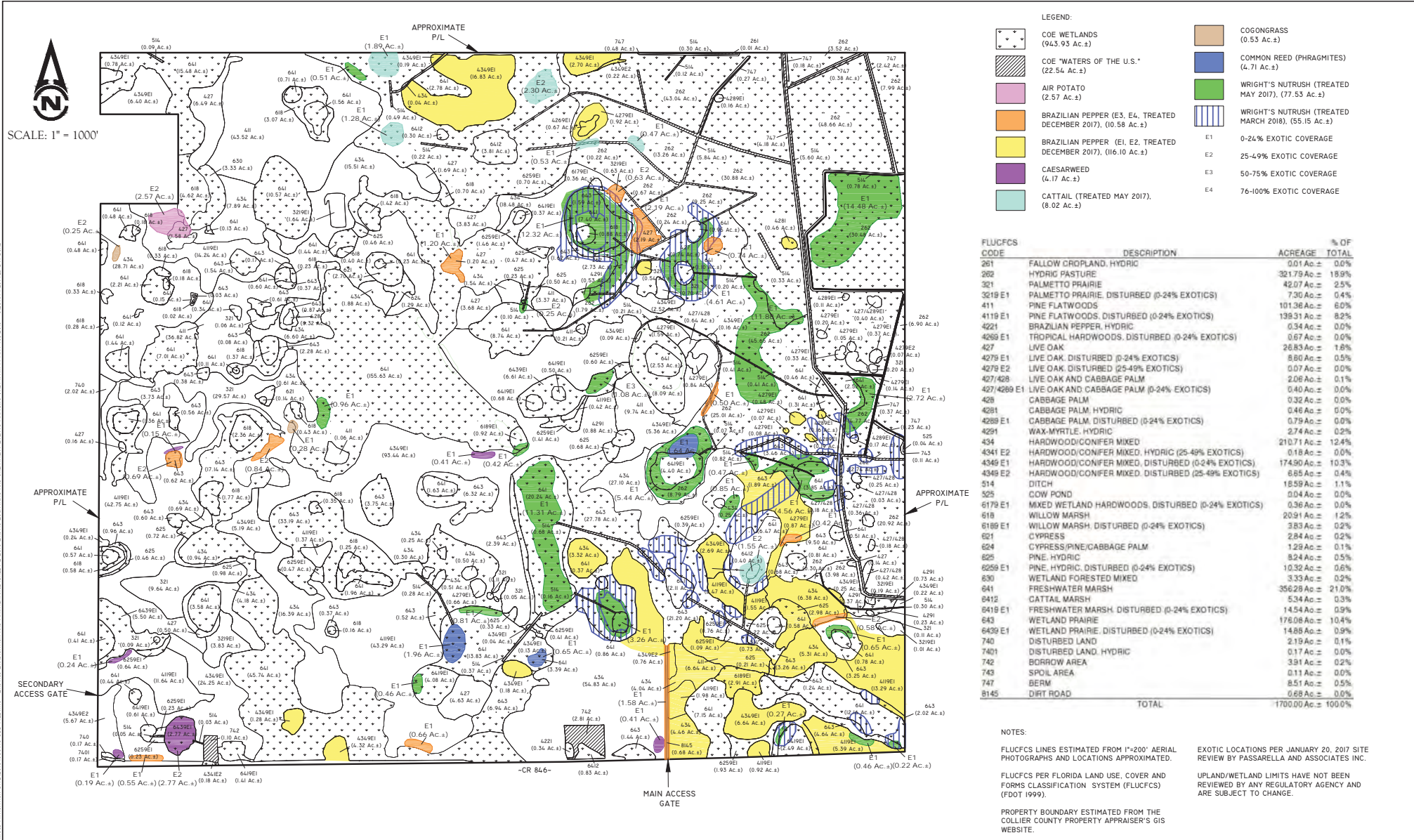
13620 Metropolis Avenue  
Suite 200  
Fort Myers, Florida 33912  
Phone (239) 274-0067  
Fax (239) 274-0069



ARBORWOOD  
COLLIER COUNTY MITIGATION PARCEL  
EXOTIC VEGETATION ERADICATION AND MAINTENANCE PLAN  
2017 EXOTIC LOCATIONS AND ACREAGE MAP

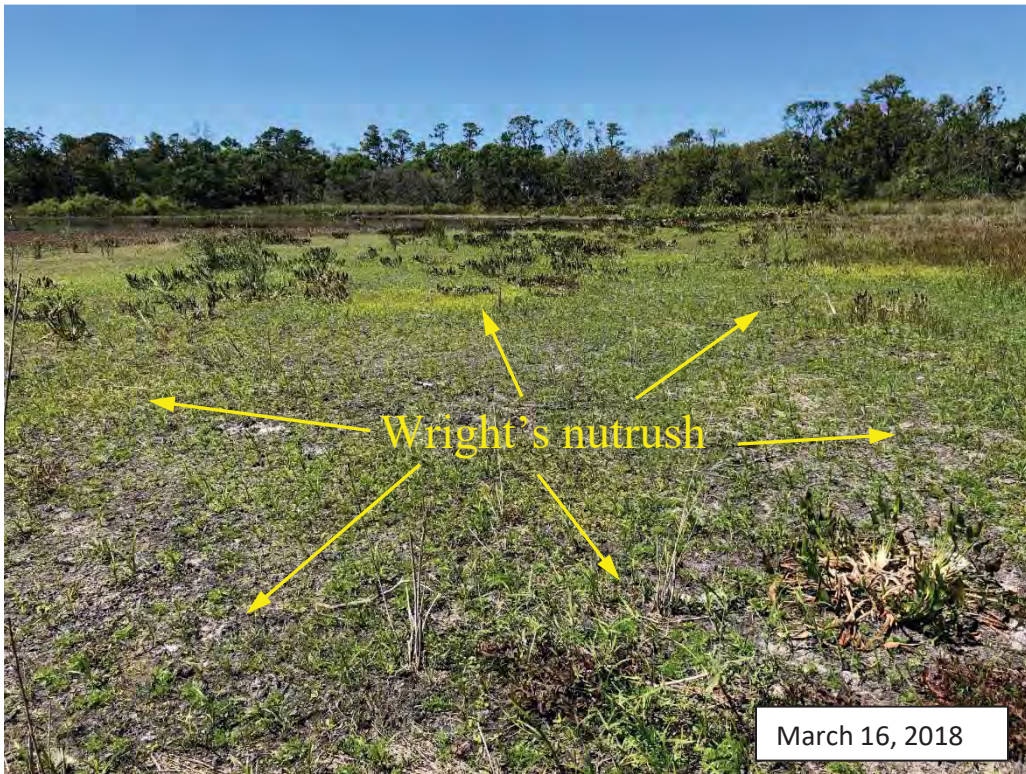
DRAWING No.	02WC0749
SHEET No.	SHEET 1



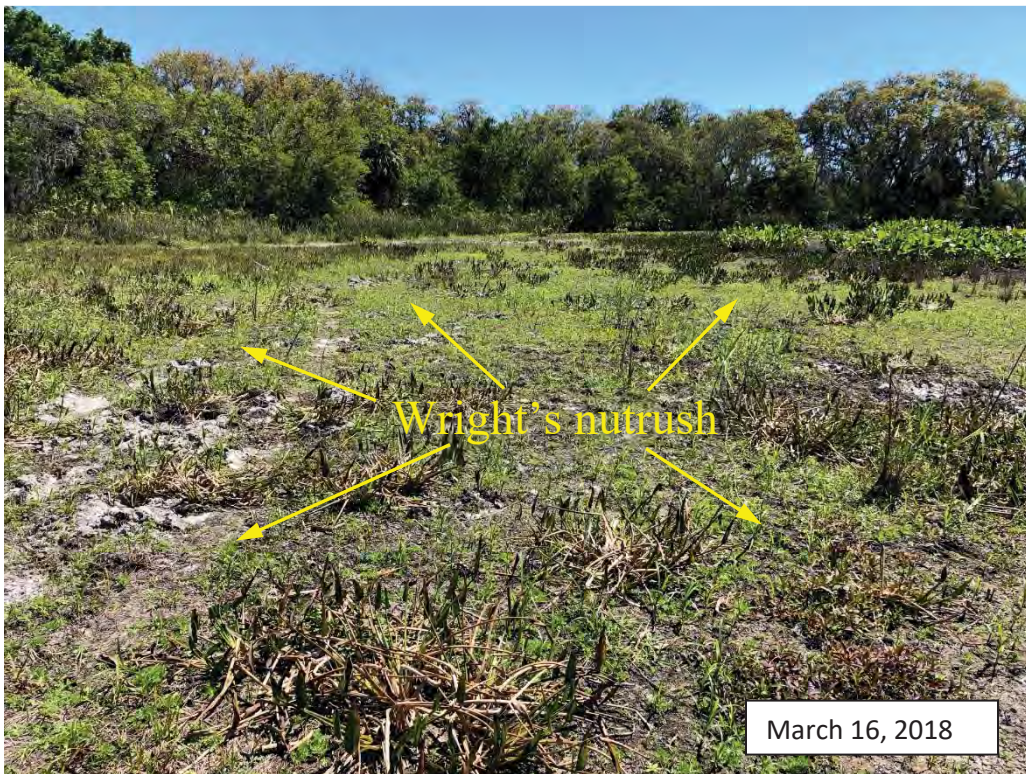


REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069		ARBORWOOD COLLIER COUNTY MITIGATION PARCEL 2018 EXOTIC LOCATIONS, ACREAGES, AND TREATMENT EVENTS MAP	DRAWING No. 02WC049
		DESIGNED BY	DATE			SHEET No.	
		REVIEWED BY	DATE				
						SHEET 2	





Photograph 1. North-central wetland with Wright's nutrush



Photograph 2. North-central wetland with Wright's nutrush





Photograph 3. Treated Wright's nutrush



Photograph 4. Treated Wright's nutrush



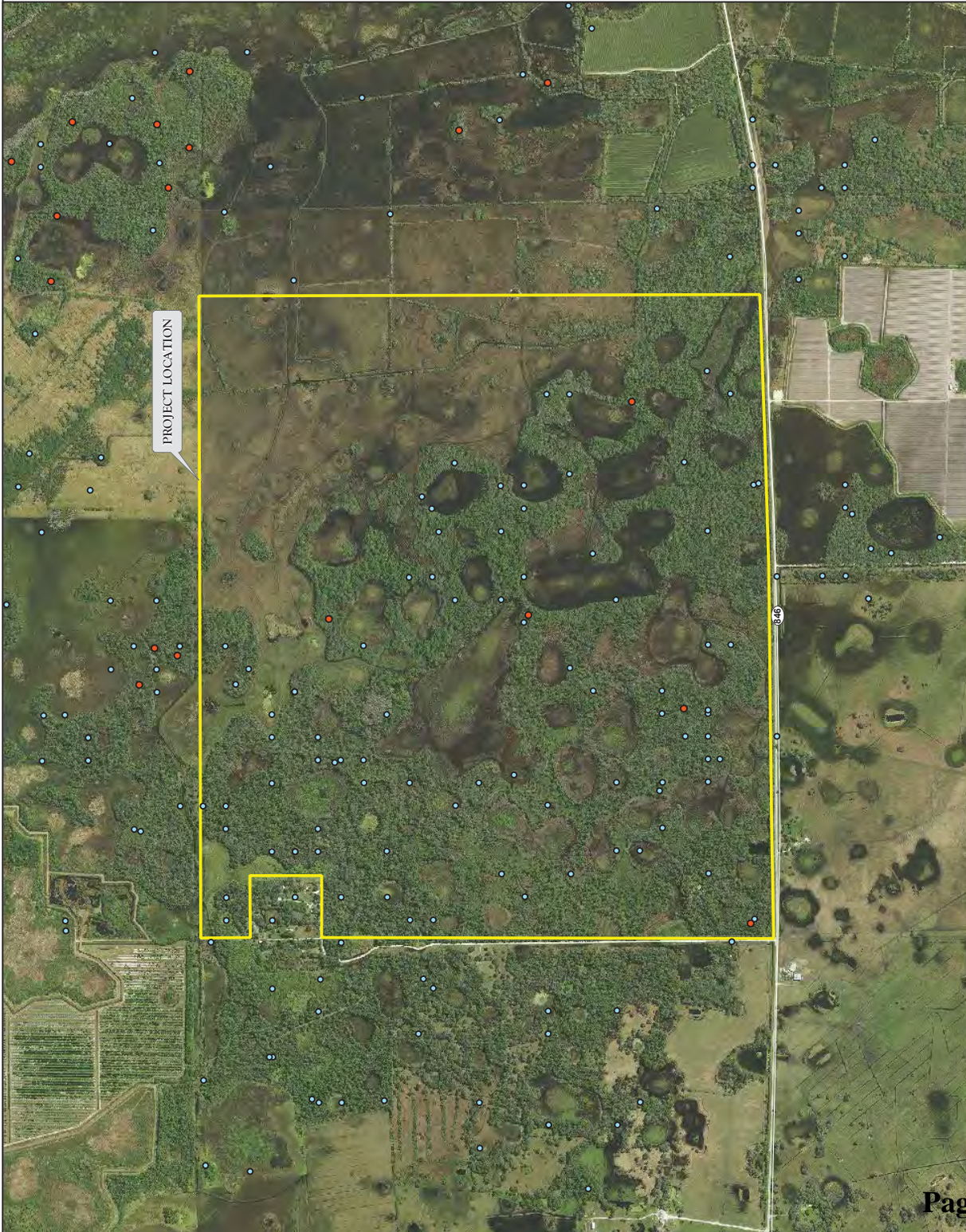


Photograph 5. Treated Wright's nutrush



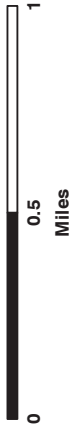
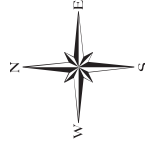
Photograph 6. Treated Wright's nutrush





**LEGEND**

- ARBORWOOD - COLLIER COUNTY MITIGATION PARCEL
- PANTHER TELEMETRY (OCTOBER 1986 - AUGUST 2014)
- PANTHER TELEMETRY (JANUARY 2015 - JUNE 2017)



**NOTES:**  
 AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE COLLIER COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF FEBRUARY 2016.  
 PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC AUGUST 2017 AND IS CURRENT TO JUNE 2017.  
 ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

<b>ARBORWOOD - COLLIER COUNTY MITIGATION PARCEL</b> AERIAL WITH FLORIDA PANTHER TELEMETRY MAP		DRAWING NO.: 02W/C0749 SHEETS: FIGURE 2	
		13620 Metropolitan Avenue Suite 200 Fort Myers, Florida 33912 Phone: (239) 274-0067 Fax: (239) 274-0069	
DRAWN BY: <b>T.S., D.B.</b>	DATE: <b>8/12/16</b>	REVIEWED BY: <b>M.A.M.</b>	DATE: <b>8/12/16</b>
REVISIONS Updated panther telemetry	DATE: <b>5/10/18</b>	REVIEWED BY: <b>M.A.M.</b>	DATE: <b>8/12/16</b>

**RESOLUTION 2018-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) prior to June 15, 2018, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2018

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Fort Myers and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed

Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF JUNE, 2018.**

ATTEST:

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Arborwood  
Community Development District

**Proposed Budget  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**



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**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**TOTAL**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

<b>REVENUES</b>	<b>TOTAL</b>
GENERAL FUND ON ROLL ASSESSMENT	392,481
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	11,120
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	407
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	25,119
DEBT ON ROLL ASSESSMENT	2,808,004
DEBT DIRECT BILL ASSESSMENT - PULTE	119,544
DEBT DIRECT BILL ASSESSMENT - GL HOMES	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	1,012,891
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	120,000
<b>Total Revenues</b>	<b>\$ 4,493,514</b>
<b>EXPENDITURES</b>	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	40,000
MANAGEMENT	35,441
LEGAL	38,000
METHODOLOGY	0
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,500
ARBITRAGE REBATE FEE	3,500
INSURANCE	15,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	2,800
POSTAGE	1,300
OFFICE SUPPLIES	2,200
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	37,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
LAKE MAINTENANCE	0
PROFESSIONAL FEE & PERMITS	2,000
ELECTRICITY	1,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000
DRI MONITORING	0
WETLAND MONITORING - PASSARELLA	19,100
OFF-SITE MITIGATION MAINT - PANTHER	110,000
STREET LIGHTING - UTILITY	21,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	12,000
MITIGATION MAINT - (PARCEL C ONLY)	6,200
PRESERVE MAINT (PARCEL C ONLY)	10,800
FLOWWAY MAINT (SOMMERSET ONLY)	9,000
LAKE MAINT (SOMERSET ONLY)	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000
INSPECTOR (SOMERSET ONLY)	30,000
<b>Total Expenditures</b>	<b>\$ 533,428</b>
<b>EXCESS / (SHORTFALL)</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,960,086</b>
DEBT PAYMENTS (2005 School Site)	0
DEBT PAYMENTS (2005 Master Infrastructure)	0
DEBT PAYMENTS (2006)	0
DEBT PAYMENTS (2014)	(1,278,793)
DEBT PAYMENTS (2018)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0
<b>BALANCE</b>	<b>\$ 128,019</b>
DISCOUNTS FOR EARLY PAYMENTS	(128,019)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>



**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**DETAILED TOTAL**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
<b>REVENUES</b>					
GENERAL FUND ON ROLL ASSESSMENT	392,481	0	0	0	392,481
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	11,120	0	0	0	11,120
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	407	0	0	0	407
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	25,119	0	0	0	25,119
DEBT ON ROLL ASSESSMENT	0	276,982	0	2,531,022	2,808,004
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	119,544	119,544
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	3,949	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	0	322,891	690,000	0	1,012,891
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	120,000	0	0	0	120,000
<b>Total Revenues</b>	<b>\$ 549,127</b>	<b>\$ 599,872</b>	<b>\$ 690,000</b>	<b>\$ 2,654,515</b>	<b>\$ 4,493,514</b>
<b>EXPENDITURES</b>					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	40,000	0	0	0	40,000
MANAGEMENT	35,441	0	0	0	35,441
LEGAL	38,000	0	0	0	38,000
METHODOLOGY	0	0	0	0	0
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,500	0	0	0	5,500
ARBITRAGE REBATE FEE	3,500	0	0	0	3,500
INSURANCE	15,000	0	0	0	15,000
LEGAL ADVERTISING	5,500	0	0	0	5,500
MISCELLANEOUS	2,800	0	0	0	2,800
POSTAGE	1,300	0	0	0	1,300
OFFICE SUPPLIES	2,200	0	0	0	2,200
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	37,000	0	0	0	37,000
CONTINUING DISCLOSURE FEE	5,000	0	0	0	5,000
AMORTIZATION SCHEDULE	500	0	0	0	500
WEBSITE	1,500	0	0	0	1,500
LAKE MAINTENANCE	0	0	0	0	0
PROFESSIONAL FEE & PERMITS	2,000	0	0	0	2,000
ELECTRICITY	1,000	0	0	0	1,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	0	0	0	5,000
DRI MONITORING	0	0	0	0	0
WETLAND MONITORING - PASSARELLA	19,100	0	0	0	19,100
OFF-SITE MITIGATION MAINT - PANTHER	110,000	0	0	0	110,000
STREET LIGHTING - UTILITY	21,000	0	0	0	21,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	12,000	0	0	0	12,000
MITIGATION MAINT - PARCEL C	6,200	0	0	0	6,200
PRESERVE MAINT (PARCEL C ONLY)	10,800	0	0	0	10,800
FLOWWAY MAINT (SOMMERSET ONLY)	9,000	0	0	0	9,000
LAKE MAINT (SOMERSET ONLY)	50,000	0	0	0	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000	0	0	0	45,000
INSPECTOR (SOMERSET ONLY)	30,000	0	0	0	30,000
<b>Total Expenditures</b>	<b>\$ 533,428</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 533,428</b>
<b>EXCESS / (SHORTFALL)</b>					
	<b>\$ 15,699</b>	<b>\$ 599,872</b>	<b>\$ 690,000</b>	<b>\$ 2,654,515</b>	<b>\$ 3,960,086</b>
DEBT PAYMENTS (2005 School Site)	0	0	0	0	0
DEBT PAYMENTS (2005 Master Infrastructure)	0	0	0	0	0
DEBT PAYMENTS (2006)	0	0	0	0	0
DEBT PAYMENTS (2014)	0	(588,793)	(690,000)	0	(1,278,793)
DEBT PAYMENTS (2018)	0	0	0	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
<b>BALANCE</b>	<b>\$ 15,699</b>	<b>\$ 11,079</b>	<b>\$ -</b>	<b>\$ 101,241</b>	<b>\$ 128,019</b>
DISCOUNTS FOR EARLY PAYMENTS	(15,699)	(11,079)	-	(101,241)	(128,019)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**BUDGET COMPARISON**  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2016/2017 ACTUAL *	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET	CHANGE +/- FROM PREVIOUS BUDGET
<b>REVENUES</b>				
GENERAL FUND ON ROLL ASSESSMENT	200,921	337,632	392,481	54,849
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	12,873	10,940	11,120	180
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	7,873	15,591	407	(15,184)
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,263	17,094	25,119	8,025
GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	0
DEBT ON ROLL ASSESSMENT	3,000,363	2,977,940	2,808,004	(169,936)
DEBT DIRECT BILL ASSESSMENT - PULTE	79,246	134,092	119,544	(14,548)
DEBT DIRECT BILL ASSESSMENT - GL HOMES	176,203	175,542	3,949	(171,593)
DEBT DIRECT BILL ASSESSMENT - WCI	1,129,774	1,002,511	1,012,891	10,380
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0
PREPAYMENTS	0	0	0	0
MISCELLANEOUS DEBT INCOME	0	0	0	0
GENERAL FUND INTEREST INCOME	0	0	0	0
GENERAL FUND OTHER REVENUES	0	140,000	120,000	(20,000)
<b>Total Revenues</b>	<b>\$ 4,624,516</b>	<b>\$ 4,811,342</b>	<b>\$ 4,493,515</b>	
<b>EXPENDITURES</b>				
PAYROLL TAX EXPENSE	750	912	912	0
SUPERVISOR FEES	9,800	12,000	12,000	0
ENGINEERING	41,691	40,000	40,000	0
MANAGEMENT	34,000	34,712	35,441	729
LEGAL	31,683	45,000	38,000	(7,000)
IRS AUDIT	0	0	0	0
ASSESSMENT ROLL	5,000	5,000	5,000	0
ANNUAL AUDIT	5,350	5,700	5,500	(200)
ARBITRAGE REBATE FEE	2,700	4,000	3,500	(500)
INSURANCE	14,496	16,000	15,000	(1,000)
LEGAL ADVERTISING	5,723	5,500	5,500	0
MISCELLANEOUS	2,328	3,000	2,800	(200)
POSTAGE	1,323	1,000	1,300	300
OFFICE SUPPLIES	1,851	2,500	2,200	(300)
DUES & SUBSCRIPTIONS	175	175	175	0
TRUSTEE FEES	32,229	47,000	37,000	(10,000)
CONTINUING DISCLOSURE FEE	4,750	5,000	5,000	0
AMORTIZATION SCHEDULE	0	1,000	500	(500)
WEBSITE	1,500	1,500	1,500	0
LAKE MAINTENANCE	0	2,000	0	(2,000)
PROFESSIONAL FEE & PERMITS	0	2,000	2,000	0
ELECTRICITY	130	2,000	1,000	(1,000)
OFF-SITE MITIGATION MAINT - TREELINE	0	5,000	5,000	0
DRI MONITORING	0	10,000	0	(10,000)
WETLAND MONITORING - PASSARELLA	23,146	15,000	19,100	4,100
OFF-SITE MITIGATION MAINT - PANTHER	55,569	84,000	110,000	26,000
STREET LIGHTING - UTILITY	15,779	15,000	21,000	6,000
CAPITAL OUTLAY - SMALL	6,218	1,000	1,000	0
COUNTY APPRAISER & TAX COLLECTOR FEE	5,728	66,312	12,000	(54,312)
MITIGATION MAINT - (PARCEL C ONLY)	0	5,000	6,200	1,200
PRESERVE MAINT (PARCEL C ONLY)	0	0	10,800	New Item - Est
FLOWWAY MAINT (SOMMERSET ONLY)	0	0	9,000	New Item - Est
LAKE MAINT (SOMMERSET ONLY)	0	50,000	50,000	0
PRESERVE MAINT (SOMMERSET ONLY)	0	45,000	45,000	0
INSPECTOR (SOMMERSET ONLY)	0	35,000	30,000	(5,000)
<b>Total Expenditures</b>	<b>301,919</b>	<b>567,311</b>	<b>533,428</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 4,322,597</b>	<b>\$ 4,244,031</b>	<b>\$ 3,960,087</b>	
DEBT PAYMENTS (2005 - MI)	(2,120,428)	(2,123,539)	-	2,123,539
DEBT PAYMENTS (2006)	(812,674)	(777,425)	-	777,425
DEBT PAYMENTS (2014)	(1,334,813)	(1,209,995)	(1,278,793)	(68,798)
DEBT PAYMENTS (2018)	0	0	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	-	-	0
<b>BALANCE</b>	<b>\$ 54,682</b>	<b>\$ 133,072</b>	<b>\$ 128,019</b>	
DISCOUNTS FOR EARLY PAYMENTS	(111,620)	(132,623)	(128,019)	4,603
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (56,938)</b>	<b>\$ 450</b>	<b>\$ 0</b>	

\* Un-audited figures

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2018/2019 ANNUAL BUDGET</b>
<b>REVENUES</b>		
ON ROLL ASSESSMENTS	337,632	392,481
DIRECT BILL ASSESSMENTS - PULTE	10,940	11,120
DIRECT BILL ASSESSMENTS - GL HOMES	15,591	407
DIRECT BILL ASSESSMENTS - WCI	17,094	25,119
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	120,000
<b>Total Revenues</b>	<b>\$ 521,257</b>	<b>\$ 549,127</b>
<b>EXPENDITURES</b>		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	40,000	40,000
MANAGEMENT	34,712	35,441
LEGAL	45,000	38,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,700	5,500
ARBITRAGE REBATE FEE	4,000	3,500
INSURANCE	16,000	15,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	3,000	2,800
POSTAGE	1,000	1,300
OFFICE SUPPLIES	2,500	2,200
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	47,000	37,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	1,000	500
WEBSITE	1,500	1,500
LAKE MAINTENANCE	2,000	0
PROFESSIONAL FEE & PERMITS	2,000	2,000
ELECTRICITY	2,000	1,000
OFF-SITE MITIGATION MAINT - TREELINE	5,000	5,000
DRI MONITORING	10,000	0
WETLAND MONITORING - PASSARELLA	15,000	19,100
OFF-SITE MITIGATION MAINT - PANTHER	84,000	110,000
STREET LIGHTING - UTILITY & MAINT	15,000	21,000
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	6,753	12,000
MITIGATION MAINT - (PARCEL C ONLY)	5,000	6,200
PRESERVE MAINT (PARCEL C ONLY)	0	10,800
FLOWWAY MAINT (SOMMERSET ONLY)	0	9,000
LAKE MAINT (SOMERSET ONLY)	50,000	50,000
PRESERVE MAINT (SOMERSET ONLY)	45,000	45,000
INSPECTOR (SOMERSET ONLY)	35,000	30,000
<b>Total Expenditures</b>	<b>\$ 507,752</b>	<b>\$ 533,428</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 13,505</b>	<b>\$ 15,699</b>
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(15,699)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

Approximate Fund Balance as of 9-30-2017 = 220,000.00

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2014 DEBT SERVICE FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

<b>A-1</b>	<b>FISCAL YEAR 2018/2019 ANNUAL BUDGET</b>
<b>REVENUES</b>	
Net On Roll Assessments	220,079
Direct Bill Assessments - WCI	267,247
<b>Total Revenues</b>	<b>\$ 487,326</b>
<b>EXPENDITURES</b>	
Principal Payments	136,461
Interest Payments	350,865
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 487,326</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

<b>A-2</b>	<b>FISCAL YEAR 2018/2019 ANNUAL BUDGET</b>
<b>REVENUES</b>	
Net On Roll Assessments	45,823
Direct Bill Assessments - WCI	55,644
<b>Total Revenues</b>	<b>\$ 101,467</b>
<b>EXPENDITURES</b>	
Principal Payments	27,292
Interest Payments	74,175
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 101,467</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

\*Note: Excess goes to increase bond fund balance

<b>Series 2014 A-1 Bond Information</b>	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

<b>Series 2014 A-2 Bond Information</b>	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A

<b>B</b>	<b>FISCAL YEAR 2018/2019 ANNUAL BUDGET</b>
<b>REVENUES</b>	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	690,000
<b>Total Revenues</b>	<b>\$ 690,000</b>
<b>EXPENDITURES</b>	
Principal Payments	0
Interest Payments	690,000
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 690,000 **</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

\*\*Note: Based on current bond balance and payoff checks already recieved.

<b>Series 2014 B Bond Information</b>	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2018 DEBT SERVICE FUND**  
**FISCAL YEAR 2018/2019**  
**October 1, 2018 - September 30, 2019**

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

**FISCAL YEAR**  
**2018/2019**  
**ANNUAL BUDGET**

**REVENUES**

Net On Roll Assessments	2,429,781
Direct Bill Assessments - Pulte	119,544
Direct Bill Assessments - GL Homes	3,949
Direct Bill Assessments - WCI	0
<b>Total Revenues</b>	<b>\$ 2,553,275</b>

**EXPENDITURES**

Principal Payments A-1	1,065,000
Interest Payments A-1	751,431
Principal Payments A-2	325,000
Interest Payments A-2	406,766
Miscellaneous / Prepayment	5,078
<b>Total Expenditures</b>	<b>\$ 2,553,275</b>

**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

**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

**Arborwood Community Development District**  
**Assessment Recap - GL Homes Parcel**  
**Fiscal Year 2018/2019**  
**October 1, 2018 - September 30, 2019**

**GL HOMES PARCEL**

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
A	Townhomes	256	240	16
A	40' SF	365	365	0
A	40' SF - PO	2	2	0
A	45' SF	276	276	0
A	52' SF	512	564	(52)
	52' SF - PO	1	1	0
A	62' SF	79	33	46
<b>Total</b>		<b>1,491</b>	<b>1,481</b>	<b>10</b>

**GL HOMES ON ROLL**

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	10,179.26	71,280.00
A	40' SF	365	15,480.95	136,145.00
A	40' SF - PO	2	84.83	0.00
A	45' SF	276	11,706.14	107,640.00
A	52' SF	564	23,921.25	232,932.00
A	52' SF - PO	1	42.41	0.00
A	62' SF	33	1,399.65	14,949.00
<b>Total</b>		<b>1,481</b>	<b>62,814</b>	<b>562,946</b>

ON ROLL GROSS PER UNIT TOTAL
\$ 339.41
\$ 415.41
\$ 42.41
\$ 432.41
\$ 455.41
\$ 42.41
\$ 495.41

**GL HOMES DIRECT BILL**

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	651.47	4,561.92
A	40' SF	0	0.00	0.00
A	40' SF - PO	0	0.00	0.00
A	45' SF	0	0.00	0.00
A	52' SF	(52)	(2,117.29)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	1,872.98	20,004.48
<b>Total</b>		<b>10</b>	<b>407</b>	<b>3,949</b>

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

**Arborwood Community Development District  
Assessment Recap - Pulte Parcels  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

**PULTE PARCELS**

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	MF - (2)	66	66	0
B	MF - (3)	37	37	0
B	SF 42' - (1)	101	152	(51)
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	265	173	92
B	SF 55' - (2)	1	1	0
B	SF 55' - (3)	69	69	0
B	SF 67' - (1)	173	62	111
B	SF 67' - (2)	38	38	0
B	SF 67' - (3)	91	91	0
B	SF 67' - (4)	33	33	0
B	SF 75' - (1)	1	0	1
B	SF 75' - (2)	34	34	0
B	SF 75' - (3)	3	3	0
B	SF 75' - (4)	27	27	0
<b>Total</b>		<b>978</b>	<b>825</b>	<b>153</b>

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
D/E	MF - (1)		43	43
D/E	MF - (2)		123	123
D/E	MF - (3)		27	27
D/E	MF - (4)		27	27
D/E	SF 55' - (1)		78	78
D/E	SF 55' - (2)		126	126
D/E	SF 55' - (3)		46	46
D/E	SF 67' - (1)		97	97
D/E	SF 67' - (2)		101	101
D/E	SF 67' - (3)		53	53
D/E	SF 67' - (4)		30	30
D/E	SF 67' - (5)		3	3
D/E	SF 75' - (1)		57	57
D/E	SF 75' - (2)		77	77
D/E	SF 75' - (3)		27	27
D/E	SF 75' - (4)		39	39
D/E	SF 75' - (5)		1	1
<b>Total</b>			<b>955</b>	<b>955</b>

**PULTE ON ROLL**

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	4,996.79	84,216.00
B	MF - (3)	37	2,801.23	37,185.00
B	SF 42' - (1)	152	11,507.77	74,176.00
B	SF 42' - (3)	39	2,952.65	39,195.00
B	SF 55' - (1)	173	13,097.66	113,142.00
B	SF 55' - (2)	1	75.71	1,276.00
B	SF 55' - (3)	69	5,223.92	69,276.00
B	SF 67' - (1)	62	4,693.96	49,352.00
B	SF 67' - (2)	38	2,876.94	48,488.00
B	SF 67' - (3)	91	6,889.52	91,364.00
B	SF 67' - (4)	33	2,498.40	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	2,574.11	49,164.00
B	SF 75' - (3)	3	227.13	3,522.00
B	SF 75' - (4)	27	2,044.14	41,364.00
D/E	MF - (1)	43	9,522.07	21,414.00
D/E	MF - (2)	123	27,237.55	156,948.00
D/E	MF - (3)	27	5,978.97	27,135.00
D/E	MF - (4)	27	5,978.97	39,096.00
D/E	SF 55' - (1)	78	17,272.59	51,012.00
D/E	SF 55' - (2)	126	27,901.88	160,776.00
D/E	SF 55' - (3)	46	10,186.40	46,184.00
D/E	SF 67' - (1)	97	21,480.02	77,212.00
D/E	SF 67' - (2)	101	22,365.79	128,876.00
D/E	SF 67' - (3)	53	11,736.50	53,212.00
D/E	SF 67' - (4)	30	6,643.30	43,440.00
D/E	SF 67' - (5)	3	664.33	0.00
D/E	SF 75' - (1)	57	12,622.28	50,673.00
D/E	SF 75' - (2)	77	17,051.15	111,342.00
D/E	SF 75' - (3)	27	5,978.97	31,698.00
D/E	SF 75' - (4)	39	8,636.29	59,748.00
D/E	SF 75' - (5)	1	221.44	0.00
<b>Total</b>		<b>1,780</b>	<b>273,938</b>	<b>1,808,270</b>

ON ROLL GROSS PER UNIT TOTAL
\$ 1,351.71
\$ 1,080.71
\$ 563.71
\$ 1,080.71
\$ 729.71
\$ 1,351.71
\$ 1,079.71
\$ 871.71
\$ 1,351.71
\$ 1,079.71
\$ 1,523.71
\$ -
\$ 1,521.71
\$ 1,249.71
\$ 1,607.71
\$ 719.44
\$ 1,497.44
\$ 1,226.44
\$ 1,669.44
\$ 875.44
\$ 1,497.44
\$ 1,225.44
\$ 1,017.44
\$ 1,497.44
\$ 1,225.44
\$ 1,669.44
\$ 221.44
\$ 1,110.44
\$ 1,667.44
\$ 1,395.44
\$ 1,753.44
\$ 221.44

**PULTE DIRECT BILL**

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 DEBT NET DIRECT BILL
B	MF - (2)	0	0.00	0.00
B	MF - (3)	0	0.00	0.00
B	SF 42' - (1)	(51)	(3,706.71)	(23,892.48)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	92	6,686.62	57,761.28
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	111	8,067.55	84,821.76
B	SF 67' - (2)	0	0.00	0.00
B	SF 67' - (3)	0	0.00	0.00
B	SF 67' - (4)	0	0.00	0.00
B	SF 75' - (1)	1	72.68	853.44
B	SF 75' - (2)	0	0.00	0.00
B	SF 75' - (3)	0	0.00	0.00
B	SF 75' - (4)	0	0.00	0.00
<b>Total</b>		<b>153</b>	<b>11,120</b>	<b>119,544</b>

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 DEBT NET DIRECT BILL
D/E	MF - (1)	0	0.00	0.00
D/E	MF - (2)	0	0.00	0.00
D/E	MF - (3)	0	0.00	0.00
D/E	MF - (4)	0	0.00	0.00
D/E	SF 55' - (1)	0	0.00	0.00
D/E	SF 55' - (2)	0	0.00	0.00
D/E	SF 55' - (3)	0	0.00	0.00
D/E	SF 67' - (1)	0	0.00	0.00
D/E	SF 67' - (2)	0	0.00	0.00
D/E	SF 67' - (3)	0	0.00	0.00
D/E	SF 67' - (4)	0	0.00	0.00
D/E	SF 67' - (5)	0	0.00	0.00
D/E	SF 75' - (1)	0	0.00	0.00
D/E	SF 75' - (2)	0	0.00	0.00
D/E	SF 75' - (3)	0	0.00	0.00
D/E	SF 75' - (4)	0	0.00	0.00
D/E	SF 75' - (5)	0	0.00	0.00
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>

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

**Arborwood Community Development District**  
**Assessment Recap - WCI Parcel**  
 Fiscal Year 2018/2019  
 October 1, 2018 - September 30, 2019

**WCI PARCEL**

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	102	24	78
C	4 - plex	168	72	96
C	46' SF	107	62	45
C	52' SF	267	126	141
C	67' SF	75	35	40
Total		719	319	400

**WCI ON ROLL**

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
C	6 - plex	24	1,569.91	16,843.72
C	4 - plex	72	4,709.73	50,531.16
C	46' SF	62	4,055.60	54,081.03
C	52' SF	126	8,242.02	116,223.54
C	67' SF	35	2,289.45	39,302.08
Total		319	20,867	276,982

ON ROLL GROSS PER UNIT TOTAL	
\$	767.23
\$	767.23
\$	937.68
\$	987.82
\$	1,188.33

**WCI HOMES DIRECT BILL**

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	SERIES 2014 NET DIRECT BILL A-1 & A-2 (Combined)
C	6 - plex	78	4,898.12	52,552.89
C	4 - plex	96	6,028.45	64,680.68
C	46' SF	45	2,825.84	37,681.81
C	52' SF	141	8,854.29	124,855.14
C	67' SF	40	2,511.85	43,120.42
Total		400	25,119	322,891



# Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019

## OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
<b>Total</b>		<b>150</b>	<b>150</b>	<b>0</b>

## OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	30,941.00	123,556.00
G	Neighborhood Retail	21	2,378.22	21,850.00
H-1	Retail/ Commercial	11	1,263.64	11,900.00
H-2	RE Office	2	278.93	2,500.00
<b>Total</b>		<b>150</b>	<b>34,862</b>	<b>159,806</b>

ON ROLL GROSS TOTAL	
\$	154,497.00
\$	24,228.22
\$	13,163.64
\$	2,778.93

## OTHER DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 GROSS DIRECT BILL
D/E	Golf Course	0	0.00	0.00
G	Neighborhood Retail	0	0.00	0.00
H-1	Retail/ Commercial	0	0.00	0.00
H-2	RE Office	0	0.00	0.00
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

**Total Shared O&M Expenditures**

**\$ 262,428.00** A

**Allocation of Expenditures and Assessment Per Unit**

Tract		Parcel		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
				Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.00	23.13%	\$ 60,709	1,491	\$ 40.72	\$ 42.41		
2	B	655.68	27.09%	\$ 71,082	978	\$ 72.68	\$ 75.71		
2	D/E	794.42	32.82%	\$ 86,122	955	\$ 90.18	\$ 93.94		
2	C	259.67	10.73%	\$ 28,151	719	\$ 39.15	\$ 40.78		
<b>Total Residential Land Uses</b>		<b>2,269.77</b>	<b>93.76%</b>	<b>\$ 246,064</b>	<b>4,143</b>		<b>Gross Total Assmt (If On Roll)</b>		
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 12,600			13,125		
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,283			2,378		
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,213			1,264		
5	RE Office-H-2	2.47	0.10%	\$ 268			279		
<b>Total Non-Residential Land Uses</b>		<b>150.95</b>	<b>6.24%</b>	<b>\$ 16,364</b>					
<b>Grand Total (Gross)</b>		<b>2,420.72</b>	<b>100.00%</b>	<b>\$ 262,428</b>					

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

**\$ 134,000.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 116,897	955	\$ 122.41	\$ 127.51
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 17,103			17,816
<b>Totals</b>		<b>910.65</b>	<b>100.00%</b>	<b>\$ 134,000</b>			

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

**\$ 17,000.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	C	259.67	100.00%	\$ 17,000	719	\$ 23.64	\$ 24.63

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

<b>Net 2014 A1 &amp; A2 Principal &amp; Interest Payment Due:</b>	<b>Net Total MADs</b>	<b>% Difference</b>	*
\$ 588,793.20	\$ 611,192.50	96.335%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	102	24	\$ 701.82	\$ 16,843.72	\$ 52,553
PARCEL C - 4 - Plex	168	72	\$ 701.82	\$ 50,531.16	\$ 64,681
PARCEL C - 46' Single Family	107	62	\$ 872.27	\$ 54,081.03	\$ 37,682
PARCEL C - 52' Single Family	267	126	\$ 922.41	\$ 116,223.54	\$ 124,855
PARCEL C - 67' Single Family	75	35	\$ 1,122.92	\$ 39,302.08	\$ 43,120
<b>Grand Total</b>	<b>719</b>	<b>319</b>		<b>\$ 276,981.52</b>	<b>\$ 322,890.94</b>

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	71.40	11.6718%
0.70	117.60	19.2242%
0.87	93.09	15.2175%
0.92	245.64	40.1550%
1.12	84.00	13.7315%
	<b>611.73</b>	<b>100.0000%</b>

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE  
FISCAL YEAR 2018/2019  
OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

<b>Gross MADs when all platted</b>
<b>\$2,659,661</b>

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D	Total Assessments Platted	OFF Roll Net	Category Total MADs from Methodology
PARCEL A - Townhomes	256	240	297	71,280	4,562	76,032
PARCEL A - Single Family 40'	365	365	373	136,145	0	136,145
PARCEL A - Single Family 40' - PO	2	2	0	0	0	0
PARCEL A - Single Family 45'	276	276	390	107,640	0	107,640
PARCEL A - Single Family 52'	512	564	413	232,932	(20,617)	211,456
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	79	33	453	14,949	20,004	35,787
<b>Subtotal Parcel A</b>	<b>1,491</b>	<b>1,481</b>		<b>562,946</b>	<b>3,949</b>	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	37	37	1,005	37,185	0	37,185
PARCELS B - Single Family 42' - (1)	101	152	488	74,176	(23,892)	49,288
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	265	173	654	113,142	57,761	173,310
PARCELS B - Single Family 55' - (2)	1	1	1,276	1,276	0	1,276
PARCELS B - Single Family 55' - (3)	69	69	1,004	69,276	0	69,276
PARCELS B - Single Family 67' - (1)	173	62	796	49,352	84,822	137,708
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	91	91	1,004	91,364	0	91,364
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	1	0	889	0	853	889
PARCELS B - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
PARCELS B - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
PARCELS B - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
<b>Subtotal Parcels B</b>	<b>978</b>	<b>825</b>		<b>749,504</b>	<b>119,544</b>	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	97	97	796	77,212	0	77,212
PARCELS D/E - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
PARCELS D/E - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
PARCELS D/E - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
PARCELS D/E - Single Family 67' - (5)	3	3	0	0	0	0
PARCELS D/E - Single Family 75' - (1)	57	57	889	50,673	0	50,673
PARCELS D/E - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
PARCELS D/E - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
PARCELS D/E - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
PARCELS D/E - Single Family 75' - (5)	1	1	0	0	0	0
<b>Subtotal Parcels D/E</b>	<b>955</b>	<b>955</b>		<b>1,058,766</b>	<b>0</b>	
<b>Total Residential Units Parcels A, B, D, E</b>	<b>3,424</b>	<b>3,261</b>		<b>2,371,216</b>	<b>123,493</b>	
<b>Other Land Uses</b>						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
<b>Other Land Use Total</b>				<b>159,806</b>		
<b>GRAND TOTAL</b>				<b>2,531,022</b>	<b>123,493</b>	<b>2,659,661</b>

**Arborwood Community Development District**  
**On Roll Assessment Comparision**  
**Fiscal Year 2018/2019**  
**October 1, 2018 - September 30, 2019**

Parcel	Product Type	Gross Fiscal Year 2016/2017 On Roll Assessment Per Unit	Gross Fiscal Year 2017/2018 On Roll Assessment Per Unit
<b>GL Homes</b>			
A	Townhomes	\$382.07	<b>\$339.41</b>
A	40' SF	\$470.67	<b>\$415.41</b>
A	40' SF - PO	\$38.13	<b>\$42.41</b>
A	45' SF	\$490.21	<b>\$432.41</b>
A	52' SF	\$517.57	<b>\$455.41</b>
A	52' SF - PO	\$38.13	<b>\$42.41</b>
A	62' SF	\$563.89	<b>\$495.41</b>

<b>Pulte</b>			
B	MF - (2)	\$1,548.70	<b>\$1,351.71</b>
B	MF - (3)	\$1,233.62	<b>\$1,080.71</b>
B	SF 42' - (1)	\$634.54	<b>\$563.71</b>
B	SF 42' - (3)	\$1,233.65	<b>\$1,080.71</b>
B	SF 55' - (1)	\$827.02	<b>\$729.71</b>
B	SF 55' - (2)	\$1,548.65	<b>\$1,351.71</b>
B	SF 55' - (3)	\$1,233.58	<b>\$1,079.71</b>
B	SF 67' - (1)	\$992.00	<b>\$871.71</b>
B	SF 67' - (2)	\$1,548.57	<b>\$1,351.71</b>
B	SF 67' - (3)	\$1,233.50	<b>\$1,079.71</b>
B	SF 67' - (4)	\$1,748.57	<b>\$1,523.71</b>
B	SF 75' - (1)	\$0.00	<b>\$0.00</b>
B	SF 75' - (2)	\$1,745.99	<b>\$1,521.71</b>
B	SF 75' - (3)	\$1,430.92	<b>\$1,249.71</b>
B	SF 75' - (4)	\$1,845.99	<b>\$1,607.71</b>
D/E	MF - (1)	\$788.24	<b>\$719.44</b>
D/E	MF - (2)	\$1,691.41	<b>\$1,497.44</b>
D/E	MF - (3)	\$1,376.34	<b>\$1,226.44</b>
D/E	MF - (4)	\$1,891.41	<b>\$1,669.44</b>
D/E	SF 55' - (1)	\$969.74	<b>\$875.44</b>
D/E	SF 55' - (2)	\$1,691.37	<b>\$1,497.44</b>
D/E	SF 55' - (3)	\$1,376.30	<b>\$1,225.44</b>
D/E	SF 67' - (1)	\$1,134.72	<b>\$1,017.44</b>
D/E	SF 67' - (2)	\$1,691.29	<b>\$1,497.44</b>
D/E	SF 67' - (3)	\$1,376.22	<b>\$1,225.44</b>
D/E	SF 67' - (4)	\$1,891.29	<b>\$1,669.44</b>
D/E	SF 67' - (5)	\$210.78	<b>\$221.44</b>
D/E	SF 75' - (1)	\$1,241.97	<b>\$1,110.44</b>
D/E	SF 75' - (2)	\$1,888.71	<b>\$1,667.44</b>
D/E	SF 75' - (3)	\$1,573.64	<b>\$1,395.44</b>
D/E	SF 75' - (4)	\$1,988.71	<b>\$1,753.44</b>
D/E	SF 75' - (5)	\$210.78	<b>\$221.44</b>

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

<b>WCI</b>			
C	6 - Plex	\$775.72	<b>\$767.23</b>
C	4 - Plex	\$775.72	<b>\$767.23</b>
C	46' SF	\$955.21	<b>\$937.68</b>
C	52' SF	\$1,008.01	<b>\$987.82</b>
C	67' SF	\$1,219.15	<b>\$1,188.33</b>

<b>Others</b>			
D/E	Golf Course	\$172,884.84	<b>\$154,497.00</b>
G	Neighborhood Retail	\$26,845.75	<b>\$24,228.22</b>
H-1	Retail/ Commercial	\$14,263.64	<b>\$13,163.64</b>
H-2	RE Office	\$3,148.41	<b>\$2,778.93</b>



June 1, 2018

Ms. Kathleen Dailey, District Manager  
Arborwood Community Development District  
27499 Riverview Center Blvd. #253  
Bonita Springs, FL 34134

RE: Arborwood Preserve Phase 2A Plat

Dear Ms. Dailey:

This letter is intended to follow up on the May 21<sup>st</sup> discussion between the ACDD and WCI Communities, LLC ("WCI") relating to the Arborwood Preserve Phase 2A plat and the true up of assessments. It is my recollection that at the May 21<sup>st</sup> meeting, the Board reconsidered its prior actions on the Phase 2A plat, by approving the Phase 2 A plat dedications shown on the plat and to hold in abeyance the required True Up payment of \$338,149.22 until the remaining future development of Tracts FD-1, FD-2 and FD-3 are presented for platting. I greatly appreciate the Board's reconsideration of this matter. Additionally I agreed at this meeting to furnish the District with further guidance as to the WCI's proposed platting for the 3 remaining future development tracts.

WCI currently has two plats in preparation but each is progressing slowly. Neither is ready for submittal for regulatory review/approval. Arborwood Preserve Phase 2B Plat: will replat Tract FD-1 for potential development of 92 four-plex condominiums. Arborwood Preserve Phase 2C Plat: will replat and subdivide Tracts FD2 and FD3 into single family homesites. Our current plan has 49 single family lots. At this time, since WCI has these two proposed plats in a design stage, specific product and unit quantities can and may change. But based upon these two plats continuing as designed, the calculated True Up payment will change slightly. It increases the amount owed by WCI from \$338,149.22 to \$353,051.63; an additional \$14,902.41.

I am not requesting any actions from the District at this time. Since the submittal to the District of the Phase 2B and Phase 2C plats is likely many months away it would be appropriate for the

Board to consider actions on the required True Up assessment payment related to these final plats at that time.

Should there be any questions or requests for more information, please feel free to contact me.

Sincerely,



David Caldwell

Manager CCD/HOA

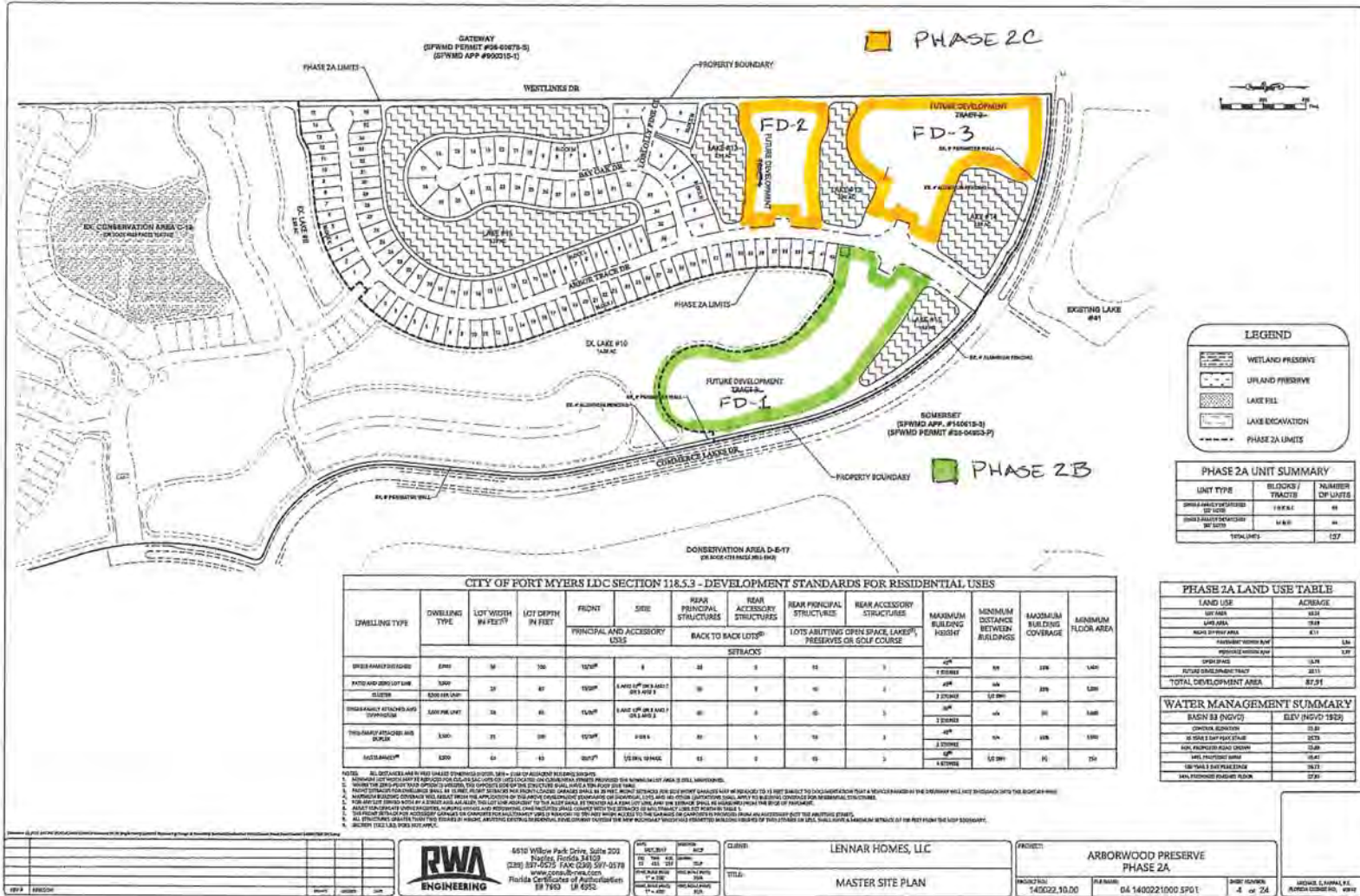
Enc.

CC: Wes Haber, Esq.

Josh Evans, PE

Scott Campbell





**CITY OF FORT MYERS LDC SECTION 118.5.3 - DEVELOPMENT STANDARDS FOR RESIDENTIAL USES**

ZONING TYPE	DWELLING TYPE	LOT WIDTH IN FEET <sup>1</sup>	LOT DEPTH IN FEET <sup>1</sup>	FRONT SETBACK	SIDE SETBACK	REAR PRINCIPAL STRUCTURES		REAR ACCESSORY STRUCTURES		REAR PRINCIPAL STRUCTURES	REAR ACCESSORY STRUCTURES	MAXIMUM BUILDING HEIGHT	MINIMUM DISTANCE BETWEEN BUILDINGS	MAXIMUM SIDEYARD COVERAGE	MINIMUM FLOOR AREA
						BACK TO BACK LOTS <sup>6</sup>	BACK TO BACK LOTS <sup>6</sup>	LOTS ABUTTING OPEN SPACE, LAKE <sup>7</sup> , PRESERVES OR GOLF COURSE	LOTS ABUTTING OPEN SPACE, LAKE <sup>7</sup> , PRESERVES OR GOLF COURSE						
SPRINKLER-REQUIRED	SMH	30	100	10'0"	5'	10'	0'	10'	0'	10'	0'	40'	10'	10%	1,400
PATIO AND DECK LOT USE	SMH	30	87	10'0"	5' AND 1' UP TO 8' AND 1' 0" AND 1' 0"	10'	0'	10'	0'	10'	0'	40'	10'	10%	1,200
TRADITIONAL ATTACHED AND DETACHED	SMH PHL UNIT	30	80	10'0"	5' AND 1' UP TO 8' AND 1' 0" AND 1' 0"	10'	0'	10'	0'	10'	0'	40'	10'	10%	1,000
TRADITIONAL ATTACHED AND DETACHED	SMH	30	75	10'0"	5' AND 1' UP TO 8' AND 1' 0" AND 1' 0"	10'	0'	10'	0'	10'	0'	40'	10'	10%	800
ATTACHED <sup>8</sup>	SMH	30	65	10'0"	5' AND 1' UP TO 8' AND 1' 0" AND 1' 0"	10'	0'	10'	0'	10'	0'	40'	10'	10%	750

- NOTES:**
- ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED. MIN. = MINIMUM OF APPLICABLE REQUIREMENTS.
  - MINIMUM LOT DEPTH SHALL BE 100 FEET FOR ALL ZONING TYPES UNLESS OTHERWISE SPECIFIED.
  - MINIMUM LOT WIDTH SHALL BE 30 FEET FOR ALL ZONING TYPES UNLESS OTHERWISE SPECIFIED.
  - MINIMUM BUILDING HEIGHT SHALL BE 10 FEET FOR ALL ZONING TYPES UNLESS OTHERWISE SPECIFIED.
  - MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET FOR ALL ZONING TYPES UNLESS OTHERWISE SPECIFIED.
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  - MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET FOR ALL ZONING TYPES UNLESS OTHERWISE SPECIFIED.

**LEGEND**

[Symbol]	WETLAND PRESERVE
[Symbol]	UPLAND PRESERVE
[Symbol]	LAKE FILL
[Symbol]	LAKE EXCAVATION
[Symbol]	PHASE 2A LIMITS

**PHASE 2A UNIT SUMMARY**

UNIT TYPE	TRACED/TRACTS	NUMBER OF UNITS
SMH PHL UNIT	1 TRACT	88
SMH PHL UNIT	1 TRACT	88
<b>TOTAL UNITS</b>		<b>177</b>

**PHASE 2A LAND USE TABLE**

LAND USE	ACREAGE
LOT AREA	18.81
LAKE AREA	78.88
AREA OF PHASE 2A	97.69
WETLAND PRESERVE	1.24
UPLAND PRESERVE	1.24
LAKE FILL	18.11
LAKE EXCAVATION	18.11
<b>TOTAL DEVELOPMENT AREA</b>	<b>87.91</b>

**WATER MANAGEMENT SUMMARY**

BASIN #3 (NGVD)	ELEV (NGVD 1928)
CONCRETE BASIN	13.81
10' DIA 10' DEPT PUMP STATION	13.75
10' DIA 10' DEPT PUMP STATION	13.69
10' DIA 10' DEPT PUMP STATION	13.63
10' DIA 10' DEPT PUMP STATION	13.57
10' DIA 10' DEPT PUMP STATION	13.51
10' DIA 10' DEPT PUMP STATION	13.45

DATE	DESCRIPTION	BY	CHECKED	DATE

**RWA ENGINEERING**  
 6610 Willow Park Drive, Suite 200  
 Naples, Florida 34103  
 (239) 597-5275 FAX (239) 597-0378  
 www.rwa-engineering.com  
 Florida Certificate of Professional Engineer  
 BR 7163 LR 6552

CLIENT: **LENNAR HOMES, LLC**  
 TITLE: **MASTER SITE PLAN**

PROJECT: **ARBORWOOD PRESERVE PHASE 2A**  
 PROJECT NO: 140022.10.00 P/L NUMBER: 04 1400221000 SP01 SHEET NUMBER: 4 of 24

DESIGNED BY: JACQUES L. KAPPALE, P.E.  
 FLORIDA LICENSE NO. 4896



**From:** Vicki & Dennis Lambert [<mailto:vickiden@comcast.net>]  
**Sent:** Monday, May 21, 2018 10:15 AM  
**To:** Kathleen Dailey <[kdailey@sdsinc.org](mailto:kdailey@sdsinc.org)>  
**Subject:** Street light shields

Good Morning

My name is Vicki Lambert and I live in Marina Bay in Fort Myers. Our development is located along Treeline Dr near the intersection of Plantation Gardens.

There are at least 10 led street lights on Treeline Dr and Plantation Gardens in this area and the light from them is quite invasive into our home. We have tried contacting FLP and the city of Fort Myers regarding this problem . FLP was non responsive and The City told me that the Arborwood CDD owns the lights along Treeline Dr.

Other areas along Treeline have light shields installed but NOT at our house.

This problem is an issue that I feel could be resolved with the installation of light shields.

Please contact me directly at [vickiden@comcast.net](mailto:vickiden@comcast.net) or by phone 603-921-6166.

Your help in this matter is greatly appreciated

Vicki Lambert

Sent from my iPad

Hi Kathleen,

I reached out to Vicki Lambert and visited her residence last week at night to observe the lighting conditions first hand. She lives at 11928 Five Waters Circle. She said she moved in about a year ago when her house was built (Marina Bay Community by GL Homes). I would concur that it would make sense to install light shields. When we began the lighting project back 2013, the Marina Bay project did not exist. When we were completing the lighting in 2015, we did install 20 house shields on fixtures to limit backlighting from the higher light poles installed along Treeline Avenue, where they were anticipated to impact existing residences. At that time, the Marina Bay project was not constructed. We have reviewed the existing and proposed additional development and based on that have recommended 18 additional house shields to be installed (see attached exhibit). Our maintenance contractor, who installed the other light shields can do the installations and we would anticipate the cost to be  $18 \times \$300 = \$5,400$ , which is the same unit cost they charged when they did the installation of the initial 20 house shields. Let me know if you have any questions, or need anything else.

Thanks,

<http://www.Trebilcock.biz>

**Norm**

--

**Norman J. Trebilcock, AICP, PE**  
Trebilcock Consulting Solutions, PA  
1205 Piper Boulevard, Suite 202  
Naples, FL 34110

239-566-9551 - Office

239-248-3883 - Mobile

239-566-9553 - Fax

[ntrebilcock@trebilcock.biz](mailto:ntrebilcock@trebilcock.biz) - Email



LIGHT POLE LOCATIONS  
PREVIOUSLY MODIFIED  
WITH HOUSE SHIELDS



PROJECT EXHIBIT FOR ADDITIONAL  
HOUSE SHIELD LOCATIONS

ARBORWOOD CDD  
STREET INTERSECTION  
LIGHTING

TREELINE AVENUE AND  
PLANTATION GARDENS PKY  
INTERSECTION

TREELINE AVENUE

PROPOSED LIGHT POLE  
LOCATIONS TO BE  
MODIFIED WITH HOUSE  
SHIELDS (18 FIXTURES)

PLANTATION GARDENS PKY