



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JULY 16, 2018
9:00 A.M.**

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

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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
REGULAR BOARD MEETING
July 16, 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. June 11, 2018 Special Board Meeting Minutes.....Page 3
- G. Old Business
 - 1. Discussion and Approval of Changes Regarding Fiscal Year 2018/2019 Proposed Budget.....Page 8
 - 2. Update on Street Lighting Project
 - 3. Update on Somerset Preserve Activity
- H. New Business
 - 1. Consider Approval of Woods & Wetlands Somerset Exotic Removal.....Page 24
 - 2. Consider Approval of Fountain Specifications.....Page 26
 - 3. Discussion Regarding Pond/Preserve Water Levels
- I. Administrative Matters
 - 1. Manager's Report
 - 2. Engineer Report
 - 3. Field Inspectors Report
- J. Board Members Comments
- K. Adjourn

News-Press, The

July 3, 2018

Miscellaneous Notices

NOTICE OF MEETING ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Arborwood Community Development District will hold a Board Meeting on July 16, 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. 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 AD# 3010185 July 3, 2018

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 11, 2018

A. CALL TO ORDER

The June 11, 2018, Special Board Meeting of the Arborwood Community Development District was called to order at 9:00 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 Special Board Meeting had been published in the *Fort Myers News-Press* on June 1, 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; Mike Myers of Passarella & Associates; David Caldwell of Lennar and the following District residents: Tom Dinella, Chris Anderson, Jeff Gordish and Jack Aycock.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Dailey requested, and it was the consensus of the Board, to take the budget, the Field Inspector's Report and Item H1 regarding the Fountain first, before other items. Those items were considered next.

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

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Mr. Aycock asked about the monitoring of the control structures that had been brought up at the previous meeting. Mr. Evans advised that he would report on this matter under his Engineer's Report.

F. APPROVAL OF MINUTES
1. May 21, 2018, Regular Board Meeting

The May 21, 2018, Regular Board Meeting minutes were presented for approval.

Mr. Haber indicated that he was present at the meeting, not over the telephone.

Mr. Hammond had the following revisions: Add "without notice" to the 3rd line under H4 regarding the budget "...the budget cannot be increased *without notice*..." He also stated that in H2 the first sentence had "accidentally" in the wrong place. The sentence should read "Jeff Gordish advised that he had sent a letter to the regarding accidental invasive and dead plant removal..." the next line should read "He stated that the HOA (not development) was committed to working with the CDD..."

Mr. Hamilton stated that under Item "E" the word "Botanical" should be "Botanica."

Mr. Carr stated that the first line under Item "J" should be "role" not roll

A **motion** was made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously approving the May 21, 2018, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS
1. Update on Street Lighting Project

There was no update on this item.

H. NEW BUSINESS
1. Update on Approval of Agreement and Easement with Golf Course Regarding Fountain

Mr. Haber indicated that per the discussion at the last meeting, the financials of Hampton Golf are not exempt from public record, so Hampton Golf has offered a performance bond instead of providing such in the amount of \$50,000. Ms. Abdulghani stated that the fountain was valued at \$20,000, so they feel the bond is in a sufficient amount. She further stated that Travelers Insurance would provide the bond and certificate of liability insurance. There was discussion if the bond would be perpetual or annual and Ms. Abdulghani indicated that she would provide a document where the configuration is perpetual and covers all obligations. Mr. Hamilton noted that a 60-day notice should be given if the bond is ever going away.

A **motion** was made by Mr. Franz, seconded by Mr. Carr and passed unanimously authorizing Mr. Hamilton to sign the agreement on behalf of the District, subject to Mr. Haber's approval.

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2. Update on Somerset Preserve Activity

Mr. Haber advised that it had been determined that the HOA's removal was in an area that is a substantial issue and that they indicated they would make whole working with Mike Myers and Mr. Evans and the appropriate agencies. Mr. Evans added that the clearing was of dead tree material as opposed to removing live material, as was done on the golf course. Mr. Hammond noted that all costs should be borne by the Somerset HOA. Mr. Haber indicated that a formal agreement should be entered into with Somerset so that the District does not spend any funds on this matter. There was a consensus of the Board to have Mr. Myers look into the issue and determine the appropriate course of action and have Mr. Haber develop an agreement with Somerset regarding costs.

3. Update on Environmental Budget and Mitigation Parcels

Mr. Myers advised this was covered under the budget. There was discussion on the various parcels and Mr. Myers stated he could get the Board a map that identifies the preserves and acreage.

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 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 advised that he had added flow way maintenance to the budget for Somerset and went over the O&M expenses that were going up, which require notices. There was discussion that the flow way should be charged to the overall development. Regarding the increase in assessments, Mr. Hammond asked for the amount of the assessments going up. Mr. McElligott responded that it was a total of approximately \$30,000 which equates to \$4 to \$5 per unit. There was discussion on lowering the budget so that notices would not need to be mailed. Mr. Haber stated that the Board could approve the proposed budget today and amend it at the next meeting so that notices would not need to be sent out. Mr. McElligott stated that the Board was currently under budget in every line item. Mr. Hammond noted that it seemed logical that adjustments could be made to the maintenance and engineering line items, so that notices do not need to be sent to anyone except for Parcel C. There was a consensus to do so. Mr. McElligott suggested a

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conference call with himself, Mike Myers, Mr. Evans and Mr. Hammond to go over where to make cuts and Mr. Hammond added that if Board Members have any specific cuts, that they should send those to Mr. McElligott.

Mr. McElligott then excused himself from the meeting due to a prior commitment.

Mr. Hamilton stated that he was disappointed in the budget process, as it was not fair to the residents that the input from SDS was for only 45 minutes. He added that he felt that notes should have been given to the Board regarding the process as well as a narrative giving input on the various line items. Mr. Franz added that details for the budget should have been footnoted. Mr. Hammond advised that he would call SDS about the process, as he felt there were too many loose ends and lack of attention to detail for this stage of the budget.

A **motion** was made by Mrs. Pattison, seconded by Mr. Franz and passed unanimously to adopt Resolution No. 2018-05, and for staff to continue to look for ways to decrease the various line items, so that assessments do not increase; setting the Public Hearing for August 20, 2018.

5. Consider Approval of WCI Plat and True-Up Abeyance

David Caldwell of Lennar stated that Phases 2b and 2c plats are not ready for consideration. He stated that an additional \$14,902 was owed, due to a change in ERUs, for a total of \$353,051. He asked the Board to consider an abeyance of this true-up payment. Mr. Hammond stated that Pulte had made their true-up payments and asked how this would be different. Mr. Haber stated that the agreement with Lennar contemplates the Board's authority to authorize an abeyance where Pulte contractually was not entitled to an abeyance. He indicated in this case the Board has the right to grant it, but is not obligated to do so. There was general discussion on the unit counts and how much it can change. Mr. Hamilton asked if there was any financial risk to the District and Mr. Haber stated that if there are not enough properties and the developers default, it would adversely impact the bond holders. Mr. Hamilton indicated that he did not see any substantial reason to do this and Mr. Hammond added that Pulte did the same thing and gave us the check

A **motion** was made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously denying the request to hold the true-up payment of Lennar in abeyance.

6. Discussion Regarding Additional Light Shields

Ms. Dailey advised that a request had been received from residents in Marina By for additional light shields. Mr. Hammond stated that the residences did not exist when the lights were put in. He added that Norm Trebilcock had visited with the residents and felt the shields were warranted at a cost of \$5,400 for 18 locations. Mr. Carr stated that the shields should be placed on three sides and not just the back. It was the consensus of the Board that Mr. Carr coordinate the project with Norm Trebilcock.

A **motion** was made by Mr. Hamilton, seconded by Mrs. Pattison and unanimously passed to do the project and make sure three sides are covered.

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I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Dailey reminded the Board that the next meeting was scheduled for July 16, 2018. Mr. Hammond noted that he would participate by telephone.

2. Engineer's Report

Mr. Evans stated that the subaqueous pipe inspection was under contract and will begin next week.

He stated that he had contacted Pulte regarding lake bank restorations before turnover, but has not yet heard back from them.

Regarding Pulte installing bulk heads in a lake and not notifying the Board, Mr. Evans indicated that they have completed the project, so he has asked them to provide surveys that they did not cause siltation.

Regarding Mr. Aycock's question regarding control structures, he stated that he and Mr. Haber had discussed and confirmed that the permit obligated the HOA to maintain the outfall.

3. Field Inspector Report

Mr. Hirniak advised that the previous proposal from Clarke to spray the flow way was reasonable and he does not recommend bringing in another contractor, as we would need to bid the entire contract. He recommended the Board authorize one event and future events could be considered at another time, since time is of the essence.

A motion was made by Mrs. Pattison, seconded by Mr. Hamilton and passed unanimously authorizing Clarke to do a one-time spraying of the flow way at a cost of \$2,265.

Mr. Hirniak noted that two of the lakes were having problems and were turning green, as plankton had developed. He indicated that they are back to normal after Clarke's treatment. Mr. Hirniak noted that there was excessive algae and odor near the 4th green on the golf course and that Clarke was spraying, but the irrigation pump is causing the odor. He noted, in general, that all the lake levels are increasing due to the rains.

Mr. Hirniak indicated that all the lakes have different sets of numbers between Clarke, Mr. Evans and the developer. Mr. Evans stated that it can difficult with no consistent numbering.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

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There being no further business to come before the Board, a **motion** was made by Mr. Carr, seconded by Mr. Franz and passed unanimously to adjourn the Special Board Meeting at 11:45 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

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

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	340,866
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	9,955
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	365
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	23,477
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	140,000
Total Revenues	\$ 4,459,051

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	35,000
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
TREELINE PRESEVE MAINT - EXOCITS	4,000
DRI TRAFFIC MONITORING	0
ENVIROMENTAL CONSULTING - PASSARELLA	15,000
PANTHER MITIGATION MAINT - EXOCITS	110,000
STREET LIGHTING - UTILITY & MAINT	21,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	28,000
Total Expenditures	\$ 501,028

EXCESS / (SHORTFALL)	\$ 3,958,023
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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

BALANCE	\$ 125,955
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DISCOUNTS FOR EARLY PAYMENTS	(125,955)
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NET EXCESS / (SHORTFALL)	\$ -
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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	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	340,866	0	0	0	340,866
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	9,955	0	0	0	9,955
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	365	0	0	0	365
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	23,477	0	0	0	23,477
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	140,000	0	0	0	140,000
Total Revenues	\$ 514,663	\$ 599,872	\$ 690,000	\$ 2,654,515	\$ 4,459,051
EXPENDITURES					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	35,000	0	0	0	35,000
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
TREELINE PRESEVE MAINT - EXOCITS	4,000	0	0	0	4,000
DRI TRAFFIC MONITORING	0	0	0	0	0
ENVIROMENTAL CONSULTING - PASSARELLA	15,000	0	0	0	15,000
PANTHER MITIGATION MAINT - EXOCITS	110,000	0	0	0	110,000
STREET LIGHTING - UTILITY & MAINT	21,000	0	0	0	21,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	4,600	0	0	0	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	0	0	0	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	0	0	0	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100	0	0	0	46,100
PRESERVE MAINT - (SOMERSET ONLY)	35,000	0	0	0	35,000
INSPECTOR - (SOMERSET ONLY)	28,000	0	0	0	28,000
Total Expenditures	\$ 501,028	\$ -	\$ -	\$ -	\$ 501,028
EXCESS / (SHORTFALL)	\$ 13,635	\$ 599,872	\$ 690,000	\$ 2,654,515	\$ 3,958,023
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
BALANCE	\$ 13,635	\$ 11,079	\$ -	\$ 101,241	\$ 125,955
DISCOUNTS FOR EARLY PAYMENTS	(13,635)	(11,079)	-	(101,241)	(125,955)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

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
REVENUES				
GENERAL FUND ON ROLL ASSESSMENT	200,921	337,632	340,866	3,234
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	12,873	10,940	9,955	(985)
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	7,873	15,591	365	(15,226)
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,263	17,094	23,477	6,383
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	140,000	0
Total Revenues	\$ 4,624,516	\$ 4,811,342	\$ 4,459,051	
EXPENDITURES				
PAYROLL TAX EXPENSE	750	912	912	0
SUPERVISOR FEES	9,800	12,000	12,000	0
ENGINEERING	41,691	40,000	35,000	(5,000)
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)
TREELINE PRESEVE MAINT - EXOCITS	0	5,000	4,000	(1,000)
DRI TRAFFIC MONITORING	0	10,000	0	(10,000)
ENVIROMENTAL CONSULTING - PASSARELLA	23,146	15,000	15,000	0
PANTHER MITIGATION MAINT - EXOCITS	55,569	84,000	110,000	26,000
STREET LIGHTING - UTILITY & MAINT	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	10,000	(56,312)
FLOWWAY MAINT	0	0	4,600	New Item - Est
MITIGATION MONITORING - (PARCEL C ONLY)	0	5,000	6,200	1,200
PRESERVE MAINT - (PARCEL C ONLY)	0	0	10,800	New Item - Est
LAKE MAINT - (SOMERSET ONLY)	0	50,000	46,100	(3,900)
PRESERVE MAINT - (SOMERSET ONLY)	0	45,000	35,000	(10,000)
INSPECTOR - (SOMERSET ONLY)	0	35,000	28,000	(7,000)
Total Expenditures	301,919	567,311	501,028	
EXCESS / (SHORTFALL)	\$ 4,322,597	\$ 4,244,031	\$ 3,958,023	
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
BALANCE	\$ 54,682	\$ 133,072	\$ 125,955	
DISCOUNTS FOR EARLY PAYMENTS	(111,620)	(132,623)	(125,955)	6,667
NET EXCESS / (SHORTFALL)	\$ (56,938)	\$ 450	\$ 0	

* Un-audited figures

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

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	337,632	340,866
DIRECT BILL ASSESSMENTS - PULTE	10,940	9,955
DIRECT BILL ASSESSMENTS - GL HOMES	15,591	365
DIRECT BILL ASSESSMENTS - WCI	17,094	23,477
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	140,000
Total Revenues	\$ 521,257	\$ 514,663
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	40,000	35,000
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
TREELINE PRESEVE MAINT - EXOCITS	5,000	4,000
DRI TRAFFIC MONITORING	10,000	0
ENVIROMENTAL CONSULTING - PASSARELLA	15,000	15,000
PANTHER MITIGATION MAINT - EXOCITS	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	10,000
FLOWWAY MAINT	0	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	5,000	6,200
PRESERVE MAINT - (PARCEL C ONLY)	0	10,800
LAKE MAINT - (SOMERSET ONLY)	50,000	46,100
PRESERVE MAINT - (SOMERSET ONLY)	45,000	35,000
INSPECTOR - (SOMERSET ONLY)	35,000	28,000
Total Expenditures	\$ 507,752	\$ 501,028
EXCESS / (SHORTFALL)	\$ 13,505	\$ 13,635
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(13,635)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

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

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

*Note: Excess goes to increase bond fund balance

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

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

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

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

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

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
Total Revenues	\$ 2,553,275

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
Total Expenditures	\$ 2,553,275

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
Total		1,491	1,481	10

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	9,112.56	71,280.00
A	40' SF	365	13,858.69	136,145.00
A	40' SF - PO	2	75.94	0.00
A	45' SF	276	10,479.45	107,640.00
A	52' SF	564	21,414.53	232,932.00
A	52' SF - PO	1	37.97	0.00
A	62' SF	33	1,252.98	14,949.00
Total		1,481	56,232	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 334.97
\$ 410.97
\$ 37.97
\$ 427.97
\$ 450.97
\$ 37.97
\$ 490.97

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	583.20	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)	(1,895.41)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	1,676.71	20,004.48
Total		10	365	3,949

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
Total		978	825	153

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
Total			955	955

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	4,473.18	84,216.00
B	MF - (3)	37	2,507.69	37,185.00
B	SF 42' - (1)	152	10,301.86	74,176.00
B	SF 42' - (3)	39	2,643.24	39,195.00
B	SF 55' - (1)	173	11,725.14	113,142.00
B	SF 55' - (2)	1	67.78	1,276.00
B	SF 55' - (3)	69	4,676.50	69,276.00
B	SF 67' - (1)	62	4,202.07	49,352.00
B	SF 67' - (2)	38	2,575.47	48,488.00
B	SF 67' - (3)	91	6,167.56	91,364.00
B	SF 67' - (4)	33	2,236.59	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	2,304.36	49,164.00
B	SF 75' - (3)	3	203.33	3,522.00
B	SF 75' - (4)	27	1,829.94	41,364.00
D/E	MF - (1)	43	8,079.98	21,414.00
D/E	MF - (2)	123	23,112.49	156,948.00
D/E	MF - (3)	27	5,073.47	27,135.00
D/E	MF - (4)	27	5,073.47	39,096.00
D/E	SF 55' - (1)	78	14,656.70	51,012.00
D/E	SF 55' - (2)	126	23,676.21	160,776.00
D/E	SF 55' - (3)	46	8,643.70	46,184.00
D/E	SF 67' - (1)	97	18,226.93	77,212.00
D/E	SF 67' - (2)	101	18,978.55	128,876.00
D/E	SF 67' - (3)	53	9,959.04	53,212.00
D/E	SF 67' - (4)	30	5,637.19	43,440.00
D/E	SF 67' - (5)	3	563.72	0.00
D/E	SF 75' - (1)	57	10,710.67	50,673.00
D/E	SF 75' - (2)	77	14,468.80	111,342.00
D/E	SF 75' - (3)	27	5,073.47	31,698.00
D/E	SF 75' - (4)	39	7,328.35	59,748.00
D/E	SF 75' - (5)	1	187.91	0.00
Total		1,780	235,365	1,808,270

ON ROLL GROSS PER UNIT TOTAL
\$ 1,343.78
\$ 1,072.78
\$ 555.78
\$ 1,072.78
\$ 721.78
\$ 1,343.78
\$ 1,071.78
\$ 863.78
\$ 1,343.78
\$ 1,071.78
\$ 1,515.78
\$ -
\$ 1,513.78
\$ 1,241.78
\$ 1,599.78
\$ 685.91
\$ 1,463.91
\$ 1,192.91
\$ 1,635.91
\$ 841.91
\$ 1,463.91
\$ 1,191.91
\$ 983.91
\$ 1,463.91
\$ 1,191.91
\$ 1,635.91
\$ 187.91
\$ 1,076.91
\$ 1,633.91
\$ 1,361.91
\$ 1,719.91
\$ 187.91

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)	(3,318.28)	(23,892.48)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	92	5,985.92	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	7,222.15	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	65.06	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
Total		153	9,955	119,544

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
Total		0	0	0

(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	1,467.34	16,843.72
C	4 - plex	72	4,402.02	50,531.16
C	46' SF	62	3,790.63	54,081.03
C	52' SF	126	7,703.53	116,223.54
C	67' SF	35	2,139.87	39,302.08
Total		319	19,503	276,982

ON ROLL GROSS PER UNIT TOTAL	
\$	762.96
\$	762.96
\$	933.41
\$	983.55
\$	1,184.06

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	4,578.10	52,552.89
C	4 - plex	96	5,634.58	64,680.68
C	46' SF	45	2,641.21	37,681.81
C	52' SF	141	8,275.79	124,855.14
C	67' SF	40	2,347.74	43,120.42
Total		400	23,477	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
Total		150	150	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	26,255.07	123,556.00
G	Neighborhood Retail	21	2,129.01	21,850.00
H-1	Retail/ Commercial	11	1,131.23	11,900.00
H-2	RE Office	2	249.70	2,500.00
Total		150	29,765	159,806

ON ROLL GROSS TOTAL	
\$	149,811.07
\$	23,979.01
\$	13,031.23
\$	2,749.70

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
Total		0	0	0

**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

\$ 234,928.00 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D	C/D=E	E/96%
Tract	Parcel	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%	\$ 54,347	1,491	\$ 36.45	\$ 37.97
2	B	655.68	27.09%	\$ 63,633	978	\$ 65.06	\$ 67.78
2	D/E	794.42	32.82%	\$ 77,098	955	\$ 80.73	\$ 84.09
2	C	259.67	10.73%	\$ 25,201	719	\$ 35.05	\$ 36.51
Total Residential Land Uses		2,269.77	93.76%	\$ 220,278	4,143		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 11,280			11,750
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,044			2,129
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,086			1,131
5	RE Office-H-2	2.47	0.10%	\$ 240			250
Total Non-Residential Land Uses		150.95	6.24%	\$ 14,650			
Grand Total (Gross)		2,420.72	100.00%	\$ 234,928			

Total -Somerset Only- O&M Expenditures

\$ 109,100.00

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%	\$ 95,175	955	\$ 99.66	\$ 103.81
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 13,925			14,505
Totals		910.65	100.00%	\$ 109,100			

Total -Parcel C Only 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**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 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
Grand Total	719	319		\$ 276,981.52	\$ 322,890.94

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%
	611.73	100.0000%

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

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

Gross MADs when all platted
\$2,659,661

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
Subtotal Parcel A	1,491	1,481		562,946	3,949	
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
Subtotal Parcels B	978	825		749,504	119,544	
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
Subtotal Parcels D/E	955	955		1,058,766	0	
Total Residential Units Parcels A, B, D, E	3,424	3,261		2,371,216	123,493	
Other Land Uses						
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
Other Land Use Total				159,806		
GRAND TOTAL				2,531,022	123,493	2,659,661

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
GL Homes			
A	Townhomes	\$382.07	\$334.97
A	40' SF	\$470.67	\$410.97
A	40' SF - PO	\$38.13	\$37.97
A	45' SF	\$490.21	\$427.97
A	52' SF	\$517.57	\$450.97
A	52' SF - PO	\$38.13	\$37.97
A	62' SF	\$563.89	\$490.97

Pulte			
B	MF - (2)	\$1,548.70	\$1,343.78
B	MF - (3)	\$1,233.62	\$1,072.78
B	SF 42' - (1)	\$634.54	\$555.78
B	SF 42' - (3)	\$1,233.65	\$1,072.78
B	SF 55' - (1)	\$827.02	\$721.78
B	SF 55' - (2)	\$1,548.65	\$1,343.78
B	SF 55' - (3)	\$1,233.58	\$1,071.78
B	SF 67' - (1)	\$992.00	\$863.78
B	SF 67' - (2)	\$1,548.57	\$1,343.78
B	SF 67' - (3)	\$1,233.50	\$1,071.78
B	SF 67' - (4)	\$1,748.57	\$1,515.78
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,745.99	\$1,513.78
B	SF 75' - (3)	\$1,430.92	\$1,241.78
B	SF 75' - (4)	\$1,845.99	\$1,599.78
D/E	MF - (1)	\$788.24	\$685.91
D/E	MF - (2)	\$1,691.41	\$1,463.91
D/E	MF - (3)	\$1,376.34	\$1,192.91
D/E	MF - (4)	\$1,891.41	\$1,635.91
D/E	SF 55' - (1)	\$969.74	\$841.91
D/E	SF 55' - (2)	\$1,691.37	\$1,463.91
D/E	SF 55' - (3)	\$1,376.30	\$1,191.91
D/E	SF 67' - (1)	\$1,134.72	\$983.91
D/E	SF 67' - (2)	\$1,691.29	\$1,463.91
D/E	SF 67' - (3)	\$1,376.22	\$1,191.91
D/E	SF 67' - (4)	\$1,891.29	\$1,635.91
D/E	SF 67' - (5)	\$210.78	\$187.91
D/E	SF 75' - (1)	\$1,241.97	\$1,076.91
D/E	SF 75' - (2)	\$1,888.71	\$1,633.91
D/E	SF 75' - (3)	\$1,573.64	\$1,361.91
D/E	SF 75' - (4)	\$1,988.71	\$1,719.91
D/E	SF 75' - (5)	\$210.78	\$187.91

- (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

WCI			
C	6 - Plex	\$775.72	\$762.96
C	4 - Plex	\$775.72	\$762.96
C	46' SF	\$955.21	\$933.41
C	52' SF	\$1,008.01	\$983.55
C	67' SF	\$1,219.15	\$1,184.06

Others			
D/E	Golf Course	\$172,884.84	\$149,811.07
G	Neighborhood Retail	\$26,845.75	\$23,979.01
H-1	Retail/ Commercial	\$14,263.64	\$13,031.23
H-2	RE Office	\$3,148.41	\$2,749.70

WOODS AND WETLANDS INC

PROPOSAL

June 22, 2018

PROJECT: Somerset at The Plantation E of the Eastern Most Preserve Exotic Vegetation Control
CLIENT: ARBORWOOD CDD

SCOPE OF WORK

Woods and Wetlands Inc will provide the labor, equipment, materials and supplies for an initial exotic vegetation removal event at a designated area of unknown acreage running along the E strip of land at the Eastern most preserve within the community known as Somerset at The Plantation in Fort Myers, FL. The event will include the treatment of all nuisance and Category I and II species listed on the current Florida Exotic Pest Plant Council's list of Invasive Species. Herbaceous species will be killed-in-place by the appropriate method, herbicide treated, and left to naturally decompose. Woody species will be cut stump, herbicide treated, and removed/hailed away/disposed of included in the price of work.

DATE AND PRICE OF WORK To be completed by September 30, 2018 \$ 12,900.00

Woods and Wetlands Inc will perform all the services described in the above referenced Scope of Work in a professional and workman-like manner and in compliance with all applicable Florida state and local statutes, rules and regulations.

TERMS AND CONDITIONS

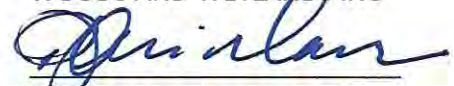
Invoices are due and payable upon receipt. Prices are valid for 30 days. This Proposal becomes an Agreement when signed by both parties and modifications or services not specifically included by reference herein will be effected only by Change Order(s) agreed to and signed by an authorized representative of each party and will be charged as additional services to the Client. This Proposal/Agreement shall be interpreted according to the laws of the State of Florida. **It is specifically understood and agreed that as a result of the recent development along the perimeter of the proposed treatment area, Woods and Wetlands Inc will make every reasonable effort not to cause unnecessary harm to existing homeowner sod, landscaping or irrigation, but there will be collateral damage to all and Woods and Wetlands Inc cannot and will not be responsible for or held liable for same.**

Accepted this _____ day of _____, 2018.

ARBORWOOD CDD

Title

WOODS AND WETLANDS INC



Title
President

18731 Durrance RD North Fort Myers, FL 33917
239 567 1857 info@woodsandwetlandsinc.com F 239 567 0932



- 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--062504.DWG DATED JUNE 25, 2004.

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

REVISIONS	DATE	DRAWN BY	DATE
Added CA numbers	12/28/17	W.C.C.M.	8/11/04
		DESIGNED BY D.H.	8/11/04
		REVIEWED BY K.C.P.	8/11/04

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



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

DRAWING No.	02WCO749
SHEET No.	FIGURE 1

Florida Fountains & Equipment LLC.

18781 Nalle Road
North Fort Myers, FL 33917

2395673030 | sdoane@flfountains.com
www.FLFountains.com

Proposal

Date	Proposal #
4/18/2017	2016-9010

Prepared For:
The Plantation Golf & Country Club Frank Lyda
239-225-0795 FLyda@PlantationGolfCC.c...

Project

Description	Cost
<p>15HP Lake Fountain - Our new lake fountain includes all of the following: \$16,925 x 10% G to Z discount = \$15,232.50</p> <p>** 15HP/208V/3P Submersible 6" motor with pump. ** Nozzle - tri-geyser ** Float assembly; float is a two section 60" rotocast UV-inhibited polyethylene and are equipped with ballast fill plugs to allow the float to be leveled. ** All float assemblies are assembled with stainless steel angle iron, stainless steel bolts, light brackets are all stainless steel and adjustable. ** New Power panel is lockable weatherproof UL approved that includes all safety devices (GFCI), convenience equipment for the motor and lights. Time clock for motor with battery backup, photo cell equipped for lights. ** 6ea. 36 Watt LED Lights ** 200' Motor and light cable ** Installation</p> <p>Electrical - Add 60amp/3-phase/208v circuit from existing Panel C in lower level of Clubhouse in maintenance office to rear of Clubhouse building at SW corner near driveway. Install Fountain Pump controller as supplied by Florida Fountains and Equipment. Provide "Directional Bore" from controller location to lake edge and install conduit and wire to in-ground j-box approx 130'. Provide 2" empty conduit from j-box to below water line. Supply and install "Equipotential" grounding system at meter/controller location. Includes Lee County Permit fees. NOTE: Survey or easements costs are NOT INCLUDED.</p> <p>Warranty: 2 years on motor, pump, and lights</p> <p>We Require a Signed Copy of this proposal and a 50% Deposit to build fountains and schedule installation.</p>	<p>15,232.50</p> <p>5,000.00</p>
Signature _____	Date _____

We look forward to working with you!	Sales Tax (6.0%) \$913.95
	Total \$21,146.45

Mail

Download Full screen

Hide email



FW: Tri geyser



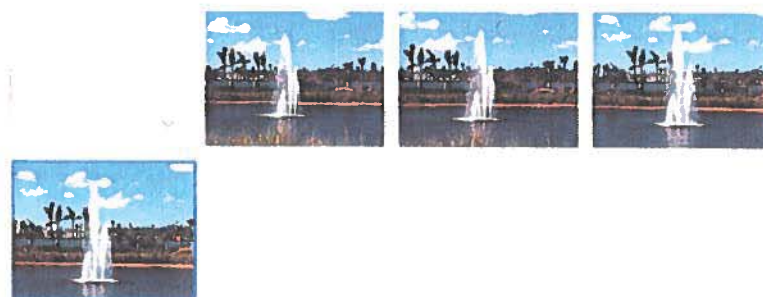
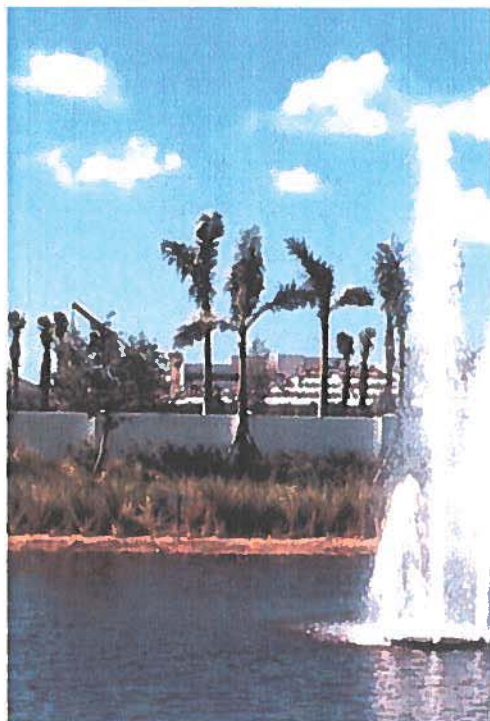
Frank Lyda

Tue 12/5/2017 11:30 AM

To: Andrew Dailidonis

Reply all

Inbox



Attached Message Part
322 bytes

Attached Message Part
322 bytes

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322 bytes

Attached Message Part
322 bytes

Attached Message Part
341 bytes

10 attachments (1 MB) Download all

Here are photos of the tri geyser fountain

Thank You,
Frank Lyda
Golf Course Superintendent

The Plantation
Golf & Country Club

10500 Dartington Drive
Fort Myers, FL 33913
(239) 225-0795 Office
(239) 233-3357 Cell
(239) 591-7618 Fax

From: Steven Rhoad [mailto:srhoad@fffountains.com]
Sent: Monday, December 04, 2017 8:14 AM
To: sdoane@fffountains.com; Frank Lyda
Subject: Fwd: Tri geyser

Frank:

Attached are photos of the tri geyser Nick and I ran out and got for you last Friday. It was pretty windy

Thanks,

Steven

----- Forwarded Message -----
Subject: Tri geyser