



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 20, 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  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**Amenity Center Community Room**  
**Somerset at the Plantation**  
**10401 Dartington Drive**  
**Fort Myers, Florida, 33913**  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**August 20, 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. July 16, 2018 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Adopting a Fiscal Year 2018/2019 Final Budget
  - 3. Consider Resolution No. 2018-06 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 8
  - 4. Consider Receive Public Comments on Fiscal Year 2018/2019 Annual Assessment Roll
  - 5. Consider Resolution No. 2018-07 – Adopting a Fiscal Year 2018/2019 Annual Assessment Roll.....Page 27
- H. Old Business
  - 1. Update on Sign Maintenance.....Page 31
  - 2. Update on Street Lighting Project
  - 3. Update on Somerset Preserve Activity
  - 4. Update on Woods & Wetlands Somerset Exotic Removal
- I. New Business
  - 1. Consider Resolution No. 2018-08 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 44
  - 2. Discussion Regarding Insurance Site Visit Recommendations.....Page 46
  - 3. Consider Approval of WCI Phase 2C Plat.....Page 50
- J. Administrative Matters
  - 1. Manager’s Report
    - a. Financials.....Page 61
  - 2. Engineer Report
  - 3. Field Inspectors Report
- K. Board Members Comments
- L. Adjourn

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Arborwood Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 20, 2018  
TIME: 9:00 a.m.  
LOCATION: Somerset at Plantation Amenity Center  
10401 Dartington Drive  
Fort Myers, Florida 33913

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2018, and ending September 30, 2019 ("Fiscal Year 2018/2019"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon certain lands located within the District, to fund the Proposed Budget for Fiscal Year 2018/2019; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. The District has recently undertaken the monitoring and maintenance of certain wetlands located within the Arborwood Preserve neighborhood of the District ("Arborwood Preserve"). As the new monitor and maintenance entity for these wetlands, the District intends to increase O&M Assessments on property within Arborwood Preserve to offset the maintenance costs. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit of Measurement	Total # of Units/Acres	Proposed O&M Assessment (including collection costs/early payment discounts) Per Unit/Acre
Platted Residential Units	319	\$62.00
Unplatted Acres	204.44	\$118.27

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the assessment amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

For Fiscal Year 2018/2019, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2018. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

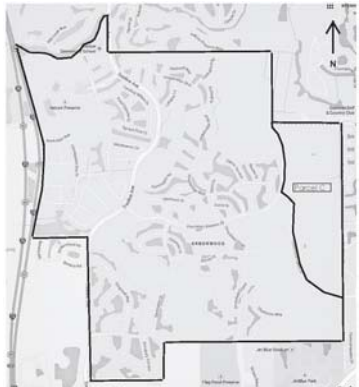
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 27499 Riverview Center Boulevard, Suite #253, Bonita Springs, Florida 34134, Ph: (561) 630-4922 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager



Arborwood CDD

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
 REGULAR BOARD MEETING  
 JULY 16, 2018

**A. CALL TO ORDER**

The July 16, 2018, Regular 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 Regular Board Meeting had been published in the *Fort Myers News-Press* on July 3, 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 (via phone)	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 phone)	Hopping Green & Sams, P.A.
District Engineer	Josh Evans (via phone)	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Others present were: Michael McElligott (via phone) of Special District Services, Inc.; Andrew Dailidonis & Frank Lyda (via phone) of Hampton Golf; Mike Myers of Passarella & Associates; David Caldwell of Lennar; Steve Rose (via phone) of Florida Fountains; and the following District residents: Jeff Gordish, Chris Anderson, and Jack Aycock.

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

Mr. Hamilton requested the addition of an item under New Business: Signs on Plantation & Treeline. There was a consensus of the Board to include that item on the agenda.

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

Mr. Caldwell stated that he had a plat that needed to be signed by the Chair and the Secretary.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 16, 2018

Mr. Gordish stated that there was confusion as to what was included in the contract for exotic removals in Somerset and what were considered additional services. It was the consensus of the Board for Mr. Haber to review the contract and determine what is included.

**F. APPROVAL OF MINUTES**

**1. June 11, 2018, Special Board Meeting**

The June 11, 2018, Special Board Meeting minutes were presented for approval.

Mr. Carr stated that under H2, the first sentence should read, “Mr. Haber advised that it had been determined that the HOA’s removal of dead trees and invasive species was in an area that is a substantial issue to the regulatory agencies and that the HOA indicated they would make the CDD whole....”

Mrs. Pattison stated that a period was needed at the end of the paragraph in H5.

Mr. Hamilton stated that in paragraph H6, it should be Marina “Bay” not “By” and Mr. Carr stated that in the same paragraph, it should read that the shields should be placed on all four sides, not just the front.

Mr. Carr added that that under I2, third paragraph, the work “confirming” should be added after surveys.

A **motion** was made by Mr. Franz, seconded by Mrs. Pattison and passed unanimously approving the June 11, 2018, Special Board Meeting minutes, as amended.

**G. OLD BUSINESS**

**1. Consider Approval of Changes Regarding Fiscal Year 2018/2019 Proposed Budget**

Ms. Dailey went over the conference call regarding the budget and on using reserves for balancing the remainder of the shortfall in order not to have to send letters to residents. Mr. McElligott went over the changes and Mr. Haber opined that letters will not have to be mailed, except for Parcel C.

A **motion** was made by Mrs. Pattison, seconded by Mr. Franz and passed unanimously approving the amendments to the previously approved budget.

**2. Update on Street Lighting Project**

Mr. Hammond stated that there was no update, but that it should be on the agenda in September.

**3. Update on Somerset Preserve Activity**

Mr. Haber stated that a Hold Harmless agreement had been circulation and is in review by the Somerset HOA.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 16, 2018

**H. NEW BUSINESS**

**1. Consider Woods & Wetlands Somerset Exotic Removal**

This item was discussed previously during the meeting and has been sent back to Mr. Haber for review.

**2. Consider Fountain Specifications**

There was discussion that the Supervisors would like Mr. Evans to review the specifications.

A **motion** was made by Mr. Carr, seconded by Mr. Franz and passed unanimously directing Mr. Hamilton to sign the easement agreement, subject to the engineer's approval of the specifications.

**3. Discussion Regarding Pond/Preserve Water Levels**

Mr. Carr inquired about the water levels in the ponds and expressed concern about diminished storage capacity in the event of a major storm. Mr. Evans reported that there was an outlet in Botanica Lakes that was blocked by debris causing the ponds to be about 8-10 inches higher than normal for this time of year. He stated that the blockage was due to be cleared soon, which should result in a corresponding drop in pond water levels. Mr. Evans added that he would look at the status of Lee County improvements in the area and at water elevations downstream.

**4. (ADDED ITEM) – Discussion Regarding Signage on Plantation & Treeline**

Mr. Hamilton stated that the signs were in deplorable condition and that the issue needs to be resolved as to who paid for, owns and should maintain the signs. Mr. Haber stated that the owner of the land granted an easement to the CDD. Mr. Haber indicated that he could advise the landowner if the CDD no longer wants easement rights. Mr. Hamilton stated that the signs may be beneficial to the HOA or Pulte, but have no function for the CDD. He gave their history and suggested the HOAs be contacted in order to determine if they want to maintain the signs and move forward from there. Mr. Haber added that it is unclear who owns the physical signs and that they may have been paid for with the original bonds. He suggested he draft a letter to Pulte asking what they want with the signs and to provide any documentation they have on their existence. There was discussion that the letter should include that the CDD has no interest in maintaining the signs and may exercise their right to remove them. Mrs. Pattison added that it could be quite an expense to remove the signs. It was a consensus of the Board for Mr. Haber to send such a letter to Pulte.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

Ms. Dailey reminded the Board that the next meeting was scheduled for August 20, 2018, and that it would include the final budget Public Hearing.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 16, 2018

**2. Engineer's Report**

Mr. Evans advised that the pipe inspection report would be completed for Somerset and Bridgetown.

Mr. Evans reminded the Board that the lake bank inspection report had been sent to Pulte and survey info is needed in order for them to make any repairs, before they turn over the lakes. Pulte has not yet responded and it was the consensus of the Board for Messrs. Haber and Evans to draft a letter to Pulte putting them on notice to provide those surveys. Mr. Hamilton asked if any response had been received from Pulte on the turbidity in the Bridgetown lake. Mr. Evans advised there had been no response and that that issue could be added to the letter.

**3. Field Inspector Report**

Mr. Hirniak stated that the overall health of the lakes was good with the recent rains. He added that the torpedo grass and spike rush was increasing and that he had asked Clarke Aquatics to get more aggressive on their treatment. There was discussion regarding accessing property at the golf course to which Frank Lyda stated that Clarke had been given the right to access, where needed.

**J. BOARD MEMBER COMMENTS**

Mr. Hammond advised that he had spoken with Todd Wodraska of Special District Services, Inc. regarding improving the budget process. Mr. Wodraska committed to a better process for next year.

Mr. Hammond stated that the audit had been completed and is on the website. He indicated it will be mailed to all the Board Members soon and it was the consensus of the Board to put the audit on the next agenda for discussion.

Mr. Carr noted that he would follow up with Frank Brown of Bridgetown on the discussion regarding water levels.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Carr, seconded by Mrs. Pattison and passed unanimously to adjourn the Regular Board Meeting at 11:04 a.m.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 16, 2018

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

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Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager



Arborwood CDD

**RESOLUTION 2018-06**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Arborwood Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ 4,319,658.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>375,270.00</u>
DEBT SERVICE FUND (SERIES 2014A-1)	\$ <u>496,496.00</u>
DEBT SERVICE FUND (SERIES 2014A-2)	\$ <u>103,376.00</u>
DEBT SERVICE FUND (SERIES 2014B)	\$ <u>690,000.00</u>
DEBT SERVICE FUND (SERIES 2018A-1)	\$ <u>1,892,117.00</u>
DEBT SERVICE FUND (SERIES 2018A-2)	\$ <u>762,399.00</u>
TOTAL ALL FUNDS	\$ <u>4,319,658.00</u>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF AUGUST, 2018.**

ATTEST:

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

**Exhibit A:** Fiscal Year 2018/2019 Budget

Arborwood  
Community Development District

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

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**FINAL 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	341,141
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	9,955
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	365
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	23,809
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
<b>Total Revenues</b>	<b>\$ 4,459,658</b>
<b>EXPENDITURES</b>	
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
<b>Total Expenditures</b>	<b>\$ 501,028</b>
<b>EXCESS / (SHORTFALL)</b>	
	<b>\$ 3,958,630</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>\$ 126,562</b>
DISCOUNTS FOR EARLY PAYMENTS	(125,966)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 596</b>

**FINAL 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	341,141	0	0	0	341,141
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	23,809	0	0	0	23,809
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
<b>Total Revenues</b>	<b>\$ 515,270</b>	<b>\$ 599,872</b>	<b>\$ 690,000</b>	<b>\$ 2,654,515</b>	<b>\$ 4,459,658</b>
<b>EXPENDITURES</b>					
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
<b>Total Expenditures</b>	<b>\$ 501,028</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 501,028</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 14,242</b>	<b>\$ 599,872</b>	<b>\$ 690,000</b>	<b>\$ 2,654,515</b>	<b>\$ 3,958,630</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>\$ 14,242</b>	<b>\$ 11,079</b>	<b>\$ -</b>	<b>\$ 101,241</b>	<b>\$ 126,562</b>
DISCOUNTS FOR EARLY PAYMENTS	(13,646)	(11,079)	-	(101,241)	(125,966)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 596</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	341,141	3,509
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	23,809	6,715
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
<b>Total Revenues</b>	<b>\$ 4,624,516</b>	<b>\$ 4,811,342</b>	<b>\$ 4,459,658</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	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)
<b>Total Expenditures</b>	<b>301,919</b>	<b>567,311</b>	<b>501,028</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 4,322,597</b>	<b>\$ 4,244,031</b>	<b>\$ 3,958,630</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	-	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	-	-	0
<b>BALANCE</b>	<b>\$ 54,682</b>	<b>\$ 133,072</b>	<b>\$ 126,562</b>	
DISCOUNTS FOR EARLY PAYMENTS	(111,620)	(132,623)	(125,966)	6,656
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (56,938)</b>	<b>\$ 450</b>	<b>\$ 596</b>	

\* Un-audited figures

**FINAL 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	341,141
DIRECT BILL ASSESSMENTS - PULTE	10,940	9,955
DIRECT BILL ASSESSMENTS - GL HOMES	15,591	365
DIRECT BILL ASSESSMENTS - WCI	17,094	23,809
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	140,000
<b>Total Revenues</b>	<b>\$ 521,257</b>	<b>\$ 515,270</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 507,752</b>	<b>\$ 501,028</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 13,505</b>	<b>\$ 14,242</b>
DISCOUNTS FOR EARLY PAYMENTS	(13,505)	(13,646)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 596</b>

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

**FINAL 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

**FINAL 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	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
<b>Total</b>		<b>1,481</b>	<b>56,232</b>	<b>562,946</b>

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
<b>Total</b>		<b>10</b>	<b>365</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	4,473.18	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
<b>Total</b>		<b>1,780</b>	<b>235,365</b>	<b>1,808,270</b>

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
<b>Total</b>		<b>153</b>	<b>9,955</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
<b>Total</b>		<b>719</b>	<b>319</b>	<b>400</b>

**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	1,488.03	16,843.72
C	4 - plex	72	4,464.10	50,531.16
C	46' SF	62	3,844.09	54,081.03
C	52' SF	126	7,812.18	116,223.54
C	67' SF	35	2,170.05	39,302.08
<b>Total</b>		<b>319</b>	<b>19,778</b>	<b>276,982</b>

<b>ON ROLL GROSS PER UNIT TOTAL</b>	
\$	763.82
\$	763.82
\$	934.27
\$	984.41
\$	1,184.92

**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	4,642.67	52,552.89
C	4 - plex	96	5,714.05	64,680.68
C	46' SF	45	2,678.46	37,681.81
C	52' SF	141	8,392.52	124,855.14
C	67' SF	40	2,380.86	43,120.42
<b>Total</b>		<b>400</b>	<b>23,809</b>	<b>322,891</b>

Will Change when true up received

# 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	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
<b>Total</b>		<b>150</b>	<b>29,765</b>	<b>159,806</b>

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
<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

**\$ 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	709	\$ 35.54	\$ 37.02
<b>Total Residential Land Uses</b>		<b>2,269.77</b>	<b>93.76%</b>	<b>\$ 220,278</b>	<b>4,133</b>		<b>Gross Total Assmt (If On Roll)</b>
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
<b>Total Non-Residential Land Uses</b>		<b>150.95</b>	<b>6.24%</b>	<b>\$ 14,650</b>			
<b>Grand Total (Gross)</b>		<b>2,420.72</b>	<b>100.00%</b>	<b>\$ 234,928</b>			

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
<b>Totals</b>		<b>910.65</b>	<b>100.00%</b>	<b>\$ 109,100</b>			

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	709	\$ 23.98	\$ 24.98

Based on new platt information

**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>\$334.97</b>
A	40' SF	\$470.67	<b>\$410.97</b>
A	40' SF - PO	\$38.13	<b>\$37.97</b>
A	45' SF	\$490.21	<b>\$427.97</b>
A	52' SF	\$517.57	<b>\$450.97</b>
A	52' SF - PO	\$38.13	<b>\$37.97</b>
A	62' SF	\$563.89	<b>\$490.97</b>

<b>Pulte</b>			
B	MF - (2)	\$1,548.70	<b>\$1,343.78</b>
B	MF - (3)	\$1,233.62	<b>\$1,072.78</b>
B	SF 42' - (1)	\$634.54	<b>\$555.78</b>
B	SF 42' - (3)	\$1,233.65	<b>\$1,072.78</b>
B	SF 55' - (1)	\$827.02	<b>\$721.78</b>
B	SF 55' - (2)	\$1,548.65	<b>\$1,343.78</b>
B	SF 55' - (3)	\$1,233.58	<b>\$1,071.78</b>
B	SF 67' - (1)	\$992.00	<b>\$863.78</b>
B	SF 67' - (2)	\$1,548.57	<b>\$1,343.78</b>
B	SF 67' - (3)	\$1,233.50	<b>\$1,071.78</b>
B	SF 67' - (4)	\$1,748.57	<b>\$1,515.78</b>
B	SF 75' - (1)	\$0.00	<b>\$0.00</b>
B	SF 75' - (2)	\$1,745.99	<b>\$1,513.78</b>
B	SF 75' - (3)	\$1,430.92	<b>\$1,241.78</b>
B	SF 75' - (4)	\$1,845.99	<b>\$1,599.78</b>
D/E	MF - (1)	\$788.24	<b>\$685.91</b>
D/E	MF - (2)	\$1,691.41	<b>\$1,463.91</b>
D/E	MF - (3)	\$1,376.34	<b>\$1,192.91</b>
D/E	MF - (4)	\$1,891.41	<b>\$1,635.91</b>
D/E	SF 55' - (1)	\$969.74	<b>\$841.91</b>
D/E	SF 55' - (2)	\$1,691.37	<b>\$1,463.91</b>
D/E	SF 55' - (3)	\$1,376.30	<b>\$1,191.91</b>
D/E	SF 67' - (1)	\$1,134.72	<b>\$983.91</b>
D/E	SF 67' - (2)	\$1,691.29	<b>\$1,463.91</b>
D/E	SF 67' - (3)	\$1,376.22	<b>\$1,191.91</b>
D/E	SF 67' - (4)	\$1,891.29	<b>\$1,635.91</b>
D/E	SF 67' - (5)	\$210.78	<b>\$187.91</b>
D/E	SF 75' - (1)	\$1,241.97	<b>\$1,076.91</b>
D/E	SF 75' - (2)	\$1,888.71	<b>\$1,633.91</b>
D/E	SF 75' - (3)	\$1,573.64	<b>\$1,361.91</b>
D/E	SF 75' - (4)	\$1,988.71	<b>\$1,719.91</b>
D/E	SF 75' - (5)	\$210.78	<b>\$187.91</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>\$763.82</b>
C	4 - Plex	\$775.72	<b>\$763.82</b>
C	46' SF	\$955.21	<b>\$934.27</b>
C	52' SF	\$1,008.01	<b>\$984.41</b>
C	67' SF	\$1,219.15	<b>\$1,184.92</b>

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

**RESOLUTION 2018-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Arborwood Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2019 and 50% due no later than September 30, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2018.

ATTEST:

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

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

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



# Hopping Green & Sams

Attorneys and Counselors

August 7, 2018

Via E-Mail and U.S. Mail

Mr. Scott Brooks  
24311 Walden Center Drive  
Suite 300  
Bonita Springs, Florida 3413

Re: Arborwood Community Development District – Sign Maintenance

Dear Scott,

At its last meeting, the Arborwood Community Development District's Board of Supervisors discussed the signs, lighting, irrigation and landscaping located at the northeast and southeast corners of Treeline Avenue and Plantation Gardens Drive (collectively the "Signs"). The Signs are the subject of that certain *Grant of Sign Easement and Maintenance Agreement* dated August 28, 2005 (the "Easement"), a copy of which is enclosed.

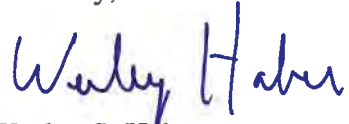
The Easement contemplates that the District will be responsible for the maintenance of the Signs. The Easement further contemplates that, if the District is no longer interested in such maintenance, the District may discontinue the use of the Signs and, subject to the Landowner's determination, may be obligated to remove the Signs. Alternatively, the Landowner may elect to use the signs, which would relieve the District of its maintenance obligations.

To date, the District has not been maintaining the Signs and the Board is not interested in having the District undertake such maintenance. It is the District's understanding that some maintenance has been provided for the Signs by Pulte and/or the HOAs for the communities located within the District.

The Board desires to eliminate any uncertainty related to the maintenance of the Signs. Accordingly, I have been directed to send this letter inquiring whether Pulte has any interest in taking responsibility for the maintenance of the Signs. If so, the District is willing to enter into a maintenance agreement with Pulte to address such maintenance. Should Pulte not be interested in maintaining the Signs, the District, in its sole discretion, may make a similar offer to an HOA, or may choose to advise the Landowner that it plans on ceasing the maintenance contemplated by the Easement, which will result in either the removal of the Signs or the Landowner having control of the Signs.

Because the District would like to timely resolve this matter, it would be greatly appreciated if you would respond within 20 days of the date of this letter. Should I not hear from you within 20 days of the date of this letter, the District will assume that Pulte is not interested in maintaining the Signs. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Wesley Haber". The signature is written in a cursive style with a large, prominent "H".

Wesley S. Haber

cc: Kathleen Dailey, District Manager

Prepared By/Return To:  
Bruce E. Sands, Esquire  
Henderson, Franklin, Starnes & Holt, P.A.  
1715 Monroe Street  
Post Office Box 280  
Fort Myers, Florida 33902

**GRANT OF SIGN EASEMENT AND MAINTENANCE AGREEMENT**

THIS GRANT OF SIGN EASEMENT AND MAINTENANCE AGREEMENT (the "Agreement") is made this 28<sup>th</sup> day of August, 2005, by The Shoppes at Plantation Village, Ltd., a Florida limited partnership ("Plantation"), with an address of c/o Boulder Venture South, LLC, 2226 State Road 580, Clearwater, FL 33763 and the Arborwood Community Development District, a special-purpose unit of local government created and existing pursuant to Chapter 190, Florida Statutes (the "CDD"), with an address of 210 North University Drive, Suite 800, Coral Springs, Florida 33071.

RECITALS:

A. Plantation owns two parcels of real property in Lee County, Florida described on attached Exhibit "A" (the "North Plantation Parcel") and attached Exhibit "B" (the "South Plantation Parcel").

B. The CDD is a community development district organized for the benefit of the community commonly known as Arborwood and in relation to that purpose, shall maintain signs (the "Signs") for the use and benefit of owners of property within the Arborwood community.

C. The CDD has requested that Plantation grant and Plantation is willing to grant an easement for the continued use and maintenance of the Signs over and across that portion of North Plantation Parcel described on attached Exhibit "C" and across that portion of South Plantation Parcel described on attached Exhibit "D" (collectively the "Easement Areas").

NOW, THEREFORE, in pursuance of this agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Plantation does hereby grant, bargain and sell unto the CDD perpetual, non-exclusive easements over and across the Easement Areas to construct and maintain the Signs, lighting, irrigation and landscaping in accordance with the terms of this Agreement.

In addition to the foregoing, the parties agree as follows:

1. The CDD covenants and agrees that its construction of and maintenance to the Signs, lighting, irrigation and landscaping within the Easement Areas will be in accordance with

and in compliance with all laws, ordinances, rules and regulations of any and all applicable governmental and quasi-governmental authorities. The CDD agrees that it will be responsible, at its sole cost and expense, for obtaining all permits and approvals necessary for its construction of and maintenance to the Signs, lighting, irrigation and landscaping within the Easement Areas.

2. Notwithstanding anything contained in this Agreement to the contrary, (i) Plantation and the CDD shall each be responsible for damages they cause and for any extraordinary maintenance arising as a result of the actions of such party; (ii) the CDD will be solely responsible for all costs and expenses arising in connection with the maintenance and repair of the Signs, lighting, irrigation and landscaping within the Easement Areas. Plantation hereby grants to the CDD access to the Easement Lands for the purpose of performing maintenance and repair to the Signs, lighting, irrigation and landscaping within the Easement Areas. The CDD will provide Plantation with 24 hours prior notice before exercising this right of access to maintain and repair the Signs, lighting, irrigation and landscaping within the Easement Areas.

3. In connection with any maintenance or repair required to be performed by the CDD, in the event the work is not performed within 30 days after written notice from Plantation; Plantation will be entitled to access to the Easement Lands for the purpose of performing the work and the CDD shall be responsible to reimburse Plantation for the reasonable amount expended by Plantation to perform such work. Notwithstanding the foregoing, in the event the maintenance or repair is not capable of being performed within said 30-day period and providing the CDD diligently attempts to perform such work, the CDD shall have such additional period that is reasonably required for completion of such maintenance or repair.

4. Plantation acknowledges and agrees that (i) upon the request of any applicable governmental authorities and/or quasi-governmental authorities, Plantation shall relocate the Easement Areas so long as the new parcel to become the Easement Areas does not materially alter or diminish the value of Plantation's remaining property, and (ii) maintenance responsibilities with respect to the Signs, lighting, irrigation and landscaping within the Easement Areas may be transferred to the applicable governmental authorities and/or quasi-governmental authorities. In the event of any such transfer of ownership or maintenance responsibilities, the CDD will be released from the maintenance obligations under this Agreement. Furthermore, in the event of such a transfer of ownership and/or maintenance responsibilities and/or relocation of the Easement Areas, if required by the applicable governmental authority and/or quasi-governmental authority, Plantation will record evidence thereof in the Public Records of Lee County, Florida.

5. In the event the CDD desires to discontinue the use of the Signs, lighting, irrigation and landscaping within the Easement Areas, the CDD will not have any further obligations under this Agreement; in such case, Plantation may require the CDD to remove the Signs and lighting within the Easement Areas. Notwithstanding the foregoing, in the event Plantation elects not to have the Signs removed and to keep the Signs in operation, Plantation may elect to continue to use the Signs; provided, however, the CDD will not have any further obligations or liability under this Agreement and Plantation will be responsible for all of the costs and expenses associated with maintenance and repair of the Signs, lighting and

landscaping. In the event the use of the Signs is discontinued in accordance with the terms of this paragraph, Plantation and CDD will release and terminate its rights under this Agreement, and Plantation will record evidence thereof in the Public Records of Lee County, Florida.

6. Within fifteen (15) days after written request by Plantation, the CDD shall provide Plantation, its lender, or any purchaser of all or any portion of the North Plantation Parcel and/or the South Plantation Parcel a written certificate as to the status of this Agreement.

7. Notwithstanding anything to the contrary contained in this Agreement, in the event Plantation or the CDD fails to perform in accordance with the terms of this Agreement, the parties waive any rights to collect any consequential damages, punitive damages or damages related to lost profits.

8. This Agreement will be construed in accordance with the laws of the State of Florida. This Agreement will not be construed more strongly against any of the parties regardless of which party is responsible for its preparation. No modification or amendment of the Agreement shall be effective unless in writing and recorded in the Public Records of Lee County, Florida. Any time periods provided for herein which ends on a Saturday, Sunday or a legal holiday will extend to 5:00 p.m. of the next business day. This Agreement contains all the terms, promises, covenants, conditions and representations made by or entered into by and between the parties hereto and supersedes all prior discussions and agreements, whether written or oral. This Agreement may be executed in any number of counterparts and by different parties to this Agreement on separate counterparts, each of which, when so executed, will be deemed an original, but all such counterparts will constitute one and the same agreement.

9. Any notice to be given under this Agreement will be in writing and will be deemed to have been given: (i) when delivered, if delivered by hand, (ii) when deposited in the United States Post Office, certified mail, postage prepaid, return-receipt requested, if mailed, or (iii) on the day after the deposit with any nationally or regionally recognized overnight courier service which requires proof of delivery.

To Plantation at:  
The Shoppes at Plantation Village, Ltd  
c/o Boulder Venture South, LLC  
2226 State Road 580  
Clearwater, FL 33763  
Attn: Robert E. Schmidt, Jr.

To the CDD at:  
Arborwood Community Development District  
210 North University Drive  
Suite 800  
Coral Springs, Florida 33071  
Attn: District Manager

With a Copy to:  
Pelican Bay Arborwood, LLC  
26381 South Tamiami Trail Suite 300  
Bonita Springs, FL 34134  
Attn: James A. Nashman

10. All of the benefits, covenants and agreements herein shall constitute covenants running with the land, shall be binding upon, and/or shall accrue to the benefit of Plantation, the

CDD and their respective successors in interest, assigns, heirs and personal representatives, having or hereafter acquiring any right, title or interest in and to all or any portion of North Plantation Parcel and/or South Plantation Parcel and the Easement Areas.

IN WITNESS WHEREOF, the parties have set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

Plantation:

The Shoppes at Plantation Village, Ltd., a Florida limited partnership

By: KB Investment Holdings, Ltd., a Florida limited partnership, General Partner of The Shoppes at Plantation Village, Ltd.

Ann Thompson  
Print: Ann Thompson

By: [Signature]  
Robert E. Schmidt, Jr., General Partner

(CORPORATE SEAL)

Don Etlinger  
Print: Don Etlinger

Signed, sealed and delivered in the presence of:

CDD:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government created and existing pursuant to Chapter 190, Florida Statutes

Becky Newberry  
Print: BECKY NEWBERRY

By: [Signature]  
Print: JOHN ASHER  
Its: Chairman

(CORPORATE SEAL)

[Signature]  
Print: BRANDON GEORGE

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF Pinellas )

The foregoing Agreement was acknowledged before me this 27<sup>th</sup> day of August, 2005, by Robert E. Schmidt, Jr., General Partner of KB Investment Holdings, Ltd., a Florida limited partnership, General Partner of The Shoppes at Plantation Village, Ltd., a Florida limited partnership, on behalf of the company, (X) who is personally known to me OR ( ) who produced \_\_\_\_\_ as identification.



Linda J. Murray  
Notary Signature

Linda J Murray  
Print Notary Name

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 08/26/08

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing Agreement was acknowledged before me this 28 day of August, 2005, by JOHN ASHER, the Chairman of Arborwood Community Development District, a special-purpose unit of local government created and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district, (✓) who is personally known to me OR ( ) who produced \_\_\_\_\_ as identification.

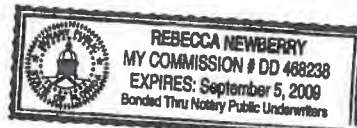
Rebecca Newberry  
Notary Signature

REBECCA NEWBERRY  
Print Notary Name

NOTARY PUBLIC

State of Florida at Large

My Commission Expires



File #: 03070539

Agent File Number: 14763/39

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTIONS 11 & 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA (ARBORWOOD COMMERCIAL NORTH PARCEL 6-14-2005)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS, LYING IN SECTIONS 11 & 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.88°21'41"W. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14, A DISTANCE OF 1832.98 FEET; THENCE S.01°38'19"E., A DISTANCE OF 232.04 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.89°55'54"W., A RADIAL DISTANCE OF 1,962.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°55'30", A DISTANCE OF 511.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°48'14"E., A RADIAL DISTANCE OF 439.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°14'17", A DISTANCE OF 93.77 FEET; THENCE N.71°44'02"W., A DISTANCE OF 49.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.34°13'10"E., A RADIAL DISTANCE OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°30'06", A DISTANCE OF 27.50 FEET; THENCE N.52°16'44"W., A DISTANCE OF 161.71 FEET; THENCE N.39°52'17"W., A DISTANCE OF 51.20 FEET; THENCE N.52°16'44"W., A DISTANCE OF 288.70 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 85°40'30"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 56.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,262.50 FEET AND A CENTRAL ANGLE OF 04°28'58"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 98.78 FEET; THENCE N.40°35'59"E., A DISTANCE OF 54.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.62°46'55"W., A RADIAL DISTANCE OF 1,320.80 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°37'07", A DISTANCE OF 406.06 FEET; THENCE N.00°13'52"W., A DISTANCE OF 64.59 FEET; THENCE N.09°34'25"E., A DISTANCE OF 155.49 FEET; THENCE N.21°58'52"E., A DISTANCE OF 61.20 FEET; THENCE N.08°34'25"E., A DISTANCE OF 95.29 FEET; THENCE S.80°25'35"E., A DISTANCE OF 206.35 FEET; THENCE S.84°36'58"E., A DISTANCE OF 161.22 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.80°52'35"E., A RADIAL DISTANCE OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°48'23", A DISTANCE OF 129.66 FEET; THENCE S.13°19'02"W., A DISTANCE OF 324.81 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 16°48'02"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 284.43 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 10°27'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 36.48 FEET; THENCE N.87°58'18"E., A DISTANCE OF 305.81 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEING S.88°21'41"W.

Exhibit A



File #: 03070539

Agent File Number: 14763/39

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 45 SOUTH RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA (ARBORWOOD COMMERCIAL SOUTH PARCEL 06-10-2005)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS, LYING IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.88°21'41"W. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14, A DISTANCE OF 2188.00 FEET; THENCE S.01°38'18"E., A DISTANCE OF 754.77 FEET TO THE POINT OF BEGINNING; THENCE S.41°08'51"W., A DISTANCE OF 655.78 FEET; THENCE S.11°09'01"W., A DISTANCE OF 111.63 FEET; THENCE S.57°45'28"W., A DISTANCE OF 478.61 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.51°33'38"W., A RADIAL DISTANCE OF 470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°44'45", A DISTANCE OF 432.68 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 14°28'43"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 48.01 FEET; THENCE N.78°42'26"W., A DISTANCE OF 213.71 FEET; THENCE N.64°34'59"W., A DISTANCE OF 207.39 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.64°43'58"E., A RADIAL DISTANCE OF 1,128.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°55'06", A DISTANCE OF 18.38 FEET; THENCE N.33°53'04"E., A DISTANCE OF 118.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.47°48'47"E., A RADIAL DISTANCE OF 1,137.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°35'21", A DISTANCE OF 110.98 FEET; THENCE N.82°01'47"E., A DISTANCE OF 48.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.39°49'21"E., A RADIAL DISTANCE OF 1,128.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°25'12", A DISTANCE OF 204.87 FEET; THENCE N.60°35'51"E., A DISTANCE OF 166.65 FEET; THENCE N.49°38'55"E., A DISTANCE OF 57.82 FEET; THENCE N.60°35'51"E., A DISTANCE OF 77.17 FEET; THENCE N.73°00'18"E., A DISTANCE OF 51.20 FEET; THENCE N.60°35'51"E., A DISTANCE OF 47.48 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,273.60 FEET AND A CENTRAL ANGLE OF 18°04'12"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 423.88 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 88°11'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 65.68 FEET; THENCE S.62°16'44"E., A DISTANCE OF 46.30 FEET; THENCE S.39°52'17"E., A DISTANCE OF 51.20 FEET; THENCE S.52°16'44"E., A DISTANCE OF 392.15 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 581.00 FEET AND A CENTRAL ANGLE OF 04°52'14"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 47.68 FEET; THENCE S.73°45'39"E., A DISTANCE OF 44.08 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.28°27'38"E., A RADIAL DISTANCE OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°30'31", A DISTANCE OF 43.28 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEING S.88°21'41"W.

Exhibit B

# METRON

SURVEYING & MAPPING, LLC

LAND SURVEYORS • PLANNERS

DESCRIPTION OF A PARCEL OF LAND LYING IN  
SECTION 14, TOWNSHIP 45 SOUTH RANGE 25 EAST,  
CITY OF FORT MYERS, LEE COUNTY, FLORIDA  
(ARBORWOOD NORTH COMMERCIAL 06-21-2005)  
(SIGN EASEMENT)

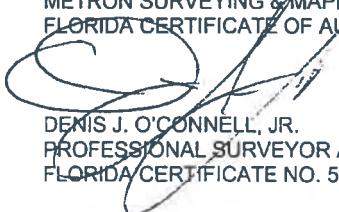
A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS, LYING IN  
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.88°21'41"W. ALONG THE NORTH  
LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14, A DISTANCE OF 2524.01 FEET; THENCE  
S.01°38'19"E., A DISTANCE OF 314.05 FEET TO THE **POINT OF BEGINNING**; THENCE S.37°43'16"W., A DISTANCE OF  
32.46 FEET; THENCE N.52°16'44"W., A DISTANCE OF 92.01 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A  
RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 85°40'30"; THENCE NORTHERLY ALONG THE ARC A DISTANCE  
OF 55.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,262.50 FEET AND A  
CENTRAL ANGLE OF 04°11'06"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 92.22 FEET;  
THENCE S.52°16'44"E., A DISTANCE OF 34.55 FEET; THENCE S.29°30'07"W., A DISTANCE OF 72.11 FEET; THENCE  
S.07°16'44"E., A DISTANCE OF 31.11 FEET; THENCE S.52°16'44"E., A DISTANCE OF 72.36 FEET TO THE **POINT OF  
BEGINNING**.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND  
UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEING S.88°21'41"W.

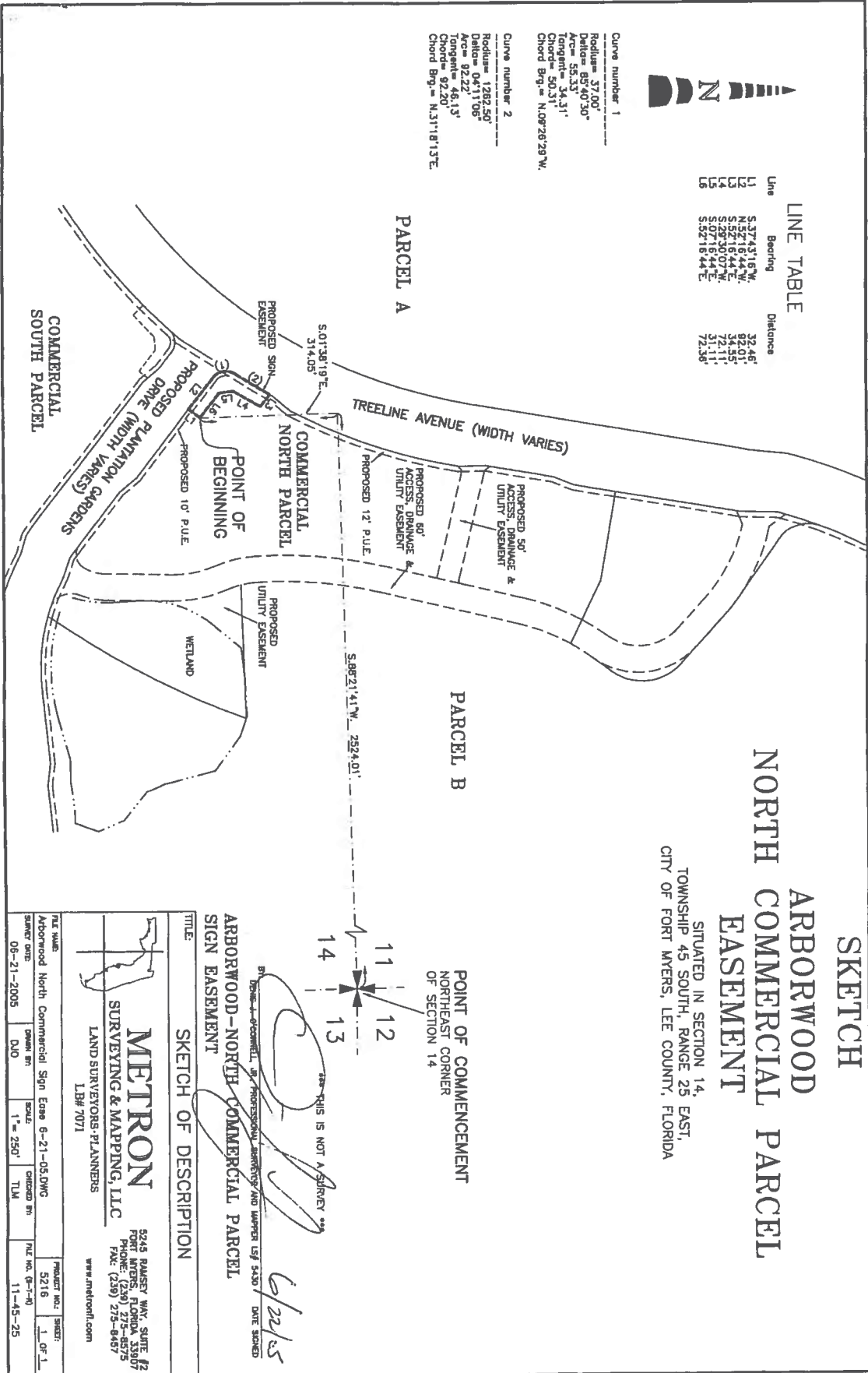
METRON SURVEYING & MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071



DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5430

## Exhibit C

5245 RAMSEY WAY, SUITE #2 • FORT MYERS, FLORIDA 33907 • PHONE (239) 275-8575 • FAX (239) 275-8457  
www.metronfl.com



**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS • PLANNERS

DESCRIPTION OF A PARCEL OF LAND LYING IN  
SECTION 14, TOWNSHIP 45 SOUTH RANGE 25 EAST,  
CITY OF FORT MYERS, LEE COUNTY, FLORIDA  
(ARBORWOOD SOUTH COMMERCIAL 06-21-2005)  
(SIGN EASEMENT)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS, LYING IN  
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.88°21'41"W. ALONG THE NORTH  
LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14, A DISTANCE OF 2619.73 FEET; THENCE  
S.01°38'19"E., A DISTANCE OF 430.74 FEET TO THE POINT OF BEGINNING; THENCE S.37°43'16"W., A DISTANCE OF  
25.31 FEET; THENCE N.52°16'44"W., A DISTANCE OF 61.74 FEET; THENCE S.84°41'10"W., A DISTANCE OF 29.24  
FEET; THENCE S.45°58'25"W., A DISTANCE OF 69.88 FEET; THENCE N.44°03'35"W., A DISTANCE OF 32.57 FEET TO  
THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES  
N.44°44'00"W., A RADIAL DISTANCE OF 1,273.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A  
CENTRAL ANGLE OF 03°44'21", A DISTANCE OF 83.11 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT  
HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 86°11'37"; THENCE EASTERLY ALONG THE ARC, A  
DISTANCE OF 55.66 FEET; THENCE S.52°16'44"E., A DISTANCE OF 46.30 FEET; THENCE S.39°52'17"E., A DISTANCE  
OF 34.71 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND  
UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEING S.88°21'41"W.

METRON SURVEYING & MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

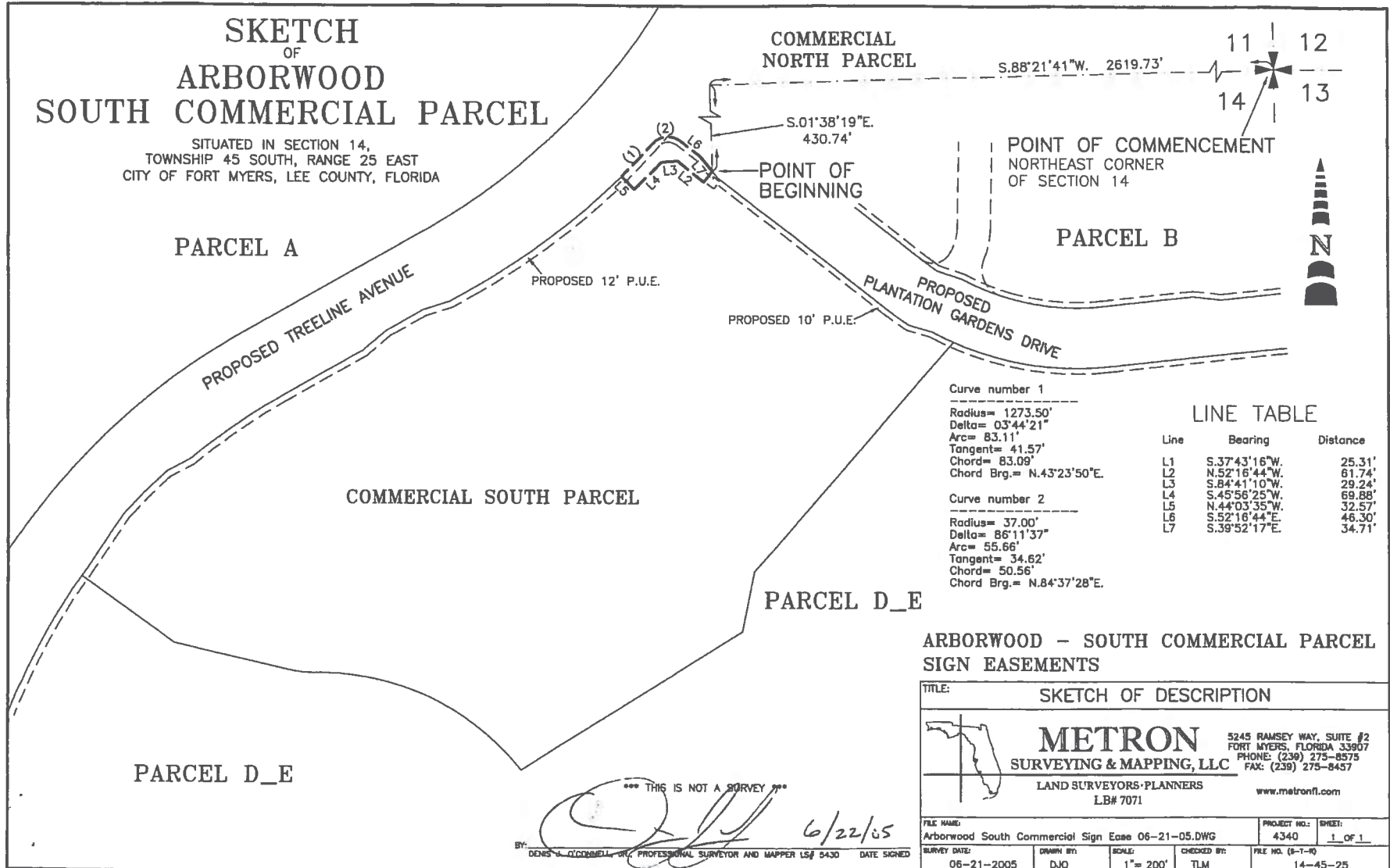


DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5430

Exhibit D

# SKETCH OF ARBORWOOD SOUTH COMMERCIAL PARCEL

SITUATED IN SECTION 14,  
TOWNSHIP 45 SOUTH, RANGE 25 EAST  
CITY OF FORT MYERS, LEE COUNTY, FLORIDA




Curve number 1  
 Radius= 1273.50'  
 Delta= 03°44'21"  
 Arc= 83.11'  
 Tangent= 41.57'  
 Chord= 83.09'  
 Chord Brg.= N.43°23'50"E.


Curve number 2  
 Radius= 37.00'  
 Delta= 86°11'37"  
 Arc= 55.66'  
 Tangent= 34.62'  
 Chord= 50.56'  
 Chord Brg.= N.84°37'28"E.

### LINE TABLE

Line	Bearing	Distance
L1	S.37°43'16"W.	25.31'
L2	N.52°16'44"W.	61.74'
L3	S.84°41'10"W.	29.24'
L4	S.45°56'25"W.	69.88'
L5	N.44°03'35"W.	32.57'
L6	S.52°18'44"E.	46.30'
L7	S.39°52'17"E.	34.71'

## ARBORWOOD - SOUTH COMMERCIAL PARCEL SIGN EASEMENTS

TITLE: SKETCH OF DESCRIPTION	
 <b>METRON</b> SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071	
5245 RAMSEY WAY, SUITE #2 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8437 www.metronfl.com	
FILE NAME: Arborwood South Commercial Sign Ease 06-21-05.DWG	PROJECT NO.: 4340
SURVEY DATE: 06-21-2005	SHEET: 1 OF 1
DRAWN BY: DJO	SCALE: 1"= 200'
CHECKED BY: TLM	FILE NO. (S-T-#) 14-45-25

BY:  **6/22/05**  
 DENIS A. O'CONNELL, P.E., PROFESSIONAL SURVEYOR AND MAPPER LS# 5430 DATE SIGNED

**RESOLUTION NO. 2018-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Arborwood Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of August, 2018.

**ATTEST:**

**ARBORWOOD  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

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

**October 15, 2018  
November 19, 2018  
December 17, 2018  
January 21, 2019  
February 18, 2019  
March 17, 2019  
April 21, 2019  
May 19, 2019  
June 16, 2019  
July 21, 2019  
August 18, 2019  
September 15, 2019**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, who can aid you in contacting the District Office.

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

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

Kathleen Dailey  
District Manager  
Arborwood Community Development District

[www.arborwoodcdd.org](http://www.arborwoodcdd.org)

**PUBLISH: FORT MYERS NEWS-PRESS - 00/00/2018**

## Arborwood Community Development District

**Date of Visit:** June 22st, 2018 at 1:00pm  
**District Manager:** Kathleen Dailey, 941-875-4195, [kdailey@sdsinc.org](mailto:kdailey@sdsinc.org)  
**Board Vice Chair:** John Hamilton, 214-641-4601, [jh.arborwood@gmail.com](mailto:jh.arborwood@gmail.com)  
**Address:** 11749 Kingsbridge Blvd, Fort Myers, FL 33913  
**Egis Attendees:** Andrew Boyd, Account Manager; Brent Grimmel, Account Manager;  
Ryan Rupnarain, Sr. Loss Control Consultant

### Visit Overview:

The purpose of the visit on the above referenced date was to allow our team gain a better understanding of the Arborwood Community Development District which has approximately 2467 acres within its boundaries including about 2,500 homes with an anticipated number near 5,000. There are 68 ponds within the district, most of which are within the 6 gated communities which are maintained by the HOA. The number of ponds owned will increase as they are conveyed to the CDD. The preserves within the community are also owned by the CDD including an off-site panther preserve in Immokalee, FL.

The visit also allowed us to support the CDD's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the CDD, we feel that the areas we were able to observe are representative of the general condition of the property. The visit also provided us with an opportunity to review the insured property schedule which is up to date at this time. We would also like to extend our thanks to the Vice Chairman of the CDD Board, John Hamilton, for taking the time to meet with us, answer our questions, and show us around the district.

### Loss Control Observations:

#### Strengths:

- The district is overall very well maintained.
- Pond embankments are adequately sloped and controlled for erosion. A pond embankment engineering survey was conducted in April of 2018 and it appears that the majority of issues have been addressed.
- HOA responsible for pond maintenance, including fountains, within respective gated communities.



- **Rec. 01 Pond/Wildlife Signage** – Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signs may also be added at the entry points to the community. Signage should prohibit swimming, boating, and trespassing, and warn of wildlife in the area such as alligators and snakes. This is an especially important consideration as it was noted that an alligator has been spotted in the pond below adjacent to a sidewalk. An additional measure that may be taken includes informing residents via email, newsletter, or other means of the rules to bear in mind when recreating near ponds. Please refer to the “Living with Alligators” references that accompanies this letter.



- **Rec. 02 Preserve Area Signage** – During the visit, we observed signage indicating that preserve areas should not be cleared nor should any dumping be allowed. This is a great best practice and should be a considered addition to all preserve areas. Including “no trespassing” language is also a prudent addition to the signage as it will ensure that residents, guests, and golfers are informed that entry into the areas for any reason is prohibited.



## Living with Alligators



Alligators are part of the natural Florida landscape and aquatic ecosystem. Although they may be enjoyable to observe in their natural habitat from a distance, it is important to follow a few simple guidelines to avoid encounters that may pose danger.

- It should be assumed that ALL ponds and lakes can potentially have an alligator.
- Swimming should be prohibited in all ponds and lakes.
- Be alert. Bites may occur when people do not pay close enough attention to their surroundings when near water.
- Pets and children should not be allowed to walk near the edge of ponds and lakes as this is the alligator's natural hunting ground.
- Pets and children should also never be unattended near ponds and lakes.
- It is illegal to feed or harass alligators per Florida State Statutes. When fed, alligators learn to associate people with food, causing them to overcome their natural fear of people.
- Dogs and cats are similar in size to the natural prey of alligators and often attract their interest. Therefore, pets should not be allowed to swim, exercise, or drink in or near waters that may contain alligators.
- If you do see an alligator, always give them a respectful distance, leave them alone, and warn others of their presence.
- Generally, alligators less than four feet are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets, or property, the Nuisance Alligator Hotline 866-FWCGATOR (866-392-4286) should be called so that the alligator may be removed.



August 6, 2018

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

RE: Arborwood Preserve Phase 2C Plat

Dear Ms. Dailey:

WCI Communities, LLC ("WCI") is hereby submitting for the District's consideration and acceptance, the subdivision plat titled Arborwood Preserve Phase 2C. I have enclosed the following materials: a copy of the preliminary Phase 2C plat; a current master site plan; and a draft Mortgagee's Consent. WCI is submitting the plat to the District pursuant to the True Up Agreement between the District and WCI.

The Phase 2C plat is a replat of Tracts FD-2 and FD-3 which were part of the previously approved Phase 2A plat. This plat contains 50 platted residential lots and 5 common area tracts. There are no easement dedications to the ACDD. The development is a continuation of product being constructed in our Phase 1 plat area. The Arborwood Preserve Property Owners Association will be responsible for the common elements with the plat area.

The True Up Agreement between the District and WCI requires the developer to submit its plats to the District to ensure that the Series 2014 Bond debt assigned per ERU is not increased above that in the 2014 Assessment Liens. The True Up Agreement specifies that the Total Assessable ERUs are 611.73. The true up calculation for the combined Phase 1 and Phase 2A recorded plats plus the proposed Phase 2C plat and the proposed development of Tract FD-1 (a proposed 4-plex MF site) will have 598.7 ERUs. Which is a short fall of 13.03 ERUs which equates to a True Up payment required by the developer of \$353,051.63. This is the same amount that I projected in my June 1, 2018 letter to the Board and the Board elected to require payment from the developer of the true up payment. The developer is awaiting written confirmation of the required True Up payment.

It would be appreciated if you schedule the consideration of the Arborwood Preserve Phase 2C plat at the next available District Board meeting. I have taken the liberty to copy the District's counsel, engineer and bond underwriter on this package. Should there be any questions or requests for more information, please feel free to contact me.

Sincerely,



David Caldwell

Manager CCD/HOA

Enc.

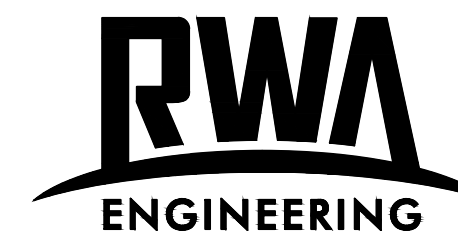
CC: Wes Haber, Esq.

Josh Evans, PE

Scott Campbell

# ARBORWOOD PRESERVE, PHASE 2C

A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



4983 ROYAL GULF CIRCLE  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
DONALD G. MILLER, P.S.M. LS 6674

INSTRUMENT NUMBER \_\_\_\_\_  
SHEET 1 OF 4

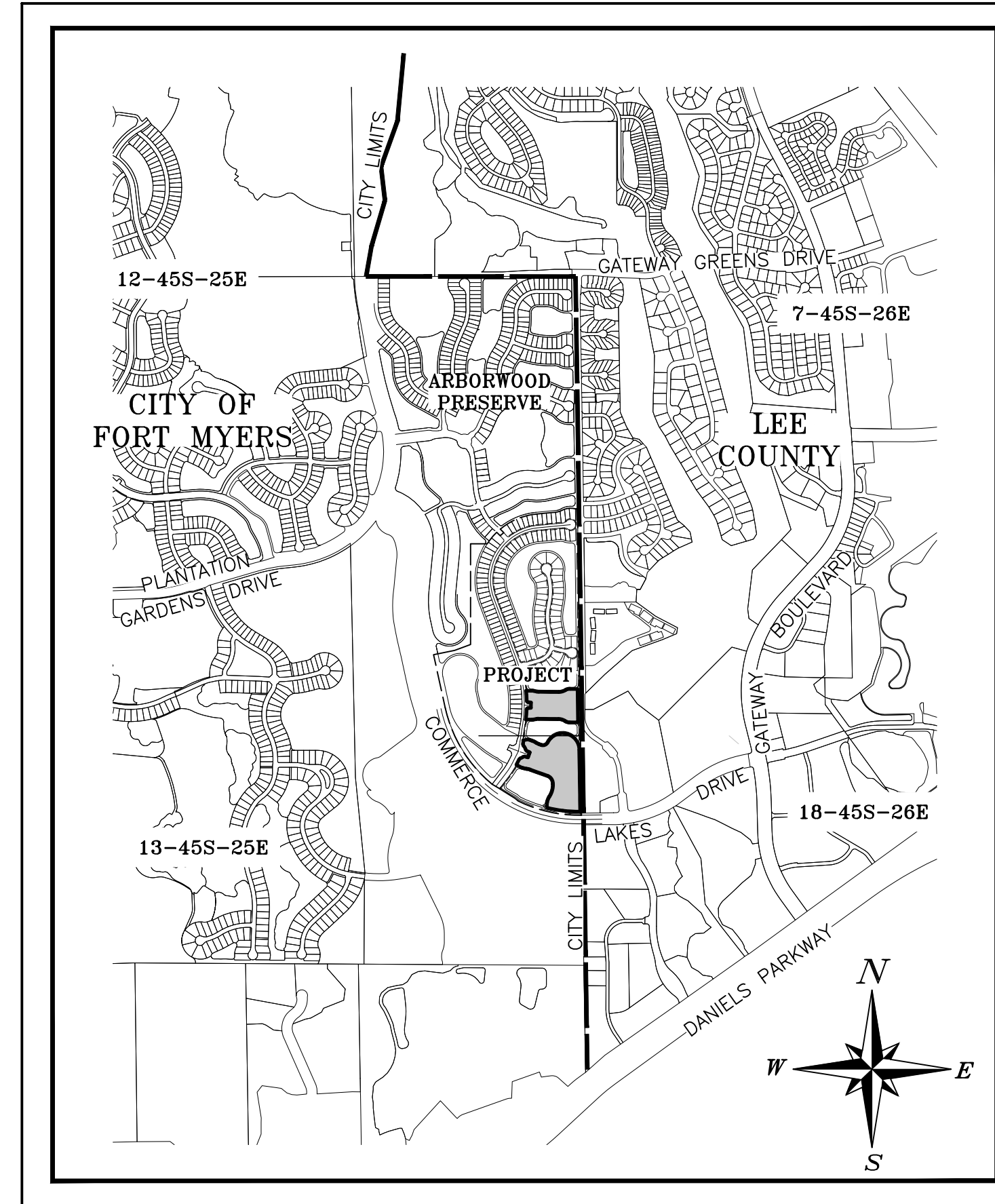
**DEDICATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREIN, HAS CAUSED THIS PLAT OF ARBORWOOD PRESERVE, PHASE 2C, A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984, PUBLIC RECORDS LEE COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

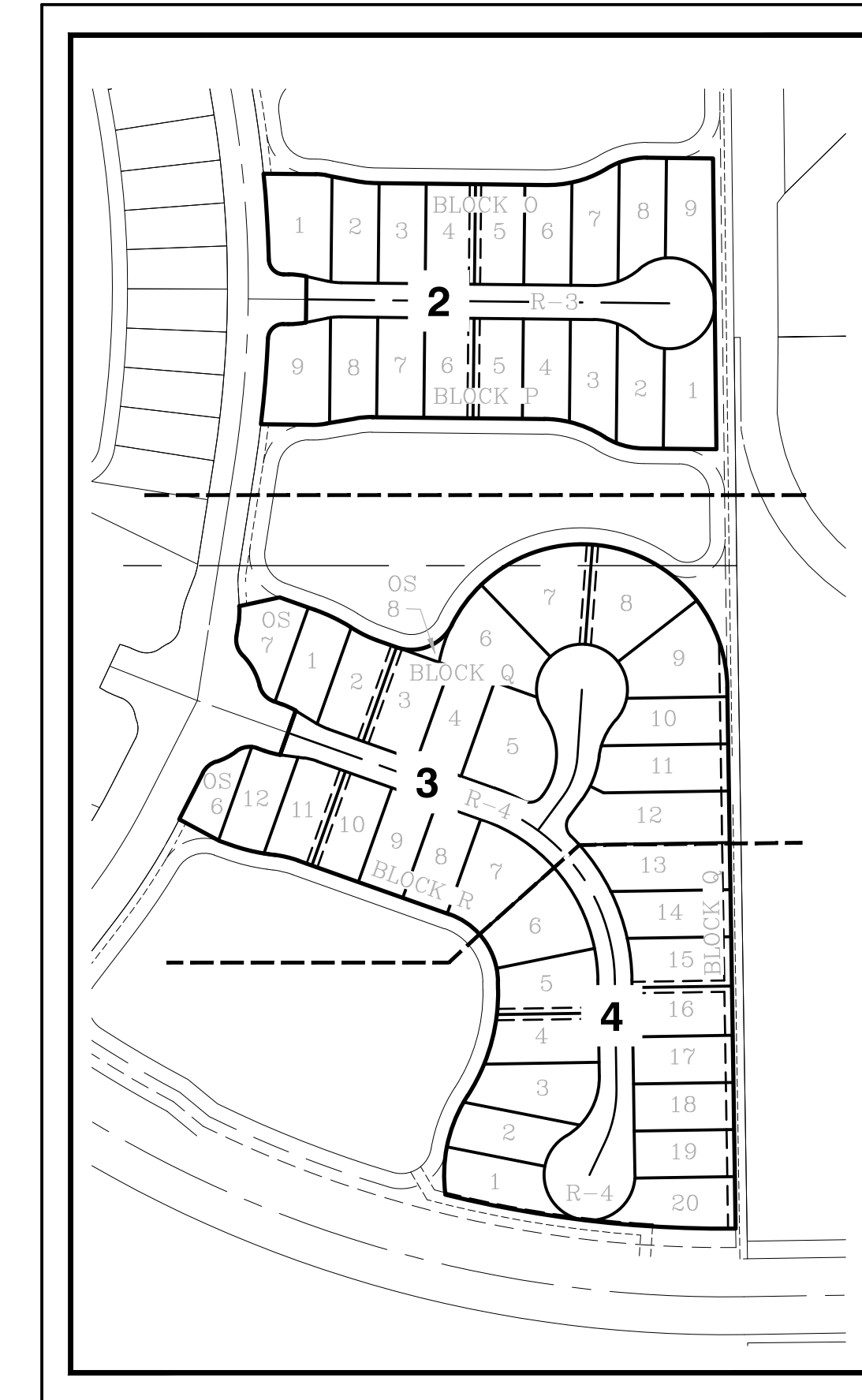
- 1) TO THE ARBORWOOD PRESERVE PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS,
  - A. ALL THAT PORTION OF THE ROAD RIGHTS-OF-WAY (R.O.W.) HEREIN REFERRED TO AS TRACTS R-3 AND R-4 FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE ROAD, SUBJECT TO THE DEDICATION OF THE ACCESS EASEMENT (A.E.), DRAINAGE EASEMENT (D.E.), PUBLIC UTILITY EASEMENT (P.U.E.) AND IRRIGATION EASEMENT (I.E.) ACROSS, OVER AND UNDER SAID TRACT R-3 AND R-4 TO THE CITY OF FORT MYERS AND THE ARBORWOOD PRESERVE PROPERTY OWNERS ASSOCIATION, INC. AND PROVIDE FOR SUCH SERVICES FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES.
  - B. ALL OPEN SPACE TRACTS AS SHOWN HEREON AS TRACTS OS-6, OS-7 AND OS-8, FOR THE PURPOSES OF ACCESS TO, OPERATION AND MAINTENANCE THEREOF.
- 2) TO THE CITY OF FORT MYERS,
  - A. AN ACCESS EASEMENT (A.E.), DRAINAGE EASEMENT (D.E.), AND PUBLIC UTILITY EASEMENT (P.U.E.) ACROSS OVER AND UNDER TRACTS R-3 AND R-4 AS SHOWN HEREON AND PROVIDE FOR SUCH SERVICES FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES WITH NO RESPONSIBILITY OF MAINTENANCE THEREOF.
- 3) TO THE CITY OF FORT MYERS, LEE COUNTY, AND ALL PROVIDERS OF EMERGENCY SERVICES; A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) ACROSS, OVER AND UNDER THE ROAD RIGHTS-OF-WAY (R.O.W.) AS SHOWN HEREON AS TRACTS R-3 AND R-4 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND GOVERNMENTAL SERVICES.
- 4) TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND LICENSED PRIVATE UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES ALL EASEMENTS HEREIN LABELED PUBLIC UTILITY EASEMENT (P.U.E.), FOR THE PURPOSES OF INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE UTILITIES FOR WHICH THEY HAVE THE AUTHORITY TO PROVIDE, INCLUDING BUT NOT LIMITED TO WATER, SEWER, IRRIGATION, STREET LIGHTS, ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS VICE PRESIDENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.



**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**  
SCALE 1" = 200'

**LEGAL DESCRIPTION**

TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984, PUBLIC RECORDS LEE COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA

**TOTAL AREA**

591,965 SQUARE FEET OR 13.56 ACRES, MORE OR LESS.

APPROVALS CITY OF FORT MYERS, FLORIDA  
A MUNICIPAL CORPORATION

THIS PLAT IS ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA.  
ATTEST:

BY: RANDALL P. HENDERSON, JR., MAYOR GWEN CARLISLE, MMC, CITY CLERK

BY: SAEED KAZEMI, P.E. CITY MANAGER

**APPROVED AS TO FORM:**

ON BEHALF OF THE CITY OF FORT MYERS I HAVE REVIEWED THE ATTACHED PLAT OF ARBORWOOD PRESERVE, PHASE 2C, A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984, PUBLIC RECORDS LEE COUNTY, FLORIDA LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA AND FIND IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

\_\_\_\_\_  
DATE

FLORIDA CERTIFICATE NO. LS \_\_\_\_\_

**CLERK OF COURT CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ARBORWOOD PRESERVE, PHASE 2C, A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984, PUBLIC RECORDS LEE COUNTY, FLORIDA LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AND DULY RECORDED AS INSTRUMENT NO. \_\_\_\_\_, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT  
CLERK OF THE CIRCUIT COURT  
IN AND FOR LEE COUNTY, FLORIDA

**PREPARING SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ARBORWOOD PRESERVE, PHASE 2C, A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984, PUBLIC RECORDS LEE COUNTY, FLORIDA LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THE PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

\_\_\_\_\_  
DATE:  
DONALD G. MILLER, FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
CERTIFICATE # 6674  
RWA, INC., FLORIDA CERTIFICATE OF AUTHORIZATION LB 6952

WITNESS 1 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
BY: WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS 2 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
DARIN MCMURRAY, VICE PRESIDENT

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT HEREBY ACKNOWLEDGES ACCEPTANCE OF THE DRAINAGE OF ALL THE LANDS CONTAINED WITHIN THIS PLAT AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

WITNESSES AS TO BOTH  
WITNESS 1 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINTED NAME, CHAIRMAN  
ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT

WITNESS 2 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINTED NAME, SECRETARY  
ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT

CORPORATE ACKNOWLEDGMENT  
STATE OF FLORIDA COUNTY OF LEE  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY DARIN MCMURRAY, VICE PRESIDENT OF WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

CORPORATE ACKNOWLEDGMENT  
STATE OF FLORIDA COUNTY OF LEE  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AND \_\_\_\_\_ OF ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

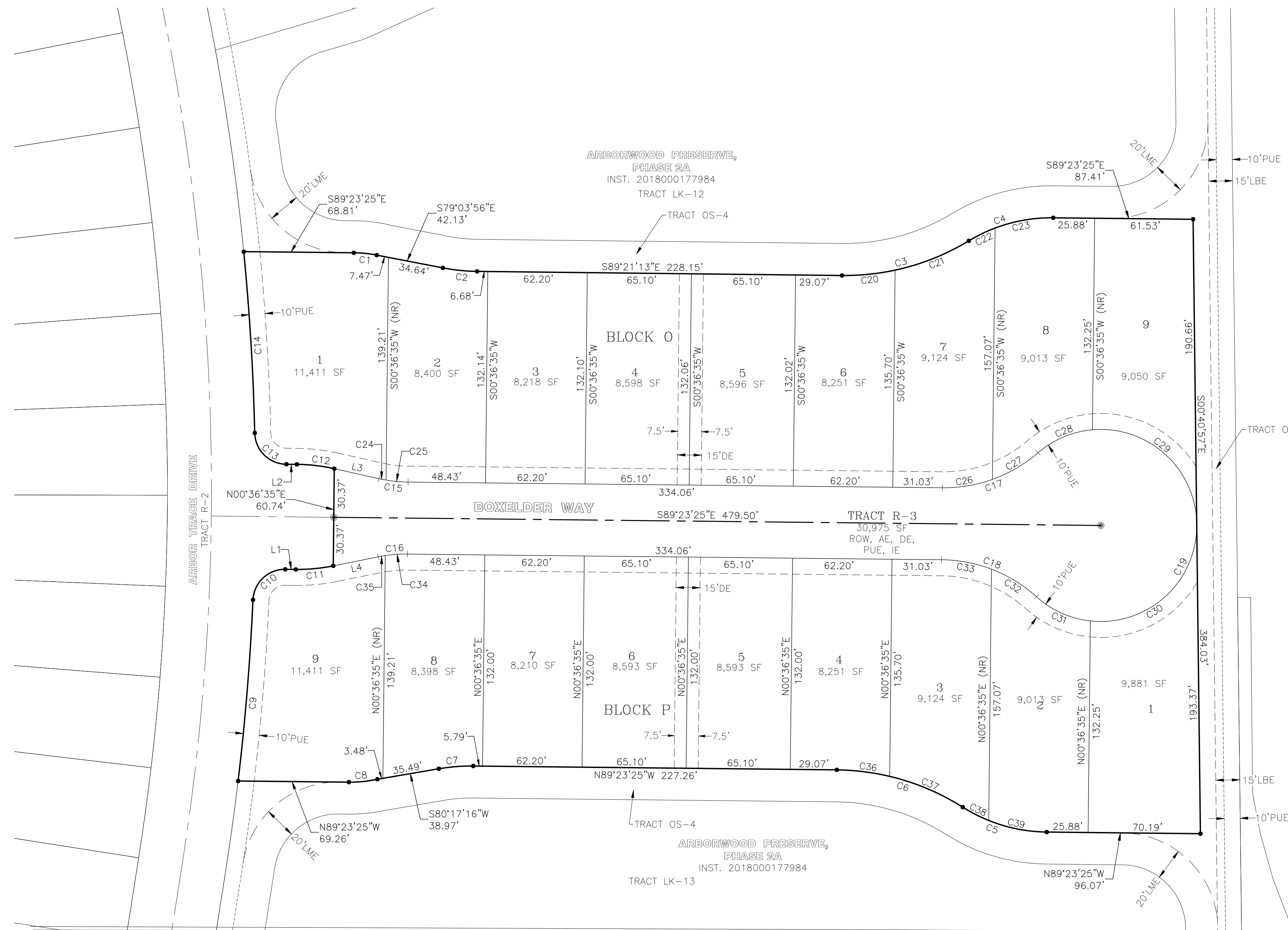
# ARBORWOOD PRESERVE, PHASE 2C

A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

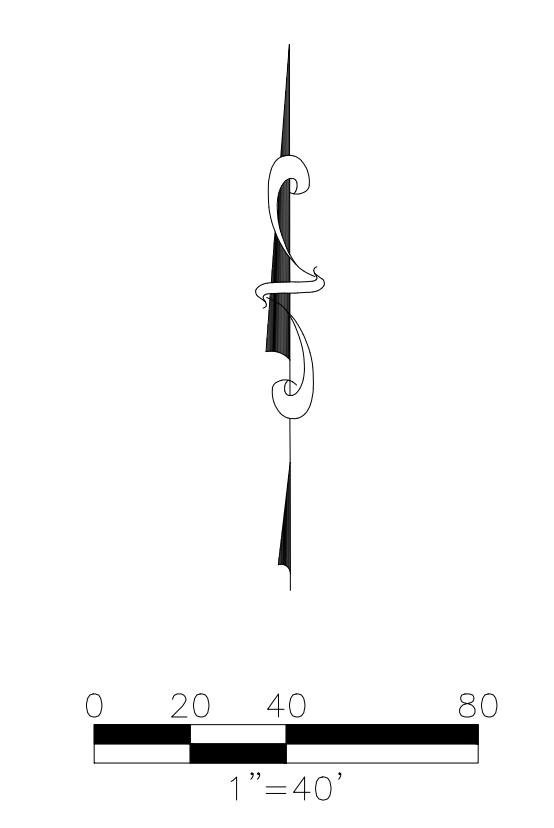


4983 ROYAL GULF CIRCLE  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
DONALD G. MILLER, PSM LS 6674

INSTRUMENT NUMBER \_\_\_\_\_  
SHEET 2 OF 4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	14.42'	80.00'	10°19'29"	S84°13'41"E	14.40'
C2	21.55'	120.00'	10°17'17"	S84°12'35"E	21.52'
C3	83.19'	150.00'	31°46'28"	N74°43'21"E	82.12'
C4	55.46'	100.00'	31°46'27"	N74°43'21"E	54.75'
C5	55.46'	100.00'	31°46'27"	N73°30'12"W	54.75'
C6	83.18'	150.00'	31°46'27"	N73°30'12"W	82.12'
C7	21.62'	120.00'	10°19'18"	S85°26'56"W	21.59'
C8	17.97'	80.00'	12°52'19"	S84°10'25"W	17.93'
C9	113.60'	1527.50'	4°15'40"	N04°41'48"E	113.58'
C10	30.73'	20.00'	88°02'37"	N46°35'16"E	27.80'
C11	23.56'	112.50'	12°00'00"	N84°36'35"E	23.52'
C12	23.56'	112.50'	12°00'00"	N83°23'25"W	23.52'
C13	30.73'	20.00'	88°02'37"	N45°22'07"W	27.80'
C14	113.60'	1527.50'	4°15'40"	N03°28'38"W	113.58'
C15	18.33'	87.50'	12°00'00"	S83°23'25"E	18.29'
C16	18.33'	87.50'	12°00'00"	S84°36'35"W	18.29'
C17	65.05'	90.00'	41°24'35"	N69°54'17"E	63.64'
C18	65.05'	90.00'	41°24'35"	N68°41'08"W	63.64'
C19	275.22'	60.00'	262°49'09"	N00°36'35"E	90.00'
C20	33.40'	150.00'	12°45'27"	N84°13'52"E	33.33'
C21	49.79'	150.00'	19°01'01"	N68°20'38"E	49.56'
C22	18.29'	100.00'	10°28'38"	N64°04'27"E	18.26'
C23	37.17'	100.00'	21°17'49"	N79°57'40"E	36.96'
C24	4.50'	87.50'	2°56'38"	N78°51'44"W	4.50'
C25	13.83'	87.50'	9°03'22"	N84°51'44"W	13.82'
C26	31.83'	90.00'	20°15'52"	S80°28'39"W	31.67'
C27	33.21'	90.00'	21°08'43"	S59°46'21"W	33.03'
C28	37.51'	60.00'	35°49'13"	S67°06'37"W	36.90'
C29	98.75'	60.00'	94°17'50"	N47°49'52"W	87.97'
C30	101.45'	60.00'	96°52'53"	N47°45'30"E	89.79'
C31	37.51'	60.00'	35°49'13"	S65°53'27"E	36.90'
C32	33.21'	90.00'	21°08'43"	S58°33'12"E	33.03'
C33	31.83'	90.00'	20°15'52"	S79°15'29"E	31.67'
C34	13.83'	87.50'	9°03'22"	N86°04'54"E	13.82'
C35	4.50'	87.50'	2°56'38"	N80°04'54"E	4.50'
C36	33.40'	150.00'	12°45'26"	N83°00'42"W	33.33'
C37	49.79'	150.00'	19°01'01"	N67°07'28"W	49.56'
C38	18.29'	100.00'	10°28'38"	N62°51'17"W	18.26'
C39	37.17'	100.00'	21°17'49"	N78°44'31"W	36.96'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°23'25"E	6.57'
L2	N89°23'25"W	6.57'
L3	N77°23'25"W	28.66'
L4	N78°36'35"E	28.66'

LEGEND AND ABBREVIATIONS:

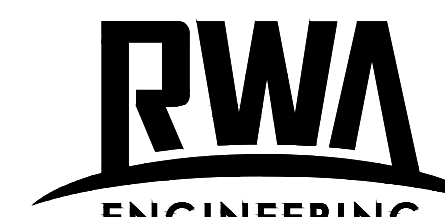
- AE OR A.E. = ACCESS EASEMENT
- ACDD DE = ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENT
- C1 = SEE CURVE TABLE
- DE OR D.E. = DRAINAGE EASEMENT
- E. = EASTING
- FCM = FOUND CONCRETE MONUMENT
- FPRM = FOUND PRM LB5952
- ID. = IDENTIFICATION
- IE OR I.E. = IRRIGATION EASEMENT
- INST. = INSTRUMENT
- LME OR L.M.E. = LAKE MAINTENANCE EASEMENT
- LBE OR L.B.E. = LANDSCAPE BUFFER EASEMENT
- N. = NOTHING
- NR = NON-RADIAL LINE
- OR OR O.R. = OFFICIAL RECORDS BOOK
- PG OR PG. = PAGE
- PCP = PERMANENT CONTROL POINT LB 5952
- PRM = PERMANENT REFERENCE MONUMENT
- PUE OR P.U.E. = PUBLIC UTILITY EASEMENT
- ROW OR R.O.W. = RIGHT-OF-WAY
- SF = SQUARE FEET
- SPRM = SET PRM LB 6952
- P.B. = PLAT BOOK
- CUE = CITY UTILITY EASEMENT
- = SET 5/8" IRON PIN WITH CAP PRM, RWA LB 6952
- = FOUND 5/8" IRON PRM LB6952
- = FCM, AS NOTED
- = SET PK NAIL WITH DISC, PCP RWA INC, LB 6952
- ↔ = CHANGE OF DIRECTION

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, INDIVIDUAL LOT/TRACT LINE REFERENCES ARE TO THE RIGHT-OF-WAY LINE AND DO NOT REFER TO THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE WEST ZONE (0902).
- NO BUILDINGS, OR PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY EASEMENTS, OR LAKE MAINTENANCE EASEMENTS, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION.

# ARBORWOOD PRESERVE, PHASE 2C

A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



4983 ROYAL GULF CIRCLE  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
DONALD G. MILLER, PSM LS 6674

INSTRUMENT NUMBER \_\_\_\_\_  
SHEET 3 OF 4



LINE TABLE		
LINE	BEARING	LENGTH
L5	S70°25'16"E	10.72'
L6	N70°25'16"W	10.72'
L7	N58°25'16"W	28.66'
L8	S36°25'10"W	2.79'
L9	N36°25'10"E	27.48'
L10	S82°25'16"E	28.66'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C40	51.21'	244.50'	12°00'00"	S64°25'16"E	51.11'
C41	31.42'	150.00'	12°00'00"	S64°25'16"E	31.36'
C42	86.90'	60.00'	82°59'08"	N68°05'10"E	79.50'
C43	511.11'	192.00'	152°31'19"	S77°08'44"E	373.01'
C47	115.90'	95.50'	69°32'11"	N35°39'10"W	108.92'
C48	31.42'	150.00'	12°00'00"	N76°25'16"W	31.36'
C49	51.21'	244.50'	12°00'00"	N76°25'16"W	51.11'
C50	23.57'	29.50'	45°47'01"	N49°55'01"E	22.95'
C51	29.62'	84.50'	20°05'07"	N62°45'58"E	28.47'
C52	29.27'	29.50'	56°51'19"	N81°09'05"E	28.09'
C53	20.91'	112.50'	10°39'00"	S75°44'46"E	20.88'
C54	20.91'	112.50'	10°39'00"	N65°05'45"W	20.88'
C55	29.27'	29.50'	56°51'19"	N41°59'36"W	28.09'
C56	46.19'	84.50'	31°19'11"	N29°13'32"W	45.62'
C57	27.70'	29.50'	53°47'58"	N17°59'09"W	26.69'
C58	24.19'	115.50'	12°00'00"	N02°54'50"E	24.15'
C59	2.65'	112.50'	1°21'00"	N59°05'45"W	2.65'
C61	18.33'	87.50'	12°00'00"	N64°25'16"W	18.29'
C62	40.36'	272.50'	8°29'09"	N66°10'41"W	40.32'
C63	28.50'	20.00'	81°38'43"	S77°14'32"W	26.15'
C65	111.41'	90.00'	70°55'26"	S00°57'27"W	104.43'
C66	268.40'	60.00'	256°18'05"	N86°21'14"W	94.37'
C67	53.99'	90.00'	34°22'25"	N24°36'36"E	53.19'
C68	62.00'	122.50'	28°59'47"	N21°55'16"E	61.34'
C70	28.50'	20.00'	81°38'43"	N04°24'12"W	26.15'
C74	276.10'	227.50'	69°32'11"	S35°39'10"E	259.47'
C75	18.33'	87.50'	12°00'00"	S76°25'16"E	18.29'
C76	2.65'	112.50'	1°21'00"	S81°44'46"E	2.65'
C77	73.49'	250.00'	16°50'30"	N62°00'00"W	73.22'
C79	303.41'	250.00'	69°32'11"	N35°39'10"W	285.13'
C81	56.97'	100.00'	32°38'36"	N20°05'30"E	56.21'
C82	1.67'	87.50'	1°05'47"	N58°58'09"W	1.67'
C83	16.65'	87.50'	10°54'13"	N64°58'09"W	16.63'
C88	26.11'	60.00'	24°56'00"	S22°02'16"E	25.90'
C89	58.37'	60.00'	55°44'24"	S18°17'56"W	56.10'
C90	50.26'	60.00'	47°59'29"	S70°09'52"W	48.80'
C91	50.28'	60.00'	48°01'02"	N61°49'52"W	48.82'
C92	51.03'	60.00'	48°43'44"	N13°27'29"W	49.50'
C93	32.35'	60.00'	30°53'26"	N26°21'05"E	31.96'
C94	39.38'	90.00'	25°04'19"	N29°15'39"E	39.07'
C95	14.61'	90.00'	9°18'07"	N12°04'26"E	14.60'
C96	52.85'	192.00'	15°46'12"	S18°42'30"W	52.68'
C97	65.60'	192.00'	19°34'31"	N36°22'52"E	65.28'
C98	160.82'	192.00'	47°59'29"	N70°09'52"E	156.16'
C99	160.91'	192.00'	48°01'02"	S61°49'52"E	156.24'
C100	123.78'	192.00'	36°56'16"	S19°21'13"E	121.65'
C101	40.91'	122.50'	19°08'12"	N16°59'29"E	40.72'
C102	21.08'	122.50'	9°51'35"	N31°29'22"E	21.05'
C103	15.78'	272.50'	3°19'02"	N43°34'03"W	15.77'
C124	50.63'	95.50'	30°22'38"	N26°38'14"W	50.04'
C126	113.54'	227.50'	28°35'42"	S56°07'24"E	112.37'
C127	47.66'	95.50'	28°35'42"	N56°07'24"W	47.17'
C128	6.62'	244.50'	1°33'06"	N81°38'42"W	6.62'
C129	44.59'	244.50'	10°26'54"	N75°38'42"W	44.52'
C130	22.06'	29.50'	42°50'40"	N74°08'45"E	21.55'
C131	7.21'	29.50'	14°00'39"	S77°25'35"E	7.20'

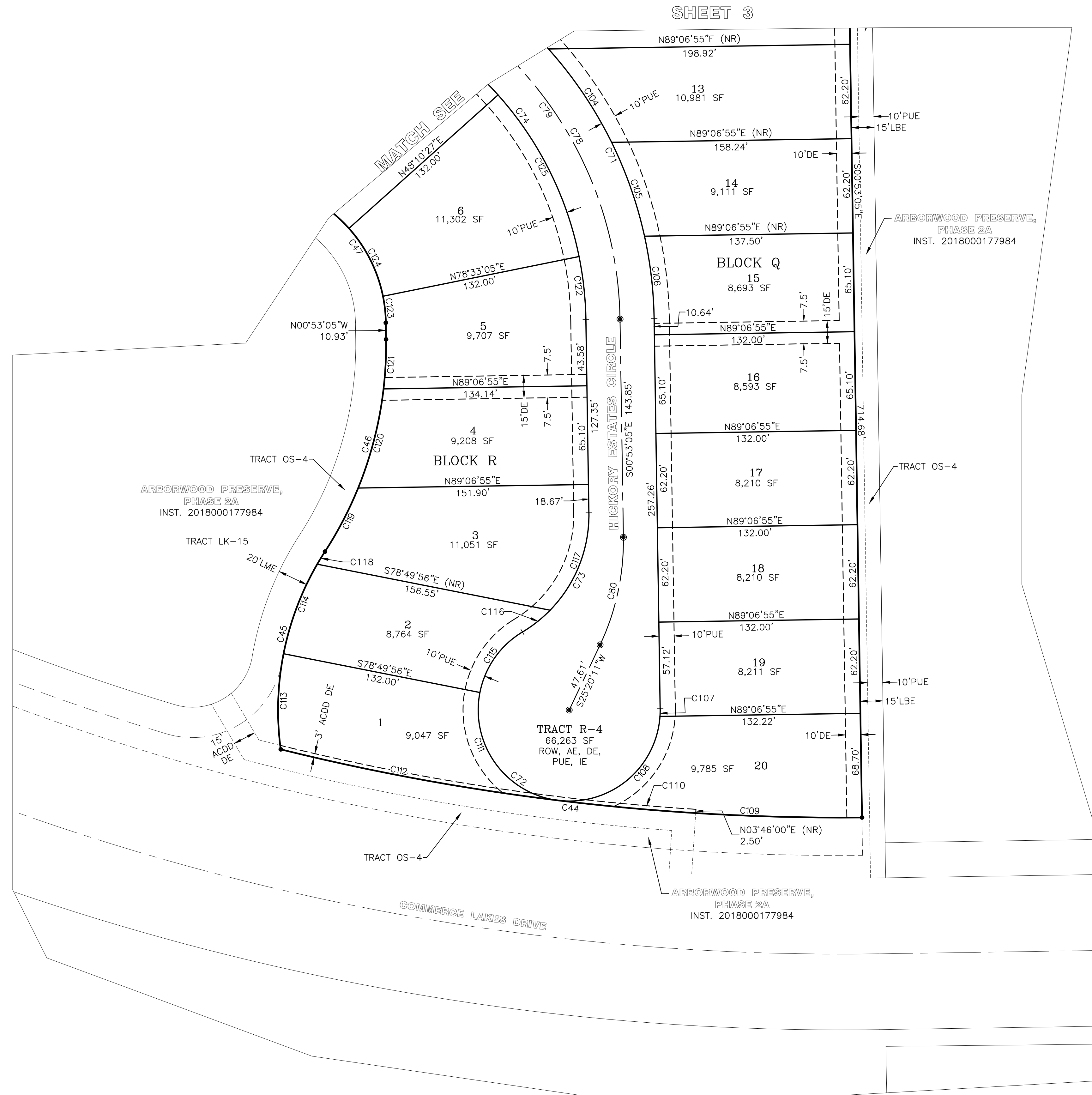


# ARBORWOOD PRESERVE, PHASE 2C

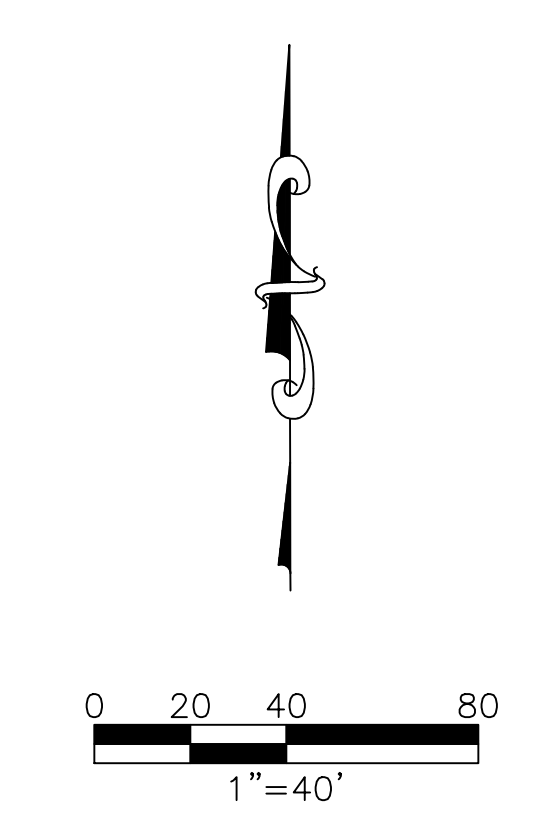
A REPLAT OF TRACTS FD-2 AND FD-3, ARBORWOOD PRESERVE, PHASE 2A INSTRUMENT 2018000177984,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

**RWA**  
**ENGINEERING**  
4983 ROYAL GULF CIRCLE  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
DONALD G. MILLER, PSM LS 6674

INSTRUMENT NUMBER \_\_\_\_\_  
SHEET 4 OF 4



SHEET 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C44	387.01'	1537.00'	14°25'36"	N83°19'05"W	385.98'
C45	136.50'	192.00'	40°44'02"	N12°37'01"E	133.64'
C46	147.78'	250.00'	33°52'07"	N16°02'59"E	145.64'
C47	115.90'	95.50'	69°32'11"	N35°39'10"W	108.92'
C71	210.89'	272.50'	44°20'28"	N23°03'19"W	205.66'
C72	251.33'	60.00'	240°00'00"	S60°53'05"E	103.92'
C73	94.25'	90.00'	60°00'00"	S29°06'55"W	90.00'
C74	276.10'	227.50'	69°32'11"	S35°39'10"E	259.47'
C78	229.92'	250.00'	52°41'40"	N27°13'55"W	221.91'
C79	303.41'	250.00'	69°32'11"	N35°39'10"W	285.13'
C80	73.22'	160.00'	26°13'16"	N12°13'33"E	72.59'
C104	74.55'	272.50'	15°40'33"	N34°04'15"W	74.32'
C105	65.73'	272.50'	13°49'10"	N19°19'24"W	65.57'
C106	54.83'	272.50'	11°31'44"	N06°38'57"W	54.74'
C107	5.09'	60.00'	4°51'29"	N01°32'39"E	5.09'
C108	97.37'	60.00'	92°58'56"	N50°27'52"E	87.03'
C109	200.84'	1537.00'	7°29'13"	N86°47'16"W	200.70'
C110	73.49'	1534.50'	2°44'39"	N85°04'08"W	73.49'
C111	98.66'	60.00'	94°12'44"	S35°56'18"E	87.91'
C112	186.17'	1537.00'	6°56'23"	N79°34'28"W	186.05'
C113	63.39'	192.00'	18°55'04"	N01°42'32"E	63.11'
C114	63.34'	192.00'	18°54'09"	N20°37'08"E	63.06'
C115	50.21'	60.00'	47°56'51"	S35°08'30"W	48.76'
C116	23.29'	90.00'	14°49'27"	S51°42'11"W	23.22'
C117	70.96'	90.00'	45°10'33"	S21°42'11"W	69.14'
C118	9.76'	192.00'	2°54'49"	N31°31'38"E	9.76'
C119	47.35'	250.00'	10°51'07"	N27°33'29"E	47.28'
C120	67.69'	250.00'	15°30'45"	N14°22'33"E	67.48'
C121	32.74'	250.00'	7°30'15"	N02°52'03"E	32.72'
C122	41.95'	227.50'	10°33'50"	S06°10'00"E	41.89'
C123	17.61'	95.50'	10°33'50"	N06°10'00"W	17.58'
C124	50.63'	95.50'	30°22'38"	N26°38'14"W	50.04'
C125	120.62'	227.50'	30°22'38"	S26°38'14"E	119.21'
C127	47.66'	95.50'	28°35'42"	N56°07'24"W	47.17'

**MORTGAGEE'S CONSENT**

The undersigned, as mortgagee under a certain Mortgage, Fixture Filing, Assignment of Leases and Rents and Security Agreement ("Mortgage") dated the 5th day of December, 2014, recorded in Instrument Number 2014000250718, public records of Lee County, Florida, joins in and consents to the dedication of the lands described on the plat of **ARBORWOOD PRESERVE, PHASE 2C**, and agrees that in the event of foreclosure of this Mortgage all dedicated areas shall survive and be enforceable.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

**WITNESSES:**

**U.S. BANK NATIONAL ASSOCIATION**, a national banking association, as Trustee pursuant to that certain Master Trust Indenture dated as of March 1, 2005, as amended and supplemented from time to time in accordance with its terms between the **ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, and Mortgagee pertaining to the Arborwood Community Development District Special Assessment Revenue Bonds, Series 2014A-1, Series 2014A-2, and Series 2014B

Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(Seal)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of **U.S. BANK NATIONAL ASSOCIATION**, a national banking association, as Trustee pursuant to that certain Master Trust Indenture dated as of March 1, 2005, as amended and supplemented from time to time in accordance with its terms between the **ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, and Mortgagee pertaining to the Arborwood Community Development District Special Assessment Revenue Bonds, Series 2014A-1, Series 2014A-2, and Series 2014B. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

My Commission Expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
(Signature)  
Name: \_\_\_\_\_  
(Legibly Printed)  
Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
(Commission Number, if any)

**Arborwood CDD  
Arborwood Preserve- Parcel C**

**True Up Agreement for the 2014 Series Bonds  
Phase 1 Plat**

Product	No. of Units Per True Up Agreement	ERU's Per 6th Supplemental Special	Total ERU's Per Report	No. of Units on Arborwood Preserve Phase 1	Total ERU's Per Phase 1 Plat
		Assessment Report		Plat	
6-plex multifamily	102	0.7	71.4	120	84
4-plex multi-family	168	0.7	117.6	72	50.4
Single Family-46'	107	0.87	93.09	62	53.94
Single Family 52'	267	0.92	245.64	126	115.92
Single Family-67'	75	1.12	84	35	39.2
<b>Totals</b>	<b>719</b>		<b>611.73</b>	<b>415</b>	<b>343.46</b>

**Proposed Phase 2A Plat**

Product	No. of Units Per True Up Agreement	ERU's Per 6th Supplemental Special	Total ERU's Per Report	No. of Units on Arborwood Preserve Phase	Total ERU's Per Phase 2A Plat
		Assessment Report		2A Plat	
6-plex multifamily	102	0.7	71.4	0	0
4-plex multi-family	168	0.7	117.6	0	0
Single Family-46'	107	0.87	93.09	0	0
Single Family 52' (BK K,J & L)	267	0.92	245.64	93	85.56
Single Family-67' (BLK: M)	75	1.12	84	44	49.28
<b>Totals</b>	<b>719</b>		<b>611.73</b>	<b>137</b>	<b>134.84</b>

**Tract FD-1/FD-2 & FD-3- Future Development Parcels-Proposed Plan**

**Proposed Units**

Tract FD-1-	4-plex product	0.7	92	64.4
Tract FD-2 (Block N & O)	46' Product	0.87	24	20.88
Tract FD-3 (Block P&Q)	46' Product	0.87	41	35.67
<b>Totals</b>	<b>0</b>		<b>0</b>	<b>157</b>

Total ERUs:Plats of Phase 1+ Phase 2A + FD1, FD-2 & FD-3(Phase 2A) 599.25

Delta ERUs 12.48

**Cost Allocation Per ERU = \$27,095.29 \* \$ 338,149.22**

**Unit Counts Per the Arborwood Preserve Phase 1 Plat, Recorded at Inst. # 2015000246323**

Block	Lots	Unit Count	Single Family 46'	Single Family 52'	Single Family 67'	6-plex MF	4-plex MF	Notes
A	1 to 20	20		20				
B	1 to 23	23		23				
C	1 to 29	29	29					
D	1 to 33	33	33					
E	1 to 36	36		33	3			
F	1 to 25	25		25				
G	1 to 28	28		19	9			
H	1 to 23	23			23			
I	1 to 6	6		6				
Tract MF-1	6-Plex	120				120		Coach Homes
Tract MF-2	4-plex	36					36	Carriage Homes
Tract MF-3	4-plex	36					36	Carriage Homes
Tract CC-1		0						Recreational Facility
Subtotal:		415	62	126	35	120	72	

**Unit Counts Per the Arborwood Preserve Phase 2A Plat, Recorded at Inst. # 2018000177984**

Block	Lots	Unit Count	Single Family 46'	Single Family 52'	Single Family 67'	6-plex MF	4-plex MF	Notes
J	1-42	42		42				
K	1-15	15		15				
L	1-36	36		36				
M	1-36	36			36			
N	1-8	8			8			
FD-1	None	92					92	Vacant Platted Tract, Future 4-plex MF
FD-2	None							See Phase 2C Plat Detail
FD-3	None							See Phase 2C Plat Detail
Totals		229	0	93	44		92	

**Totals Phase 1 & Phase 2A:**

		644	62	219	79	120	164
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**Unit Counts Per the PROPOSED Arborwood Preserve Phase 2C Plat,**

Block	Lots	Unit Count	Single Family 46'	Single Family 52'	Single Family 67'	6-plex MF	4-plex MF	Notes
O	1-9	9			9			Replat of Tract FD-2
P	1-9	9			9			Replat of Tract FD-2
Q	1-20	20			20			Replat of Tract FD-3
R	1-12	12			12			Replat of Tract FD-3
Subtotal		50			50			
<b>Totals Phase 1 , Phase 2A &amp; Phase 2C:</b>								
		694	62	219	129	120	164	

**Arborwood CDD  
Arborwood Preserve- Parcel C**

**True Up Agreement for the 2014 Series Bonds  
Phase 1 Plan**

Product	No. of Units Per True Up Agreement	ERU's Per 6th Supplemental Special Assessment Report	Total ERU's Per Report	No. of Units on Arborwood Preserve Phase 1 Plat	Total ERU's Per Phase 1 Plat
6-plex multifamily	102	0.7	71.4	120	84
4-plex multi-family	168	0.7	117.6	72	50.4
Single Family-46'	107	0.87	93.09	62	53.94
Single Family 52'	267	0.92	245.64	126	115.92
Single Family-67'	75	1.12	84	35	39.2
<b>Totals</b>	<b>719</b>		<b>611.73</b>	<b>415</b>	<b>343.46</b>

**Actual Phase 1 and Phase 2A Plat Recorded**

Product	No. of Units Per Recorded Plats	ERU's Per 6th Supplemental Special Assessment Report	No. of ERUs Phase 1 Plat	No. of ERUs per Phase 2A Plat	Total ERU's Per Phase 1 & 2 A Plat
6-plex multifamily	120	0.7	84	0	84
4-plex multi-family	72	0.7	50.4	0	50.4
Single Family-46'	62	0.87	53.94	0	53.94
Single Family 52'	219	0.92	115.92	85.56	201.48
Single Family-67'	79	1.12	39.2	49.28	88.48
<b>Totals</b>	<b>552</b>		<b>343.46</b>	<b>134.84</b>	<b>478.3</b>

<b>Proposed Phase 2C Plat:</b>	No. of Units Per Proposed Plat	ERU's Per 6th Supplemental Special Assessment Report	No. of ERUs Proposed Phase 2C	No. of ERUs Proposed Phase 2C
Replat of Tract FD-2 ( 67' Product)	18	1.12	20.16	20.16
Replat of Tract FD-3 ( 67' Product)	32	1.12	35.84	35.84
<b>Totals</b>	<b>50</b>		<b>56</b>	<b>56</b>

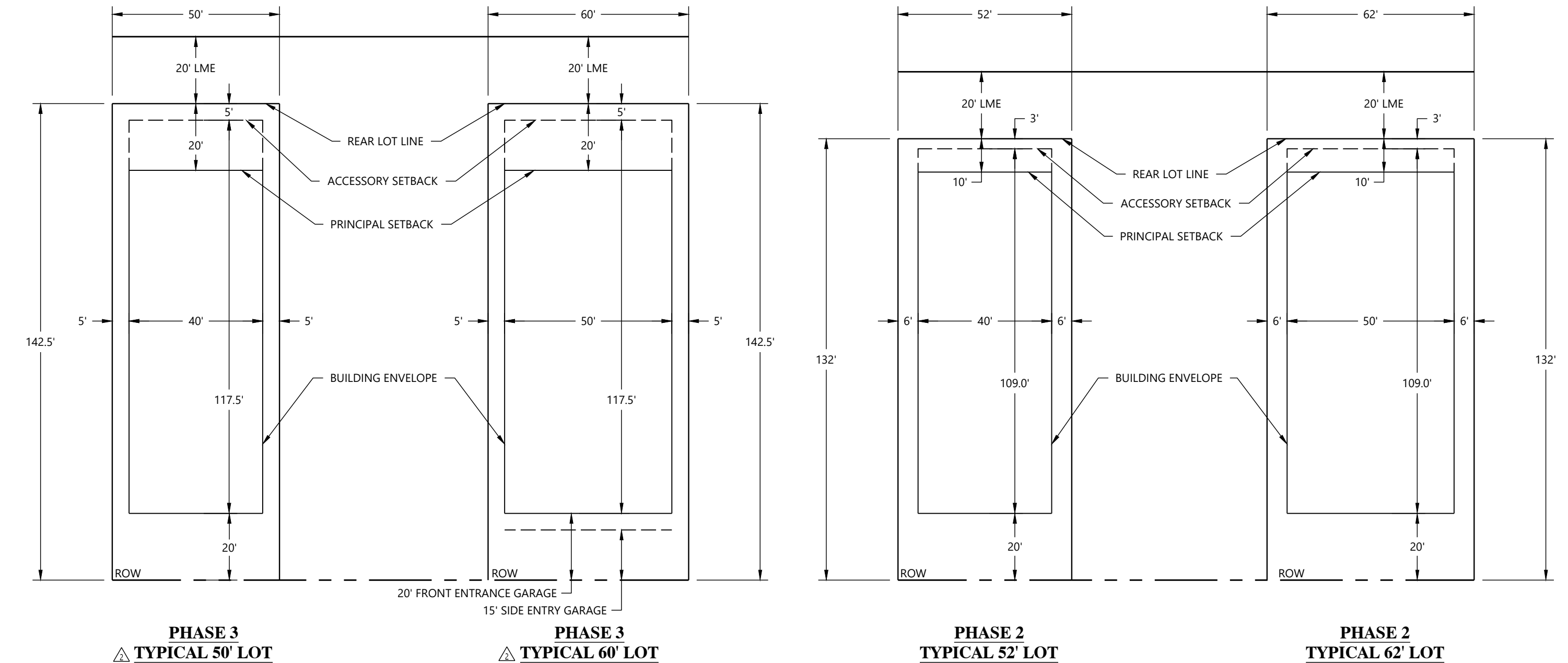
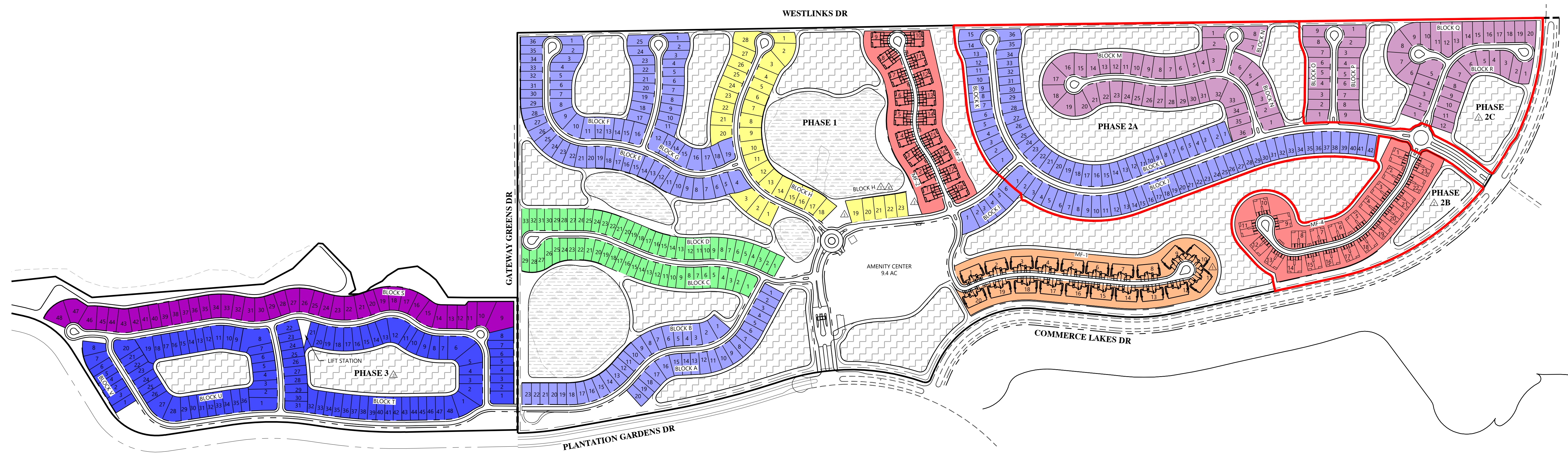
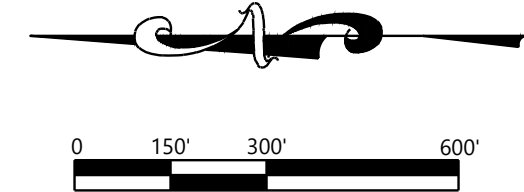
**Proposed FD-1 -Future Development**

4-plex multi-family	92	0.7	64.4	64.4
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**Total ERUs:Plats of Phase 1+ Phase 2A + Proposed Phase C + Proposed FD1** **598.7**

**Delta ERUs (Base ERU's at 611.73)** **13.03**

**True Up Cost Allocation Per ERU = \$27,095.29 \*** **\$ 353,051.63**



UNIT COUNT BREAKDOWN							
COLOR	LOT SIZE	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 3	TOTAL
<span style="color: red;">■</span>	4-PLEX	18 BUILDINGS X 4 = 72	0	23 BUILDINGS X 4 = 92	0	0	41 BUILDINGS X 4 = 164
<span style="color: orange;">■</span>	6-PLEX	20 BUILDINGS X 6 = 120	0	0	0	0	20 BUILDINGS X 6 = 120
<span style="color: yellow;">■</span>	67' LOTS	35	0	0	0	0	35
<span style="color: purple;">■</span>	62' LOTS	0	44	0	50 <sup>△</sup>	0	94
<span style="color: magenta;">■</span>	60' LOTS	0	0	0	0	40	40
<span style="color: blue;">■</span>	52' LOTS	126	93	0	0	0	219
<span style="color: green;">■</span>	46' LOTS	62	0	0	0	0	62
GRAND TOTAL		△ 415 UNITS	137 UNITS	92 UNITS	50 UNITS <sup>△</sup>	140 UNITS	834 UNITS <sup>△△△</sup>

PHASE 3 / BLOCKS R, S, T, & U <sup>△</sup>

REFERENCE ADD2016-00170 LEE COUNTY EPLAN FOR APPROVED ORDINANCE/DEVIATIONS

DEVIATION 1: RELIEF FROM SECTION 6.05.05.C.1.B.1 OF THE GATEWAY PUD ORDINANCE NUMBER 85-15, AS AMENDED, WHICH REQUIRES FRONT YARD SETBACK OF 20 FEET FOR A SINGLE FAMILY RESIDENCE TO ALLOW A FRONT YARD SETBACK OF 15 FEET FOR HOMES WITH SIDE ENTRY GARAGES.

DEVIATION 2: RELIEF FROM SECTION 6.05.05.C.1.B.2 OF GATEWAY PUD ORDINANCE NUMBER 85-15, AS AMENDED, WHICH REQUIRED A 7 FOOT SIDE YARD SETBACK FOR SINGLE FAMILY RESIDENCE TO ALLOW FOR A 5 FOOT SIDE YARD SETBACK.

<sup>△</sup> REVISED LOT SIZING FOR BLOCH H LOTS 19 TO 24 05/14/18  
<sup>△</sup> REVISED LOT SIZING FOR BLOCH H LOTS 19 TO 24 04/25/18  
<sup>△</sup> REVISED LOT SIZING FOR PHASES 2B AND 3 03/21/18  
<sup>△</sup> REVISED LOT SIZING FOR BLOCH H LOTS 19 TO 24 03/13/18

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Florida Certificates of Authorization  
EB 7663 LB 6952

CLIENT:	LENNAR HOMES
TITLE:	SITE PLAN OPTION #9
PROJECT:	ARBORWOOD PRESERVE
PROJECT NO:	140022.00.02
FILE NAME:	2018-05-14 1400220002X SP08

**Arborwood Community Development District**  
**Budget vs. Actual**  
**October 2017 through July 2018**

	<u>Oct '17 - Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3100 · O & M Assessments (On-Roll)	359,013.52	337,632.00	21,381.52	106.33%
01-3301 · O&M Assessments-Off Roll-Pulte	19,037.00	43,626.00	-24,589.00	43.64%
01-3814 · Debt Assessments-2005-2-Master	2,109,702.75	1,929,686.00	180,016.75	109.33%
01-3816 · Debt Assessments (2006A-2)	24,789.70	24,800.00	-10.30	99.96%
01-3817 · Debt Assessments (2006A-3)	802,739.60	802,726.00	13.60	100.0%
01-3818 · Debt Assessments (2014A-1)	291,699.80	220,728.00	70,971.80	132.15%
01-3824 · Dbt Asses-To Trustee-05-2-Mastr	-2,031,687.45	-2,123,539.00	91,851.55	95.68%
01-3826 · Debt Asses-Pd To Trustee-2006A2	-23,820.55	-22,862.00	-958.55	104.19%
01-3827 · Debt Asses-Pd To Trustee-2006A3	-771,353.30	-754,563.00	-16,790.30	102.23%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-280,294.65	-1,209,995.00	929,700.35	23.17%
01-3830 · Assessment Fees	-8,687.80	-66,312.00	57,624.20	13.1%
01-3831 · Assessment Discounts	-131,580.22	-132,623.00	1,042.78	99.21%
01-3850 · Miscellaneous Income	0.00	140,000.00	-140,000.00	0.0%
01-3913 · Debt Asmnts-05A2-Off Roll-Pulte	4,472.00	1,312,145.00	-1,307,673.00	0.34%
<b>Total Income</b>	<b>364,030.40</b>	<b>501,449.00</b>	<b>-137,418.60</b>	<b>72.6%</b>
<b>Expense</b>				
01-1130 · Payroll Tax Expense	596.70	912.00	-315.30	65.43%
01-1131 · Supervisor Fees	7,800.00	12,000.00	-4,200.00	65.0%
01-1310 · Engineering	37,135.61	40,000.00	-2,864.39	92.84%
01-1311 · Management Fees	28,926.60	34,712.00	-5,785.40	83.33%
01-1313 · Website Management	1,250.00	1,500.00	-250.00	83.33%
01-1315 · Legal Fees	18,951.21	45,000.00	-26,048.79	42.11%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	5,350.00	5,700.00	-350.00	93.86%
01-1330 · Arbitrage Rebate Fee	3,350.00	4,000.00	-650.00	83.75%
01-1332 · Amortization Schedule Fee	0.00	1,000.00	-1,000.00	0.0%
01-1450 · Insurance	14,496.00	16,000.00	-1,504.00	90.6%
01-1480 · Legal Advertisements	7,333.80	5,500.00	1,833.80	133.34%
01-1512 · Miscellaneous	2,087.16	3,000.00	-912.84	69.57%
01-1513 · Postage and Delivery	1,423.62	1,000.00	423.62	142.36%
01-1514 · Office Supplies	3,138.47	2,500.00	638.47	125.54%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1551 · Trustee Fees	32,229.23	47,000.00	-14,770.77	68.57%
01-1743 · Continuing Disclosure Fee	4,000.00	5,000.00	-1,000.00	80.0%
01-1803 · Aquatic Maintenance	0.00	2,000.00	-2,000.00	0.0%
01-1811 · Professional Fee & Permits (GF)	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	121.06	2,000.00	-1,878.94	6.05%
01-1816 · Off-Site Mitigtn Mnt(Tree Line)	0.00	5,000.00	-5,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%

**Arborwood Community Development District**  
**Budget vs. Actual**  
**October 2017 through July 2018**

	<u>Oct '17 - Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1819 · Wetland Monitoring (Passarella)	8,571.02	15,000.00	-6,428.98	57.14%
01-1820 · Off-Site Miti Maint (Panther)	55,568.54	84,000.00	-28,431.46	66.15%
01-1821 · Miti Maintenance (Parcel C)	0.00	5,000.00	-5,000.00	0.0%
01-1822 · Street Lighting - Utility	20,275.71	15,000.00	5,275.71	135.17%
01-1824 · Field Inspector (Somerset Only)	12,130.96	35,000.00	-22,869.04	34.66%
01-1825 · Lake Maintenance-Somerset Only	26,873.00	50,000.00	-23,127.00	53.75%
01-1826 · Preserve Maint -Somerset Only	0.00	45,000.00	-45,000.00	0.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
<b>Total Expense</b>	<u>291,783.69</u>	<u>500,999.00</u>	<u>-209,215.31</u>	<u>58.24%</u>
<b>Net Income</b>	<u><b>72,246.71</b></u>	<u><b>450.00</b></u>	<u><b>71,796.71</b></u>	<u><b>16,054.82%</b></u>

Bank Balance As Of 7/31/18	\$ 311,338.56
Accounts Payable As Of 7/31/18	\$ 16,619.04
Other Assets As Of 7/31/18	\$ 900.00
<b>Total Fund Balance As Of 7/31/18</b>	<b>\$ 295,619.52</b>