



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 18, 2019
9:00 A.M.**

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

www.arborwoodcdd.org
561.630.4922 Telephone
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AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
March 18, 2019
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. February 18, 2019 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Street Lighting Project
 - 2. Update on Brazilian Pepper Removal
- H. New Business
 - 1. Review of Exotic Maintenance on the Mitigation Parcel.....Page 6
 - 2. Discussion on Report of Bridgetown Pond Maintenance.....Page 11
 - 3. Presentation on Fiscal Year 2019/2020 Proposed Budget.....Page 60
- I. Administrative Matters
 - 1. Manager's Report
 - a. Financials.....Page 77
 - 2. Engineer Report
 - 3. Field Inspectors Report
- J. Board Members Comments
- K. Adjourn

News-Press, The

March 8, 2019

Miscellaneous Notices

NOTICE OF MEETING ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Arborwood Community Development District will hold a Board Meeting on March 18, 2019, at 9:00 a.m. at the Amenity Center Community Room located at Somerset at The Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913. The Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the meeting may be obtained from the District's website or by contacting the District Manager, Special District Services, located at 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134. There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Board Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (239) 444-5790. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based. Meetings may be cancelled from time to time without advertised notice. Kathleen Dailey District Manager Arborwood Community Development District www.arborwoodcdd.org AD# 3422922 Mar. 8, 2019

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 18, 2019**

A. CALL TO ORDER

The February 18, 2019, 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 February 11, 2019, as legally required.

C. ESTABLISH A QUORUM

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

Chairman	Terry Hammond	Present
Vice Chairman	John Hamilton	Present
Supervisor	Lawrence Carr	Present
Supervisor	Joan Pattison	Present
Supervisor	Gary Franz	Present

Staff members in attendance were:

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

Others present were: Charles Bernardo of Towercorp, Inc.; David Caldwell of WCI Communities; and the following District residents: Roger Bosworth, Denise Rafferty, Ray Holter, Jeff Gordish, Jerry Strohmenger and Jack Aycock.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Mr. Strohmenger indicated he was concerned about the reclaimed water lines that will be coming and asked if the CDD was going to finance the improvement. Mr. Hammond responded that the District would not be financing the improvement, as that is outside of the District's responsibility. Mr. Gordish

added that the improvement was three years out and a Treeline Council was being formed with all impacted developments in order to gather data.

F. APPROVAL OF MINUTES

1. January 21, 2019, Regular Board Meeting

The January 21, 2019, Regular Board Meeting minutes were presented for approval.

Mr. Hammond stated that the meeting started at 9:00 not 10:00. He further stated that Item F1 should reflect that he made the motion, not Mr. Hamilton. He also indicated under Item G1, the reference to OnPower should be changed to ASI.

Mr. Haber stated that on Page 3, Resolution 2019-01, the resolution title was wrong and needed to be updated to reflect the Mutual Aid Agreement. He also stated, under Item H2 that the “documents presented” indicated no true-up payment was due.

A **motion** was then made by Mr. Franz, seconded by Mr. Hamilton and passed unanimously approving the January 21, 2019, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update Regarding Street Lighting Project

Mr. Hammond stated that the project was moving slowly and the District will enter into a proposed contract with AIS for obtaining the permit. Mr. Haber reiterated that the District would be piggybacking another unit of government, obtaining the permits and will see what language is in the permit regarding City takeover. Mr. Evans stated that the City had a land development code that states there is a process and then the City will take over, so the takeover is laid out up front in the code. Mr. Carr clarified that there is one permit for the City and one permit for the portion of Treeline that is in Lee County. Mr. Hammond went over the background of the entire project and explained that, if for some reason, the City portion of the project falls apart, the entire project would not be done.

2. Update on Brazilian Pepper Removal

Mr. Hirniak advised that he had toured the property with Woods & Wetlands, and in certain areas where golf course ownership could be determined, the golf course manager has started removal of the invasives. Non-golf course property will need to be revisited. Mr. Evans stated that the areas are not newly grown and he is coordinating with the property appraiser to have a better map to present to Woods & Wetlands.

H. NEW BUSINESS

1. Consider Approval of Proposal and Authorization to Re-Enter into Agreement with AIS for Streetlight Maintenance

Mr. Hammond stated that the three year maintenance contract would expire February 24, 2019, and Mr. Haber was working on an essentially, identical contract. Mr. Haber clarified that the name is a new entity, but, in essence, is the same as the OnPower contract originally approved three years ago. He recommended approval of the contract and authorization for the Chairman to sign same.

A **motion** was made by Mr. Hamilton, seconded by Mrs. Pattison and passed unanimously approving the proposal from AIS for streetlight maintenance; and further authorizes the Chairman to sign said contract on behalf of the District.

2. Consider Towercorp Lease Request

Ms. Dailey went over the request to lease land for a cell phone communications tower. Mr. Bernardo of Towercorp stated that there were numerous complaints in the community regarding issues with 4G cellular service, which leads to having a 5G capacity issue. Mr. Evans stated that the tract is in a conservation easement and would require a SWFWMD release. He suggested that there is a square piece of land in the area that was withheld by Worthington Homes that was carved out of the conservation easement. Mr. Bernardo stated he would go to them first and then come back to the CDD, if necessary. There was a Board consensus for Mr. Bernardo to do so.

3. Consider Approval of Interlocal Agreement with Lee County for Tax Roll Processing

A **motion** was made by Mr. Hamilton, seconded by Mr. Carr and passed unanimously approving the Interlocal Agreement with Lee County for tax roll processing, as presented.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Financials – Ms. Dailey went over the financials and stated that the March 18, 2019, meeting would be used as an in-depth presentation of the budget. She also noted that there would be presentation at the April 15, 2019, meeting, with the Public Hearing on June 17, 2019. Mr. Franz and Mr. Hammond indicated they would not be present at that meeting, so there was a consensus of the Board to hold the budget Public Hearing on July 15, 2019. Mr. Hammond requested that each Board Member send specific comments and questions on the budget to Ms. Dailey to be covered at the March meeting. Mr. Franz suggested a financial analysis year to year of differences.

2. Engineer's Report

Mr. Evans stated that the pipe cleanout had been completed and that he expects the final report this week. He stated that the lake bank inspection had been started, but with the rain, they will have to wait to complete the inspection when the lake banks come back down.

3. Field Inspector's Report

Mr. Hirniak stated that Frank Lyta from the golf course is concerned with the appearance of various golf hole edges with dead torpedo grass that is creating a hedge. Mr. Carr stated this is not the responsibility of the CDD and to advise the HOA, if they want to address the issue for aesthetics. Mr. Hammond stated that the District's system is healthy and going beyond the required maintenance would set a precedence for all the District lakes.

J. BOARD MEMBER COMMENTS

Mr. Hammond stated that friends were playing golf and saw two panthers playing. Mr. Carr suggested they notify Fish and Wildlife. Mr. Hammond gave the background on the panther mitigation property.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Franz, seconded by Mr. Carr and passed unanimously to adjourn the Regular Board Meeting at 10:15 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair



PASSARELLA & ASSOCIATES INC

TO: Arborwood Community Development District Board

FROM: Mike Myers *MM/pz*

DATE: March 7, 2019

RE: Arborwood – Collier County Mitigation Parcel
2018/2019 Exotic Review Summary
Project No. 02WCO749

On January 29, 2019, I conducted a review of the exotic maintenance work completed by Aquatic Weed Control (AWC) on the 1,700± acre Collier County Mitigation Parcel (CCMP). AWC conducted their first exotic treatment session as part of their 2018/2019 contract. A schedule of the CCMP exotic treatment events and follow-up site inspections to date is provided in Table 1 attached. Also attached are a map (Figure 1) identifying the CCMP treatment areas and photographs (Photographs 1 through 5) taken during the site inspections. A more detailed summary of the site review and future work follows.

CCMP Exotic Work Summary and Timeline

January 29, 2019 – A site inspection of the CCMP was conducted by Passarella & Associates, Inc. (PAI) following AWC treatments conducted the last two weeks of December. The exotic treatment concentrated primarily on Brazilian pepper (*Schinus teribenthifolius*) and common reed (*Phragmites australis*) located primarily on the eastern one-third of the property (Figure 1). The Brazilian pepper was scattered throughout some upland islands and on spoil piles found along canal ditches. These areas were successfully treated, as illustrated in Photographs 1 and 2. The common reed treatment areas were located in wetland areas located in the northeast, southeast, and south-central portions of the property. They too were successfully treated, as shown in Photographs 3 and 4.

Future exotic treatment events will be scheduled by AWC during the late spring of 2019 (i.e., April/May). These treatment events will primarily focus, again, on Wright's nutrush (*Scleria lacustris*). The spraying events will occur in new areas, as well as in previously treated areas where it is re-emerging (Photograph 5). Following the spring treatment event, Passarella & Associates, Inc. will conduct a follow-up review.

MM/pz

Enclosures

cc: Les Stephens, w/enclosures

Offices in Florida and South Carolina



Photograph 1: Treated Brazilian pepper along ditch



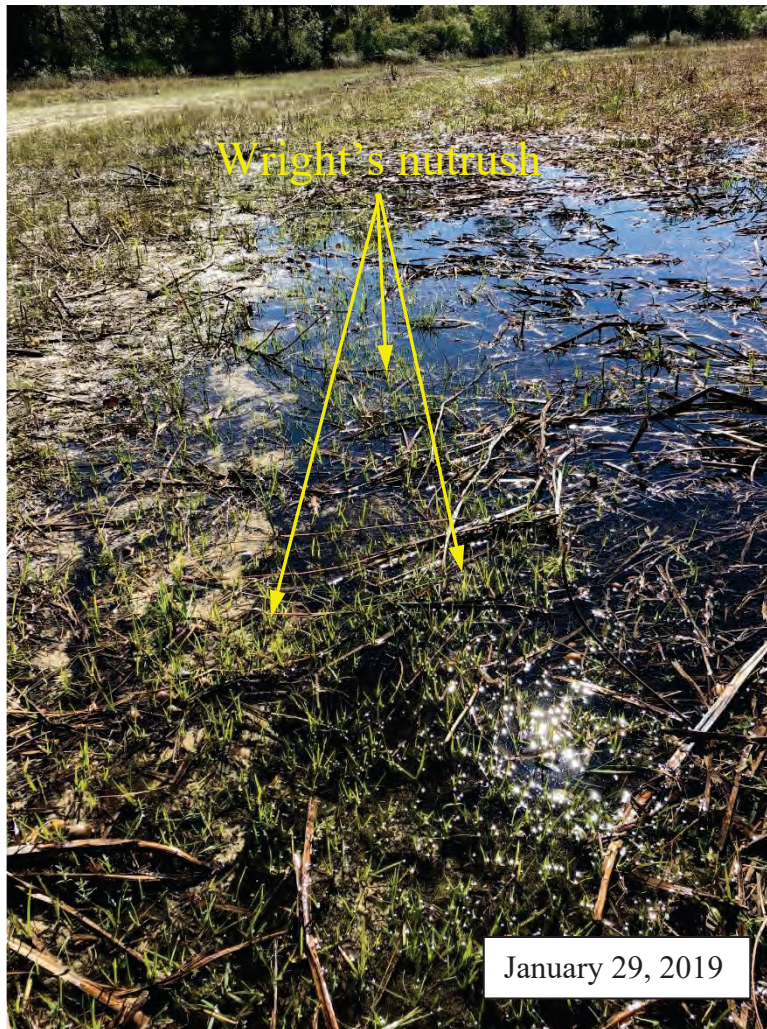
Photograph 2: Treated Brazilian pepper along ditch



Photograph 3: Treated common reed in northeastern wetland



Photograph 4: Treated common reed in southeast wetlands



Photograph 5: Emerging Wright's nutrush



Aquatics Report

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Friday, December 21, 2018
5:02:32 PM

Customer: 088075 - Bridgetown at The Plantation

Service Order No: I005434866

Temperature: 88

Treatment Date: 7/10/2018

Wind Direction: NorthWest

Start Time: 7/10/2018 11:16:00 AM

Wind Velocity: 1-10 MPH

End Time: 7/10/2018 2:58:00 PM

Precipitation: Clouds

Duration: 222

Precipitation %: 60%

Technician: Alvin Bruce

Control Consultant: Lori Clemence

Permit No: na

Tel: 941-685-0453

Primary Licensee Name: Alvin Bruce

Email: lclemence@clarke.com

Primary License No: CM25561

Primary License Name: FL62-620

Your Site Reference:

Our Site Reference: 001-0001

Water Temp:

Dissolved Oxygen: 999.00

Weed Algae	Percentage	Location	Treated
Shoreline Grasses	1	Shoreline	***No***
Filamentous	10	Shoreline	***No***



Aquatics Report

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Aquatics Report

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Aquatics Report

Your Site Reference:
Our Site Reference: 001-0002
Water Temp:
Dissolved Oxygen: 999.00

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Weed Algae	Percentage	Location	Treated
Chara spp.	10	Shoreline	Yes
Pennywort	5	Shoreline	***No***
Shoreline Grasses	20	Shoreline	***No***
Filamentous	10	Shoreline	Yes
Hydrilla	10	Shoreline	Yes





Aquatics Report

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Products Used	Used Quantity	Unit Of Measure
Aquatic herbicide	73.104	lbs
EPA Number n/a		
	Restrictions	Restriction Expires On
	Swimming	0 days n/a
	Irrigation	0 days n/a
	Fishing	0 days n/a



Aquatics Report

Your Site Reference:
Our Site Reference: 001-0003
Water Temp:
Dissolved Oxygen: 999.00

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Weed Algae	Percentage	Location	Treated
Shoreline Grasses	40	Shoreline	***No***
Hydrilla	10	Shoreline	Yes
Filamentous	20	Shoreline	Yes





Aquatics Report

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Products Used	Used Quantity	Unit Of Measure
Aquatic herbicide	77.836	lbs
EPA Number n/a		
	Restrictions	Restriction Expires On
	Swimming	0 days n/a
	Irrigation	0 days n/a
	Fishing	0 days n/a



Aquatics Report

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Customer: 088075 - Bridgetown at The Plantation

Service Order No: I005434866

Temperature: 88

Treatment Date: 7/10/2018

Wind Direction: West

Start Time: 7/10/2018 10:37:00 AM

Wind Velocity: 1-10 MPH

End Time: 7/10/2018 3:25:00 PM

Precipitation: Clouds

Duration: 288

Precipitation %: 70%

Technician: Nolan Norris

Control Consultant: Lori Clemence

Permit No: na

Tel: 941-685-0453

Primary Licensee Name: Nolan Norris

Email: lclemence@clarke.com

Primary License No: CM21404

Primary License Name: FL62-620

Your Site Reference:

Our Site Reference: 002-0028

Water Temp:

Dissolved Oxygen: 999.00

Weed Algae	Percentage	Location	Treated
Filamentous	30	Shoreline	***No***
Shoreline Grasses	50	Shoreline	Yes



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Aquatics Report

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Products Used	Used Quantity	Unit Of Measure
Aquatic herbicide	6	oz
EPA Number n/a		
	Restrictions	Restriction Expires On
	Swimming	0 days n/a
	Irrigation	120 days 11/07/2018 03:25 PM
	Fishing	0 days n/a
Spreader / Sticker	1	oz
EPA Number n/a		



Aquatics Report

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	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a
Surfactant	2	oz	
EPA Number n/a			
	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a
Water conditioning agent	2	oz	
EPA Number n/a			
	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a



Aquatics Report

Your Site Reference:
Our Site Reference: 002-0034
Water Temp:
Dissolved Oxygen: 999.00

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Weed Algae	Percentage	Location	Treated
Cattail	1	Shoreline	Yes
Shoreline Grasses	50	Shoreline	Yes
Filamentous	40	Shoreline	***No***





Aquatics Report

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Products Used	Used Quantity	Unit Of Measure
Aquatic herbicide	6	oz
EPA Number n/a		
	Restrictions	Restriction Expires On
	Swimming	0 days n/a
	Irrigation	120 days 11/07/2018 03:25 PM
	Fishing	0 days n/a
Spreader / Sticker	1	oz
EPA Number n/a		



Aquatics Report

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	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a
Surfactant	2	oz	
EPA Number n/a			
	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a
Water conditioning agent	2	oz	
EPA Number n/a			
	Restrictions	Restriction Expires On	
	Swimming	0 days	n/a
	Irrigation	0 days	n/a
	Fishing	0 days	n/a



Aquatics Report

Your Site Reference:
Our Site Reference: 002-0035
Water Temp:
Dissolved Oxygen: 9.00

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Weed Algae	Percentage	Location	Treated
Shoreline Grasses	40	Shoreline	Yes
Chara spp.	40	Shoreline	Yes
Filamentous	40	Shoreline	Yes





Aquatics Report

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Products Used	Used Quantity	Unit Of Measure
Aquatic herbicide	12	oz
EPA Number		
n/a		
	Restrictions	Restriction Expires On
	Swimming	0 days n/a
	Irrigation	120 days 11/07/2018 03:25 PM
	Fishing	0 days n/a
Broad spectrum bacteriacide, algaecide, herbicide	3.021	lbs



Aquatics Report

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EPA Number
n/a

	Restrictions	Restriction Expires On
Swimming	0 days	n/a
Irrigation	0 days	n/a
Fishing	0 days	n/a
Spreader / Sticker	2	oz

EPA Number
n/a

	Restrictions	Restriction Expires On
Swimming	0 days	n/a
Irrigation	0 days	n/a
Fishing	0 days	n/a
Surfactant	22.912	oz

EPA Number
n/a

	Restrictions	Restriction Expires On
Swimming	0 days	n/a
Irrigation	0 days	n/a
Fishing	0 days	n/a
Water conditioning agent	4	oz

EPA Number
n/a

	Restrictions	Restriction Expires On
Swimming	0 days	n/a
Irrigation	0 days	n/a
Fishing	0 days	n/a



Aquatics Report

Page 1 of 9
Friday, December 21, 2018
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Customer: 088075 - Bridgetown at The Plantation

Service Order No: I005434869

Temperature: 83

Treatment Date: 10/31/2018

Wind Direction: East

Start Time: 10/31/2018 1:37:00 PM

Wind Velocity: 11-15 MPH

End Time: 10/31/2018 1:55:00 PM

Precipitation: Clouds

Duration: 18

Precipitation %: 30%

Technician: Alvin Bruce

Control Consultant: Lori Clemence

Permit No: na

Tel: 941-685-0453

Primary Licensee Name: Alvin Bruce

Email: lclemence@clarke.com

Primary License No: CM25561

Primary License Name: FL62-620

Your Site Reference:

Our Site Reference: 001-0004

Water Temp:

Dissolved Oxygen:

Weed Algae	Percentage	Location	Treated
Shoreline Grasses	15	Shoreline	***No***
Filamentous	30	Shoreline	***No***



Aquatics Report

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Aquatics Report

Your Site Reference:
Our Site Reference: 001-0006
Water Temp:
Dissolved Oxygen:

Weed Algae	Percentage	Location	Treated
Shoreline Grasses	30	Shoreline	***No***
Filamentous	10	Shoreline	***No***



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Aquatics Report

Your Site Reference:
Our Site Reference: 001-0007
Water Temp:
Dissolved Oxygen:

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Weed Algae	Percentage	Location	Treated
Shoreline Grasses	20	Shoreline	***No***
Filamentous	20	Shoreline	***No***





Aquatics Report

Your Site Reference:
Our Site Reference: 001-0008
Water Temp:
Dissolved Oxygen:

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Weed Algae	Percentage	Location	Treated
Shoreline Grasses	10	Shoreline	***No***
Filamentous	20	Shoreline	***No***





Aquatics Report

Your Site Reference:
Our Site Reference: 001-0009
Water Temp:
Dissolved Oxygen:

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Weed Algae	Percentage	Location	Treated
Shoreline Grasses	10	Shoreline	***No***
Filamentous	10	Shoreline	***No***



Aquatics Report

Your Site Reference:
Our Site Reference: 002-0021
Water Temp:
Dissolved Oxygen:

Weed Algae	Percentage	Location	Treated
Filamentous	50	Shoreline	***No***
Shoreline Grasses	10	Shoreline	***No***



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Aquatics Report

Your Site Reference:
Our Site Reference: 002-0022
Water Temp:
Dissolved Oxygen:

Weed Algae	Percentage	Location	Treated
Filamentous	40	Shoreline	***No***
Shoreline Grasses	5	Shoreline	***No***



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Aquatics Report

Your Site Reference:
Our Site Reference: 002-0023
Water Temp:
Dissolved Oxygen:

Weed Algae	Percentage	Location	Treated
Filamentous	20	Shoreline	***No***



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Price Quote

PROJECT NAME: Bridgetown 2018 Littoral Planting

ATTENTION: Jeffery Belle

Bridgetown HOA

jbelle@kwpropertymanagement.com

(239) 478-7513

PRICE QUOTED: Total Price

Description

Littoral Planting XXXX

SCOPE OF WORK:

Littoral Planting

Clarke® will provide the labor and materials necessary to supply, deliver, and install aquatic plant species within several lakes at the Bridgetown community located in Lee County, Florida. Please refer to the table below for plant species, size, and unit pricing information. Plants will be installed on the following lakes: 1-01, 1-02, 1-03, 1-04, 1-05, 1-06, 1-07, 1-08, 1-09, 1-10, 2-22, and 2-34. Please refer to the attached map for a location of the lakes. All plants will be delivered disease free and in good health at the time of installation. All work will be directed by a qualified project manager.

Common Name	Scientific Name	Size	Qty
Golden Canna	Canna flaccida	BR	2,625
Pickrelweed	Pontederia cordata	BR	16,470
Arrowhead	Sagittaria lancifolia	BR	17,320
Spikerush	Eleocharis spp	BR	17,250
Soft Stemmed Bulrush	Scirpus validus	BR	100
Blue flag iris	Iris spp.	BR	210
Swamp lily	Crinum americanum	BR	1,160
Duck potato	Sagittaria latifolia	BR	100

Pond 00-01

Spikerush = 570 linear feet two staggered rows planted at 12" centers 570 x 2 = 1400

Pickrelweed = 700 ft. planted on 12" centers in two staggered rows in the mid littoral zone 700ft x 2 = 1400

Sagittaria Lancifolia – 700 ft. planted on 12" centers in two staggered rows in Mid littoral zone 700ft x 2 = 1400

Golden Canna - 250 ft. planted on 12' center in one row in the upper littoral zone 250 ft. x 1 = 250

Blue Flag iris – 6 areas planted in clumps of 25 planted in the upper littoral zone

Pond 00-02

Spikerush – 900 ft. planted on 12'centers in two staggered rows in lower littoral zone 900ft. x 2 = 1800

Pickrelweed - 450 ft. planted on 12" centers in two staggered rows mid littoral zone 450ft x 2 = 900

Sagittaria Lancifolia - 450 ft. planted on 12' centers in two staggered rows in mid littoral zone 450ft. x 2 = 900

Golden Canna – 300ft . planted on 12” centers one row upper littoral zone 300ft x 1 = 300

Pond 00-03

Spikerush – planted in lower littoral zone where needed two staggered rows planted at 12” centers 790 x 2 = 1580

Pickerelweed – 650ft planted on 12” centers in two staggered rows in mid littoral zone 650ft x 2 = 1300

Sagittaria Lancifolia - 650ft planted on 12” centers in two staggered rows in mid littoral zone 650ft x 2 = 1300

Golden Canna – 190 ft. planted on 12” centers in one row in upper littoral zone 190ft. x 1 = 190

Swamp Lily – 60 ft. planted on 12” centers in two staggered rows in upper littoral zone 60ft. x 2 = 120

Pond 00-04

Spikerush – 1008ft planted on 12” centers in two staggered rows in lower littoral zone 1008ft x 2 = 2016

Pickerelweed – 425ft. planted on 12” centers in two staggered rows in mid littoral zone 425ft x 2 = 850

Sagittaria Lancifolia - 600 ft. planted on 12” centers in two staggered rows in mid littoral zone 600ft x 2 = 1200

Golden Canna – 180 ft. planted on one row upper littoral 180 x 1 = 180

Pond 00-05

Spikerush – 590 ft. planted on 12” centers in two staggered rows in lower littoral zone 590ft x 2 = 1180

Pickerelweed – 600 ft. planted on 12” centers in two staggered rows in mid littoral zone 600ft x 2 = 1200

Sagittaria Lancifolia – 510 ft. planted on 12” centers in two staggered rows in mid littoral zone 510ft x 2 = 1020

Golden Canna 150 ft. planted on 12” centers in two staggered rows in upper littoral zone 150ft x 2 = 300

Pond 00-06

Spikerush – 2112 ft. planted on 12” centers in two staggered rows in lower littoral zone 2112ft x 2 = 4224

Pickerelweed – 1000 ft. planted on 12” centers in two staggered rows in mid littoral zone 1000ft x 2 = 2000

Sagittaria Lancifolia – 1065ft planted on 12” centers in two staggered rows in mid littoral zone 1065ft x 2 = 2130

Sagittaria Latifolia - 50ft. planted on 12” centers in two staggered rows in mid littoral zone 50ft x 2 = 100

Golden Canna – 625 ft. planted on 12” centers in one row in upper littoral zone 625ft x 1 = 625

Pond 00-07

Spikerush - 145ft. planted on 12” centers in two staggered rows in lower littoral zone 145ft x 2 = 290

Pickerelweed - 630 ft. planted on 12” centers in two staggered rows in mid littoral zone 630ft x 2 = 1260

Sagittaria Lancifolia – 630 ft. planted on 12” centers in two staggered rows in mid littoral zone 630ft x 2 = 1260

Golden Canna - 100 ft. planted on 12” centers in one row in upper littoral zone 100ft x 1 = 100

Blue Flag Iris - 3 areas planted in clumps of 12 in the upper littoral zone 12 x 3 = 36

Three square Bulrush - 50 ft. planted on 12” centers in two staggered rows in mid littoral zone 50ft x 2 = 100

Pond 00-08

Pickerelweed – 800 ft. planted on 12” centers in two staggered rows in mid littoral zone 800 ft. x 2 = 1600

Sagittaria Lancifolia – 8000 ft. planted on 12” centers in two staggered rows in mid littoral zone 800 ft. x 2 = 1600

Swamp Lily – 200 ft. planted on 12” centers in two staggered rows in upper littoral zone 200 ft. x 2 = 400

Pond 00-09

Spikerush – 185 ft. planted on 12” centers in two staggered rows in lower littoral zone 185 ft. x 2 = 370

Pickerelweed – 880 ft. planted on 12” centers in two staggered rows in mid littoral zone 880 ft. x 2 = 1760

Sagittaria Lancifolia – 880 ft. planted on 12” centers in two staggered rows in mid littoral zone 880 ft. x 2 = 1760

Swamp Lily - 120 ft. planted on 12” centers in two staggered rows in upper littoral zone 120 ft. x 2 = 240

Blue flag Iris - 2 areas of Blue flag iris planted in clumps of 12 in the upper littoral zone 12 x 2 = 24

Pond 00-10

Spikerush – 815 ft. - planted on 12” centers in two staggered rows in lower littoral zone 815 ft. x 2 = 1630

Pickerelweed - 600 ft. - planted on 12” centers in two staggered rows in mid littoral zone 600 ft. x 2 = 600

Sagittaria Lancifolia - 550 ft. planted on 12” centers in two staggered rows in mid littoral zone 550 ft. x 2 = 1100

Golden Canna - 190 ft. planted on 12” centers in two staggered rows in upper littoral zone 190 ft. x 2 = 380

Pond 02-22

Spikerush – 815 ft. planted on 12" centers in two staggered rows in lower littoral zone 815 ft. x 2 = 1630
Pickerelweed – 600 ft. planted on 12" centers in two staggered rows in mid littoral zone 600 ft. x 2 = 1200
Sagittaria Lancifolia – 550 ft. planted on 12" centers in two staggered rows in mid littoral zone 550 ft. x 2 = 1100
Swamp Lily – 100 ft. planted on 12" centers in two staggered rows in upper littoral zone 100 ft. x 2 = 200

Pond 02-34

Spikerush – 565 ft. planted on 12" centers in two staggered rows in lower littoral zone 565 ft. x 2 = 1130
Pickerelweed – 1200 ft. planted on 12" centers in two staggered rows in mid littoral zone 1200 ft. x 2 = 2400
Sagittaria Lancifolia – 1275 ft. planted on 12" centers in two staggered rows in mid littoral zone 1275 ft. x 2 = 2550
Swamp Lily – 100 ft. planted on 12" centers in two staggered rows in upper littoral zone 100 ft. x 2 = 200
Golden Canna 150 ft. planted on 12" centers in two staggered rows in upper littoral zone 150 ft. x 2 = 300

BRIDGETOWN HOMEOWNERS ASSOCIATION PONDS AND PRESERVES COMMITTEE CHARTER

Date: August 24, 2017

Committee Type: Advisory

WHEREAS, Article X, Section 10.1 of the BRIDGETOWN AT THE PLANTATION COMMUNITY ASSOCIATION, INC. Bylaws provides that the Board of Directors (Board), may, from time to time, appoint committees to provide advice and recommendations; and

WHEREAS, Article X, Section 10.2 provides that the several committees shall act only as committees and the individual members thereof shall have no power or authority to act on behalf of the Board or the Association; and

WHEREAS, the Board deems it necessary, desirable, and in the interest of the individual lot owners and the Association to create a standing committee for the purpose of advising and assisting the Board in identifying, understanding and recommending approaches to pond and preserve issues, that may have a bearing on the continued safety, well-being, and efficient operation of the Association.

NOW, THEREFORE, the Board hereby resolves to create:

The Ponds and Preserves Committee (PAPC) as a Standing Committee for an indefinite term subject to the following terms and rules:

I. RESPONSIBILITY

A. Purpose: The primary purpose of the PAPC is to advise and assist the Board to best maintain the long-term functioning, health, and aesthetics of the ponds and preserves within Bridgetown. This will be done (working along with the Bridgetown's Property Management Company or PMC) by interfacing with Southwest Florida Water Management District (SWFWMD) and with vendors hired to perform maintenance of the ponds and preserves. The PAPC will then provide recommendations to the Board for actions including, but not limited to, expenses related to ponds and preserves, and hiring and monitoring maintenance contractors.

B. Duties:

1. Monitor ponds and preserves on a quarterly basis to ensure compliance with SWFWMD regulations. Both ponds and preserves in Bridgetown are regulated by SWFWMD which has the authority to require remediation of issues and may level fines for violations. Fines would be directed to the Arborwood CDD which has legal responsibility for the ponds and preserves.

2. With the PMC, review the performance of the vendors maintaining ponds and preserves on a quarterly basis to ensure the vendors are meeting contracted expectations including action items, reporting, and communication with the Board, the PMC, and the PAPC. With the PMC,

recommend to the Board if the annual contracts with current vendors should continue, or a new vendor should be selected to improve performance. If the latter is the case, the PMC and the PAPC will work with the Board to develop a Request for Proposal (RFP) for new vendors, schedule meetings with vendors, and make recommendations in the vendor selection process.

3. Conduct monthly water sampling as part of the Pond Watch Program of the Lee County Water Hyacinth Control District. Water samples are analyzed for various water quality parameters (including phosphates and nitrates) free of charge and are returned to the PAPC.

4. Hold informational meetings with residents to educate them on the current status of the ponds and preserves. This includes meetings with new owners and presentations by vendors. The PAPC will upload information on ponds and preserves to the Community website for resident's information.

5. Meet with individual residents who have concerns about their ponds and preserves and relay those concerns to the vendor, the PMC, and/or the Board, as needed.

C. Jurisdiction: The PAPC will focus on the long-term functioning, health, and aesthetics of the ponds and preserves within Bridgetown.

D. Sub-committees: The Committee may impanel subordinate committees (ad-hoc, task force or standing) for a defined purpose and with a term of service not to exceed six months, as they deem necessary. The Board of Directors must approve any subordinate committee that would have a term of service longer than six months.

II. MANNER OF ORGANIZATION

A. Membership:

1. The PAPC shall consist of at least five (5) and no more than nine (9) members approved by the Board.

2. PAPC members shall be members of the Association; however, they may not simultaneously be members of the Association's Board.

3. Members of the Board shall be informed of scheduled meetings and may attend and participate in the meetings of the PAPC but may not vote on any motion.

4. For the purpose of conducting its business, a simple majority of members shall constitute a quorum. Members may participate by telephone if those members are out of town for a scheduled meeting.

B. Terms:

1. Starting on January 1, 2018, PAPC members shall normally serve a term of two (2) years and shall be eligible to serve no more than two (2) terms consecutively. PAPC service during the remainder of 2017 (the first partial year of the PAPC's existence - 2017) is not included when counting the term of service.

2. In an effort to promote continuity, terms should be staggered so that one-half, or the closest number to one-half, of the PAPC membership is appointed or reappointed each year.

3. Except for members appointed to complete another member's term, terms of the PAPC members will begin on January 1 and end on December 31.

4. A PAPC member appointed to replace another prior to the completion of that person's term will serve out the remainder of that term. At the close of that term he or she can be re-appointed to serve a full term. Serving out a partial term does not preclude anyone from serving two full terms. In the case of replacing a PAPC chair who fails to complete a term, the new chair may be reappointed by the Board to serve out the full term and can be re-appointed for up to two successive one-year terms.

C. Committee Chair:

1. The PAPC Chair shall be a member of the PAPC, shall be appointed annually by the Board, and shall serve no more than two (2) consecutive years in that position.

2. The PAPC shall designate a Vice Chair for approval by the Board who could become the Chair after the term of the Chair, providing that the Vice Chair agrees to serve in that capacity, and it is approved by the Board. Meetings without the Chair are not anticipated; however, in the absence of the Chair, the Vice Chair shall conduct the meeting.

D. Removal of Members: The Board may remove a member of the PAPC, with or without cause. Vacancies will be filled in accordance with the Board's policy regarding committee vacancies and by appointment of the Board.

E. Recorder: The PAPC Chair shall designate a Recorder from among the members of the PAPC. The Recorder shall be responsible for maintaining the PAPC records, minutes of meetings, and assisting the Chair in preparing quarterly and annual reports to the Board as required.

III. MANNER OF OPERATION

A. Board/Committee Relationship: The PAPC shall conduct itself in the best interest of the Association and in accordance with this Charter, the Association's Declaration, Bylaws, and Rules and Regulations.

B. Function of the Chair: The function of the Chair (or the presiding officer at the meeting) shall include the following:

1. Coordinating and supervising PAPC activities and meetings to ensure that responsibilities and duties as specified in the charter are met.

2. Preparing required reports to the Board.

3. Representing the PAPC to the Board.

4. Recruiting and nominating prospective members for appointment by the Board in accordance with the Board's committee vacancy policy.

C. Meetings:

1. The PAPC will meet as often as deemed necessary by the Chair and at least quarterly, with notice to all members and the Board.

2. The Chair, in consultation with members, will determine the meeting agendas.

3. All meetings shall be open to all members of the Association. Notice of each meeting shall be provided in time for publication to the membership. At least one copy of the agenda and any supporting material shall be made available for inspection by the membership at each meeting of the Committee.

D. Reporting:

1. The PAPC shall provide quarterly, annual, and special reports as requested, summarizing its activities to the Board.

2. Copies of all approved meeting minutes shall be delivered to the Board as soon as practical.

E. Media Inquiries and Releases: All media inquiries will be referred to the President of the Board for coordination and appropriate response. Proposed press/media releases will follow the guidelines posted on the Association website for releases.

F. Budget: None. Any proposed expenditure must be submitted to the Board for approval and disbursement. Any proposed contract recommended by the PAPC must be submitted to the Board for their approval and action.

Activities of Bridgetown Ponds and Preserves Committee Related to Pond Maintenance

The Ponds and Preserves Committee (PAPC) was formed as one of the Home Owners Association (HOA) transition committees in Spring of 2016. Following Turnover in Winter 2017, PAPC has been an ongoing committee.

The following attached items help to summarize the activities of PAPC during its existence.

1. PAPC Charter – All HOA committees were asked to draft charters which were then modified and approved by the HOA Board. The PAPC Charter is attached (*BT - Ponds and Preserves Committee Charter - DFK, RJS 082417 Rev. 2 - Approved - No WMark*).

2. Pond Maintenance by external contractor – Clarke Environmental was hired by Pulte and by the HOA Board prior to HOA turnover. Pulte remained the pond maintenance contractor until the end of 2018. Sample reports from Clarke Environmental for the period following HIA turnover are attached (*Aquatic Weed Report Master 7 10 18* and *Aquatic Weed Report Master 10 31 18*). Lake Doctors was contracted by the Board to begin maintaining the ponds starting on January 2018. Lake Doctor's January, 2019 report is attached (*The Lake Doctors - Bridgetown service reports January 2019*).

3. Lee County Pond Watch Participation – Beginning in 2016, PAPC began taking water samples to Lee County Pond Watch (<https://lchcd.org/pond-watch-program/>) to monitor water quality over time. These samples are collected monthly and analyzed (at no cost to the HOA) for various nutrients and other chemical properties of three lakes in Bridgetown. The most recent data are summarized on a web site for the Charlotte Harbor Water Atlas (<http://chnep.wateratlas.usf.edu/pond-watch-program/>). These are listed under Pond Watch Sample Sites. There are four ponds listed under Bridge Town (*sic*). Pond 97 was only sampled a few times; ponds 3, 18, and 28 have been sampled monthly for more than two years (September 2017 samples were not conducted due to Hurricane Irma).

4. Additional littoral plantings – During transition, PAPC noted that additional littoral plantings were needed on many ponds within Bridgetown. In spring of 2017, Clarke planted additional littoral plants on a number of ponds. The contract for this is attached (*Bridgetown - Littoral Plants for suggested ponds - May 2017*). These plantings were made over a two-week period. Immediately following the plantings, there were heavy rains which limited the survival of these plants. As a "Force Majeure Event", these plantings were mostly lost. In spring of 2018, littorals were replanted; contract attached (*Bridgetown - Revised Littoral Quote - May 2018*).

5. Pond depth maps – The depths of existing ponds were mapped by Clarke Environmental at the request of PAPC to the HOA Board. This was to establish a baseline of pond depths for future comparisons over time. Sample maps for one pond are attached (*Emailing bridgetown 02-28 report, bridgetown 02-28 sed, bridgetown 02-28 veg, bridgetown 02-28 depth 7 10 17.zip*).

6. Monitoring ponds – Members of PAPC have monitored ponds on an ongoing basis. This includes visits (perhaps quarterly) to all ponds to evaluate littorals, water quality, and look for major erosion problems. PAPC members currently do not have the engineering expertise to evaluate erosion problems and, if

such are identified, would need to refer these to either the CDD or someone else for evaluation. Monitoring also includes meeting with members who have issues or questions to see if these can be addressed. A sample of a recent monitoring trip is attached (*walk around 12 20 18*).



The Lake Doctors, Inc.
Aquatic Management Services

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SERVICE REPORT

CUSTOMER: BRIDGETOWN AT THE PLANTATION ACCOUNT # 725082
BIOLOGIST: CODY DATE: 1-10/1-17/1-24 TIME: 10 HRS

SERVICES INCLUDED

SITE:	1	2	3	4	5	6	7				SUGGESTED SERVICES
ALGAE	✓	✓	✓	✓	✓	✓	✓				WATER QUALITY ANALYSIS ☐
EMERGENT	✓	✓	✓	✓	✓	✓	✓				GAME FISH STOCKING ☐
UNDERWATER	✓	✓	✓	✓	✓	✓	✓				GRASS CARP PERMITTING... ☒
FLOATING	✓	✓	✓	✓	✓	✓	✓				FOUNTAIN/ AERATION ☐
TERRESTRIAL											MUCK DIGESTOR PROGRAM ☐
DAYS RESTRICTED											AQUATIC PLANTS ☐
D.O.	4.5	5	5	4	4.5	5.5	5				MIDGE/MOSQUITO CONTROL ☐
											POND DYE APPLICATION ... ☐

BIOLOGIST COMMENTS

METHOD	WATER LEVEL	CLARITY	TREATED ONLY CHARA THAT HAS TOPPED OUT OR IS ABOUT TO. SPRAYED HYORILLA IN MULTIPLE LAKES. I DID NOT SPRAY ANY SHORELINE GRASS THIS MONTH.
BOAT ☒	LOW ☐	TANNIC ☐	
BACKPACK ☐	NORMAL ☒	CLEAR ☒	
AIR BOAT ☐	HIGH ☐	TURBID ☐	
ATV ☐		PLANKTONIC ☐	

CUSTOMER SIGNATURE _____





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SERVICE REPORT

CUSTOMER: Bridgetown at the Plantation

ACCOUNT # 725082

BIOLOGIST: Andrew H.

DATE: 1/10-1/17-1/28 TIME: 8 hours

SERVICES INCLUDED

SITE:	lakes	8	9	10	12	11	13	14	22	23		SUGGESTED SERVICES
ALGAE		X	X	X	X				X	X		WATER QUALITY ANALYSIS ☐
EMERGENT					X	X	X	X				GAME FISH STOCKING ☐
UNDERWATER		X	X	X	X				X	X		GRASS CARP PERMITTING .. ☐
FLOATING		X	X	X	X				X	X		FOUNTAIN/ AERATION ☐
TERRESTRIAL					X	X	X	X				MUCK DIGESTOR PROGRAM ☐
DAYS RESTRICTED		0	0	0	0	0	0	0	0	0		AQUATIC PLANTS ☐
DO:		8	8	9	7	9	8	8	5	7		MIDGE/MOSQUITO CONTROL ☐
												POND DYE APPLICATION ... ☐

WEEDS TREATED

BIOLOGIST COMMENTS

METHOD	WATER LEVEL	CLARITY	Plants treated: Hydrilla, controlled Chara, small cattail clumps, naiad and bladderwort
BOAT ☒	LOW ☐	TANNIC ☐	
BACKPACK ☐	NORMAL ☐	CLEAR ☒	
AIR BOAT ☐	HIGH ☒	TURBID ☐	
ATV ☐		PLANKTONIC ☐	

CUSTOMER SIGNATURE _____





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SERVICE REPORT

CUSTOMER: Bridge town at The Plantation Community ACCOUNT # 725082
BIOLOGIST: Geoff DATE: 1/10-17-24/19 TIME: 8 hr

SERVICES INCLUDED

WEEDS TREATED	SITE:	15	16	17	18	19	20	21				SUGGESTED SERVICES
	ALGAE	✓	✓	✓	✓	✓	✓	✓				WATER QUALITY ANALYSIS ☐
	EMERGENT						✓					GAME FISH STOCKING ☐
	UNDERWATER		✓	✓	✓	✓	✓	✓				GRASS CARP PERMITTING .. ☐
	FLOATING											FOUNTAIN/ AERATION ☐
	TERRESTRIAL											MUCK DIGESTOR PROGRAM ☐
	DAYS RESTRICTED											AQUATIC PLANTS ☐
												MIDGE/MOSQUITO CONTROL ☐
	O ₂	5	5	4	8	8	5	5				POND DYE APPLICATION ... ☐

BIOLOGIST COMMENTS

METHOD	WATER LEVEL	CLARITY	Sparse to moderate invasive aquatic plants in every lake.
BOAT ☒	LOW ☐	TANNIC ☐	
BACKPACK ☐	NORMAL ☒	CLEAR ☒	
AIR BOAT ☐	HIGH ☐	TURBID ☐	
ATV ☒		PLANKTONIC ☐	

CUSTOMER SIGNATURE _____





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SERVICE REPORT

CUSTOMER: Bridgetown at the plantation ACCOUNT # 725082
BIOLOGIST: John & Greg DATE: (1/10)(1/17)(1/18) TIME: 10

SERVICES INCLUDED

SITE:	22	23	24	25	26	27	28				SUGGESTED SERVICES
ALGAE	✓		X	X	X	X					WATER QUALITY ANALYSIS ☐
EMERGENT											GAME FISH STOCKING ☐
UNDERWATER	X	X					X				GRASS CARP PERMITTING .. ☐
FLOATING											FOUNTAIN/ AERATION ☐
TERRESTRIAL	X		X	X	X	X					MUCK DIGESTOR PROGRAM ☐
DAYS RESTRICTED											AQUATIC PLANTS ☐
D.O.	5	6	8	6	9	5	6				MIDGE/MOSQUITO CONTROL ☐
											POND DYE APPLICATION ... ☐

WEEDS TREATED

BIOLOGIST COMMENTS

METHOD	WATER LEVEL	CLARITY	Treated: Hydrilla, Pondweed, algae, Charra reaching the waters surface & overgrown grasses.
BOAT ☒	LOW ☒	TANNIC ☐	
BACKPACK ☐	NORMAL ☐	CLEAR ☒	
AIR BOAT ☐	HIGH ☐	TURBID ☐	
ATV ☒		PLANKTONIC ☐	

CUSTOMER SIGNATURE _____





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SERVICE REPORT

CUSTOMER: Bridgetown at the Plantation ACCOUNT # 725082
BIOLOGIST: Jacob DATE (1/10)(1/17)(1/28) TIME: 6.5 hr

SERVICES INCLUDED

WEEDS TREATED	SITE:	29	30	31	33	34	35	32				SUGGESTED SERVICES
	ALGAE	✓	✓	✓		✓	✓	✓				WATER QUALITY ANALYSIS ☐
	EMERGENT											GAME FISH STOCKING ☐
	UNDERWATER	✓	✓				✓					GRASS CARP PERMITTING ... ☒
	FLOATING											FOUNTAIN/ AERATION ☐
	TERRESTRIAL											MUCK DIGESTOR PROGRAM ☐
	DAYS RESTRICTED	Ø	Ø	Ø	Ø	Ø	Ø	Ø				AQUATIC PLANTS ☐
												MIDGE/MOSQUITO CONTROL ☐
	D.O.	5	6	5	6	6	6	5				POND DYE APPLICATION ... ☒

BIOLOGIST COMMENTS

METHOD BOAT ☒ BACKPACK ☐ AIR BOAT ☐ ATV ☐	WATER LEVEL LOW ☐ NORMAL ☒ HIGH ☐	CLARITY TANNIC ☐ CLEAR ☒ TURBID ☐ PLANKTONIC ☐	Added dye to lake 33. Treated algae and submersed in lakes 29, 30, 31, 34, 35, and 32. Thank you!
---	---	--	--

CUSTOMER SIGNATURE _____



<u>Ponds</u>	<u>Littoral status</u>	<u>Bare spots</u>	<u>Increased bank slope</u>	<u>Chara floating</u>	<u>Torpedo grass</u>	<u>Active building</u>	<u>Other?</u>
1	good	few	E, N at least			no	
2	good			some N		no	
3	few		W, S			no	
4	good		yes			no	
5	good		yes			no	
6	some		yes		yes	no	bulrushes
7	few		some			no	
8	good					no	
9	good	some				no	
10	good?	yes		some		no	
11	good	yes				yes	turned over?
12	good	yes				yes	turned over?
13	good	yes				yes	turned over?
14	good	yes				yes	turned over?
15	good	yes				yes	turned over?
16	good	some				no	
17	good					no	
18	good					no	outflow block?
19	good					no	

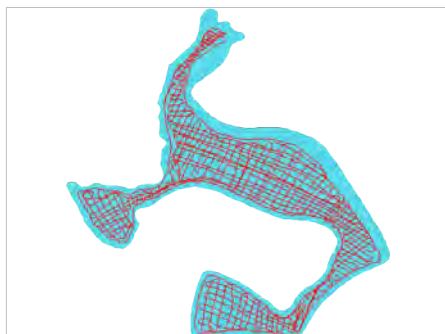
<u>Ponds</u>	<u>Littoral status</u>	<u>Bare spots</u>	<u>Increased bank slope</u>	<u>Chara floating</u>	<u>Torpedo grass</u>	<u>Active building</u>	<u>Other?</u>
20	good	few			some	no	
21	few	few			yes	no	
22	good	few			yes	no	
23	few	yes		some	some	no	weeds E edge
24	good	some		yes	yes	1 house	
25	few		yes	yes		yes	
26	few				yes		
27	spotty	yes	erosion	few	yes		
28	good			yes	yes	yes	
29				yes	yes	yes	
30	few	few		yes	yes	yes	
31						yes	along wall
32	few	some		yes	yes	yes	
33			erosion	yes		yes	
34				yes		yes	
35	none			yes	yes		algal bloom



Bridgetown 02-28, Lee County Florida

Generated: 6/7/2017 9:42:02 PM (UTC)

Waterbody Size: 5.76 ha (14.20 acres)



Data Collector

Brett Bultemeier

Data Collection Date

6/3/2017 12:05:29 PM (UTC)

Average Water Temperature

30.31° C (86.56° F)

Location

Start: 26.57179642,
-81.77036285

End: 26.57256126,
-81.77127838

Survey Size

Area: 5.52 ha
(13.64 acres)

Percent: 95.78% of
waterbody

Volume: 136,076.10 cu. m
(110.32 acre ft)

Est. Waterbody Volume

142,097.70 cu. m
(115.20 acre ft)

Settings

Track Buffer: 15 m

Grid Cell Size: 5 m

Min. BV Detect: 5%

Min. Veg Depth 0.73152

Detect: m

Offset

0.1524 m

No description

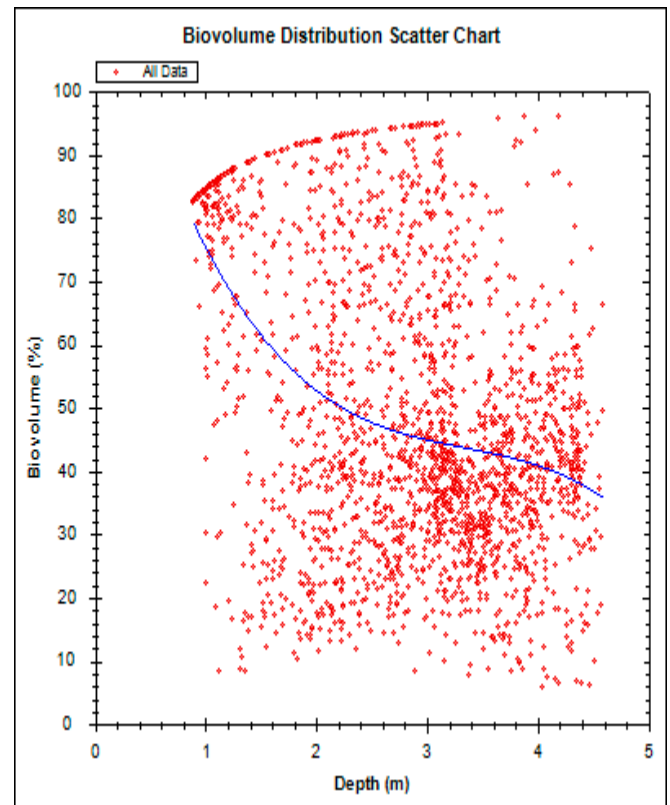
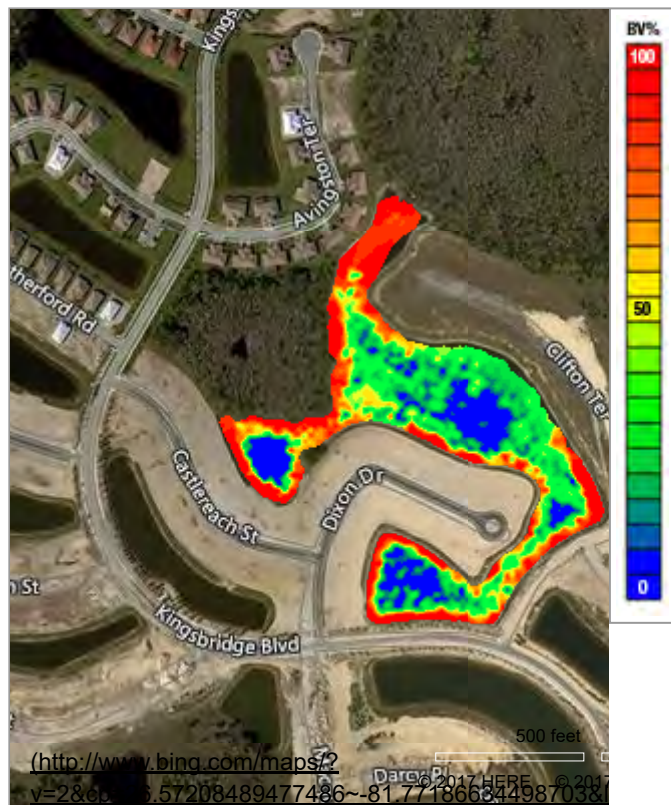
Quality Control

Reviewer: Cooper, Laura

Comments: We have
reviewed this trip.
Please use the
"ASK THE
EXPERTS"
button for this trip
if you have any
questions.

Area of Interest Summary

AOI	Type	PAC	Avg BVp	SD BVp	Avg BVw	SD BVw	Depth Range	Avg Depth	Distance	No. Points
1	Point	76.3%	49.6%	±23.1%	37.8%	±29.2%	0.46-5.9 m	2.83 m	12.51 km	2,821
	Grid	85.7%	50%	±27.7%	42.8%	±31.1%	0-5.72 m	2.48 m	-	1,765



Biovolume Analysis by Quantity

AOI	0-5%	5-20%	20-40%	40-60%	60-80%	>80%
1	23.68%	6.03%	26.13%	20.6%	9.71%	13.86%

Biovolume Analysis by Depth

AOI	Depth	Type	Count	PAC	Avg BVp	SD BVp	Avg BVw	SD BVw
1	0-1m	Point	91	100%	81.7%	±8.4%	81.7%	±8.4%
	1-2m		414	96.1%	61.2%	±26.4%	58.8%	±28.4%
	2-3m		687	92.9%	50.2%	±23.3%	46.6%	±25.9%
	3-4m		994	78.7%	42.2%	±17.8%	33.2%	±23.4%
	4-5m		508	48%	40.8%	±15.3%	19.6%	±23%
	5-6m		127	0%	-	-	0%	±0%
	6-7m		0	-	-	-	-	-
	7-8m		0	-	-	-	-	-
	8-9m		0	-	-	-	-	-
	>9m		0	-	-	-	-	-
	0-1m	Grid	493	99.8%	72.9%	±22.6%	72.7%	±22.8%
	1-2m		201	100%	53.2%	±26.4%	53.2%	±26.4%
	2-3m		288	96.9%	41.5%	±21.9%	40.2%	±22.8%
	3-4m		438	83.8%	34%	±19.1%	28.5%	±21.5%
	4-5m		267	61.4%	28.8%	±16.7%	17.7%	±19.2%
	5-6m		78	11.5%	26.8%	±23.9%	3.1%	±11.8%

6-7m	0	-	-	-	-	-
7-8m	0	-	-	-	-	-
8-9m	0	-	-	-	-	-
>9m	0	-	-	-	-	-

Glossary

AOI

Area of Interest: Defines the individual transects or contiguous data samples as depicted by the color coding of each trip line. Seperate areas of interest can be generated through merging of multiple trips, appending data to a single sonar log or lapses in time (greater than five minutes) within a sonar log.

BVp

Biovolume (Plant):: Refers to the percentage of the water column taken up by vegetation when vegetation exists. Areas that do not have any vegetation are not taken into consideration for this calculation.

BVw

Biovolume (All water): Refers to the average percentage of the water column taken up by vegetation regardless of whether vegetation exists. In areas where no vegetation exists, a zero value is entered into the calculation, thus reducing the overall biovolume of the entire area covered by the survey.

PAC

Percent Area Covered: Refers to the overall surface area that has vegetation growing.

Grid

Geostatistical Interpolated Grid: Interpolated and evenly spaced values representing kriged (smoothed) output of aggregated data points. The gridded data is most accurate summary of individual survey areas.

Point

Individual Coordinate Point: A single point represents a summary of sonar pings and the derived bottom and canopy depths. Individual point data create an irregularly spaced dataset that may have overlaps and/or gaps in the data resulting in a increased potential for error.

Additional Information

No additional information

Report URL: <https://noxreportprod.s3.amazonaws.com/1f195cbc-165b-44c4-8a12-133260c562c1/report.htm>
(<https://noxreportprod.s3.amazonaws.com/1f195cbc-165b-44c4-8a12-133260c562c1/report.htm>)

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Arborwood Community Development District

**Proposed Budget
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT
FY 2019/2020 BUDGET**

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ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Appendix

Ref #	Name	Description
1	REVENUES	
2	GENERAL FUND ON ROLL ASSESSMENTS	All assessments placed on the tax roll for Operations & Maintenance.
3	GENERAL FUND DIRECT BILL ASSESSMENTS	Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance.
4	DEBT ON ROLL ASSESSMENTS - SERIES 2014A-1	Debt Assessments collected via the property tax roll for Series 2014 A-1 Bond.
5	DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-1	Debt Assessments collected via direct billing for Series 2014 A-1 Bond.
6	DEBT ON ROLL ASSESSMENTS - SERIES 2014A-2	Debt Assessments collected via the property tax roll for Series 2014 A-2 Bond.
7	DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-2	Debt Assessments collected via direct billing for Series 2014 A-2 Bond.
8	DEBT DIRECT BILL ASSESSMENTS - SERIES 2014B	Debt Assessments collected via direct billing for Series 2014 A-2 Bond.
9	DEBT ON ROLL ASSESSMENTS - SERIES 2018	Debt Assessments collected via the property tax roll for Series 2018 Bond.
10	DEBT DIRECT BILL ASSESSMENTS - SERIES 2018	Debt Assessments collected via direct billing for Series 2018 Bond.
11	MISCELLANEOUS REVENUE	Any item that does not fall into the other income categories.
12	GENERAL FUND INTEREST INCOME	Any interest earned on the general fund balance is recorded in this category.
13	GENERAL FUND OTHER REVENUES	This is usually carry over funds from a prior year.
14	EXPENDITURES	
15	PAYROLL TAX EXPENSE	For taxes associated with the payroll to supervisors.
16	SUPERVISOR FEES	Fees paid to supervisors for their service to the District.
17	ENGINEERING	State statute requires the District to have an engineer and pay for his or her services.
18	MANAGEMENT	State statute requires the District to have a manager and pay for his or her services.
19	LEGAL	State statute requires the District to have an attorney and pay for his or her services.
20	ASSESSMENT ROLL	The cost to prepare the assessment roll and submit it to the county tax collector.
21	ANNUAL AUDIT	State statute requires the District to have financial statements audited yearly.
22	ARBITRAGE REBATE FEE	This is a bond requirement related to the tax exempt status of the bonds.
23	INSURANCE	The District has a liability insurance policy that protects the supervisors and staff acting on the district's behalf.
24	LEGAL ADVERTISING	State statute requires the District to advertise meetings in advance.
25	MISCELLANEOUS	Any item that does not fit into a category already established.
26	POSTAGE	Any packages/letters sent on behalf of the district. Proposals, certified mail, etc. are charged to this category.
27	OFFICE SUPPLIES	This is mainly paper and ink cost related to any printed documents for the district.
28	DUES & SUBSCRIPTIONS	An annual due is required to pay to the state.
29	TRUSTEE FEES	Fees paid to the Bank Trustee responsible for the Bond bank accounts.
30	CONTINUING DISCLOSURE FEE	These are reports we have to file with the SEC related to any bonds.
31	AMORTIZATION SCHEDULES	This is the fee we are charged by either a trustee or financial advisor if we have to reamortize the bonds due to a prepayment.
32	WEBSITE	State statute requires the District to have a public website. This is the cost to run and host the website.
33	PROFESSIONAL FEE & PERMITS	Permit, survey, etc, cost related to maintenance or construction.
34	ELECTRICITY	We are awaiting a detailed description for items 34-48 from the District Engineer, Josh Evans.
35	TREELINE PRESEVE MAINT - EXOTICS	
36	DRI TRAFFIC MONITORING	
37	ENVIROMENTAL CONSULTING - PASSARELLA	
38	PANTHER MITIGATION MAINT - EXOTICS	
39	STREET LIGHTING - UTILITY & MAINT	
40	CAPITAL OUTLAY - SMALL	
41	COUNTY APPRAISER & TAX COLLECTOR FEE	
42	FLOWWAY MAINT	
43	MITIGATION MONITORING - (PARCEL C ONLY)	
44	PRESERVE MAINT - (PARCEL C ONLY)	
45	LAKE MAINT - (SOMERSET ONLY)	
46	PRESERVE MAINT - (SOMERSET ONLY)	
47	INSPECTOR - (SOMERSET ONLY)	
48	MISCELLANEOUS MAINTENANCE	

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	501,937
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	582
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	18,633
DEBT ON ROLL ASSESSMENT	3,072,131
DEBT DIRECT BILL ASSESSMENT - PULTE	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	718,970
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	0
Total Revenues	\$ 4,332,610

EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	35,000
MANAGEMENT	36,108
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	2,500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	33,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
LAKE MAINTENANCE	3,533
PROFESSIONAL FEE & PERMITS	1,500
ELECTRICITY	1,000
TREELINE PRESEVE MAINT - EXOTICS	4,000
DRI TRAFFIC MONITORING	0
ENVIROMENTAL CONSULTING - PASSARELLA	15,000
PANTHER MITIGATION MAINT - EXOTICS	110,000
STREET LIGHTING - UTILITY & MAINT	21,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	28,000
Total Expenditures	\$ 501,028

EXCESS / (SHORTFALL)	\$ 3,831,582
-----------------------------	---------------------

DEBT PAYMENTS (2005 School Site)	0
DEBT PAYMENTS (2005 Master Infrastructure)	0
DEBT PAYMENTS (2006)	0
DEBT PAYMENTS (2014)	(1,135,298)
DEBT PAYMENTS (2018)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0

BALANCE	\$ 143,009
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DISCOUNTS FOR EARLY PAYMENTS	(142,962)
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NET EXCESS / (SHORTFALL)	\$ 47
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PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	501,937	0	0	0	501,937
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0	0	0	0	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	582	0	0	0	582
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	18,633	0	0	0	18,633
DEBT ON ROLL ASSESSMENT	0	433,675	0	2,638,456	3,072,131
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	16,407	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	3,949	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	0	190,775	528,195	0	718,970
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0	0	0	0
Total Revenues	\$ 521,152	\$ 624,450	\$ 528,195	\$ 2,658,813	\$ 4,332,610
EXPENDITURES					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	35,000	0	0	0	35,000
MANAGEMENT	36,108	0	0	0	36,108
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	2,500	0	0	0	2,500
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	33,000	0	0	0	33,000
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
MISCELLANEOUS MAINT	3,533	0	0	0	3,533
PROFESSIONAL FEE & PERMITS	1,500	0	0	0	1,500
ELECTRICITY	1,000	0	0	0	1,000
TREELINE PRESEVE MAINT - EXOTICS	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 - EXOTICS	110,000	0	0	0	110,000
STREET LIGHTING - UTILITY & MAINT	21,000	0	0	0	21,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	4,600	0	0	0	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	0	0	0	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	0	0	0	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100	0	0	0	46,100
PRESERVE MAINT - (SOMERSET ONLY)	35,000	0	0	0	35,000
INSPECTOR - (SOMERSET ONLY)	28,000	0	0	0	28,000
Total Expenditures	\$ 501,028	\$ -	\$ -	\$ -	\$ 501,028
EXCESS / (SHORTFALL)	\$ 20,124	\$ 624,450	\$ 528,195	\$ 2,658,813	\$ 3,831,582
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	(607,103)	(528,195)	0	(1,135,298)
DEBT PAYMENTS (2018)	0	0	0	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 20,124	\$ 17,347	\$ -	\$ 105,538	\$ 143,009
DISCOUNTS FOR EARLY PAYMENTS	(20,077)	(17,347)	-	(105,538)	(142,962)
NET EXCESS / (SHORTFALL)	\$ 47	\$ -	\$ -	\$ -	\$ 47

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2017/2018 ACTUAL *	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET	CHANGE +/- FROM PREVIOUS BUDGET
REVENUES				
GENERAL FUND ON ROLL ASSESSMENT	360,881	341,141	501,937	160,796
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	9,788	9,955	0	(9,955)
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	358	365	582	217
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	13,785	23,809	18,633	(5,176)
GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	0
DEBT ON ROLL ASSESSMENT	3,228,923	2,808,004	3,072,131	264,128
DEBT DIRECT BILL ASSESSMENT - PULTE	0	119,544	16,407	(103,137)
DEBT DIRECT BILL ASSESSMENT - GL HOMES	4,472	3,949	3,949	0
DEBT DIRECT BILL ASSESSMENT - WCI	937,663	1,012,891	718,970	(293,921)
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	0	(140,000)
Total Revenues	\$ 4,555,870	\$ 4,459,658	\$ 4,332,610	
EXPENDITURES				
PAYROLL TAX EXPENSE	750	912	912	0
SUPERVISOR FEES	9,800	12,000	12,000	0
ENGINEERING	33,664	35,000	35,000	0
MANAGEMENT	34,712	35,441	36,108	667
LEGAL	28,419	38,000	38,000	0
IRS AUDIT	0	0	0	0
ASSESSMENT ROLL	5,000	5,000	5,000	0
ANNUAL AUDIT	5,350	5,500	5,500	0
ARBITRAGE REBATE FEE	3,350	3,500	3,500	0
INSURANCE	14,496	15,000	15,000	0
LEGAL ADVERTISING	10,739	5,500	5,500	0
MISCELLANEOUS	2,464	2,800	2,800	0
POSTAGE	1,617	1,300	1,300	0
OFFICE SUPPLIES	3,430	2,200	2,500	300
DUES & SUBSCRIPTIONS	175	175	175	0
TRUSTEE FEES	32,229	37,000	33,000	(4,000)
CONTINUING DISCLOSURE FEE	4,000	5,000	5,000	0
AMORTIZATION SCHEDULE	0	500	500	0
WEBSITE	1,500	1,500	1,500	0
MISCELLANEOUS MAINT	0	0	3,533	3,533
PROFESSIONAL FEE & PERMITS	0	2,000	1,500	(500)
ELECTRICITY	144	1,000	1,000	0
TREELINE PRESEVE MAINT - EXOTICS	0	4,000	4,000	0
DRI TRAFFIC MONITORING	9,775	0	0	0
ENVIRONMENTAL CONSULTING - PASSARELLA	12,246	15,000	15,000	0
PANTHER MITIGATION MAINT - EXOTICS	55,569	110,000	110,000	0
STREET LIGHTING - UTILITY & MAINT	22,895	21,000	21,000	0
CAPITAL OUTLAY - SMALL	0	1,000	1,000	0
COUNTY APPRAISER & TAX COLLECTOR FEE	6,790	10,000	10,000	0
FLOWWAY MAINT	0	4,600	4,600	0
MITIGATION MONITORING - (PARCEL C ONLY)	0	6,200	6,200	0
PRESERVE MAINT - (PARCEL C ONLY)	0	10,800	10,800	0
LAKE MAINT - (SOMERSET ONLY)	36,816	46,100	46,100	0
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	0
INSPECTOR - (SOMERSET ONLY)	15,816	28,000	28,000	0
Total Expenditures	386,746	501,028	501,028	
EXCESS / (SHORTFALL)	\$ 4,169,124	\$ 3,958,630	\$ 3,831,582	
DEBT PAYMENTS (2014)	(1,217,958)	(1,278,793)	(1,135,298)	143,495
DEBT PAYMENTS (2018)	(2,826,860)	(2,553,275)	(2,553,275)	0
MISCELLANEOUS DEBT EXPENSE	0	-	-	0
BALANCE	\$ 124,306	\$ 126,562	\$ 143,009	
DISCOUNTS FOR EARLY PAYMENTS	(131,580)	(125,966)	(142,962)	(16,996)
NET EXCESS / (SHORTFALL)	\$ (7,274)	\$ 596	\$ 47	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	341,141	501,937
DIRECT BILL ASSESSMENTS - PULTE	9,955	0
DIRECT BILL ASSESSMENTS - GL HOMES	365	582
DIRECT BILL ASSESSMENTS - WCI	23,809	18,633
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	0
Total Revenues	\$ 515,270	\$ 521,152
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	35,000	35,000
MANAGEMENT	35,441	36,108
LEGAL	38,000	38,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,500	5,500
ARBITRAGE REBATE FEE	3,500	3,500
INSURANCE	15,000	15,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	2,800	2,800
POSTAGE	1,300	1,300
OFFICE SUPPLIES	2,200	2,500
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	37,000	33,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	500	500
WEBSITE	1,500	1,500
MISCELLANEOUS MAINT	0	3,533
PROFESSIONAL FEE & PERMITS	2,000	1,500
ELECTRICITY	1,000	1,000
TREELINE PRESEVE MAINT - EXOTICS	4,000	4,000
DRI TRAFFIC MONITORING	0	0
ENVIROMENTAL CONSULTING - PASSARELLA	15,000	15,000
PANTHER MITIGATION MAINT - EXOTICS	110,000	110,000
STREET LIGHTING - UTILITY & MAINT	21,000	21,000
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	4,600	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100	46,100
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
INSPECTOR - (SOMERSET ONLY)	28,000	28,000
Total Expenditures	\$ 501,028	\$ 501,028
EXCESS / (SHORTFALL)	\$ 14,242	\$ 20,124
DISCOUNTS FOR EARLY PAYMENTS	(13,646)	(20,077)
NET EXCESS / (SHORTFALL)	\$ 596	\$ 47

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

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2014A-1		2014A-2	
	FISCAL YEAR 2019/2020 ANNUAL BUDGET		FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		REVENUES	
Net On Roll Assessments	342,998	Net On Roll Assessments	73,331
Direct Bill Assessments - WCI	157,172	Direct Bill Assessments - WCI	33,602
Total Revenues	\$ 500,170	Total Revenues	\$ 106,933
EXPENDITURES		EXPENDITURES	
Principal Payments	160,000	Principal Payments	35,000
Interest Payments	340,170	Interest Payments	71,933
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 500,170	Total Expenditures	\$ 106,933
Excess / (Shortfall)	\$ -	Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information		Series 2014 A-2 Bond Information	
Initial Par Amount =	\$4,939,888	Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$5,430,000	Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%	Interest Rate =	6.90%
Issue Date =	Dec 2014	Issue Date =	Dec 2014
Maturity Date =	May 2036	Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st	Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st	Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/31/19 =	\$5,055,000	Par Amount As Of 1/31/19 =	\$1,070,000

2014 B	
	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	528,195
Total Revenues	\$ 528,195
EXPENDITURES	
Principal Payments	0
Interest Payments	528,195
Miscellaneous	0
Total Expenditures	\$ 528,195 **
Excess / (Shortfall)	\$ -

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

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A
Par Amount As Of 1/31/19 =	\$7,655,000

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2018 A-1 & A-2

FISCAL YEAR 2018/2019 ANNUAL BUDGET	
REVENUES	
Net On Roll Assessments	2,532,918
Direct Bill Assessments - Pulte	16,407
Direct Bill Assessments - GL Homes	3,949
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,553,275
EXPENDITURES	
Principal Payments A-1	1,085,000
Interest Payments A-1	729,932
Principal Payments A-2	335,000
Interest Payments A-2	393,154
Miscellaneous / Prepayment	10,189
Total Expenditures	\$ 2,553,275
Excess / (Shortfall)	
	\$ - *

Series 2018 A-1 Bond Information	
Original Par Amount =	\$24,465,000
Average Interest Rate =	3.02%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-19 =	\$24,985,000
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
Par Amount As Of 1-1-19 =	\$8,740,000

Arborwood Community Development District

Assessment Recap - GL Homes Parcel

Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

GL HOMES PARCEL

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

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	14,542.99	71,280.00
A	40' SF	365	22,117.46	136,145.00
A	40' SF - PO	2	121.19	0.00
A	45' SF	276	16,724.44	107,640.00
A	52' SF	564	34,176.03	232,932.00
A	52' SF - PO	1	60.60	0.00
A	62' SF	33	1,999.66	14,949.00
Total		1,481	89,742	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 357.60
\$ 433.60
\$ 60.60
\$ 450.60
\$ 473.60
\$ 60.60
\$ 513.60

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	930.75	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)	(3,024.94)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	2,675.91	20,004.48
Total		10	582	3,949

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

Arborwood Community Development District
Assessment Recap - Pulte Parcels
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

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	186	(85)
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	265	262	3
B	SF 55' - (2)	1	1	0
B	SF 55' - (3)	69	69	0
B	SF 67' - (1)	173	103	70
B	SF 67' - (2)	38	38	0
B	SF 67' - (3)	91	91	0
B	SF 67' - (4)	33	33	0
B	SF 75' - (1)	1	0	1
B	SF 75' - (2)	34	34	0
B	SF 75' - (3)	3	3	0
B	SF 75' - (4)	27	27	0
Total		978	989	(11)

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
D/E	MF - (1)	43	43	0
D/E	MF - (2)	123	123	0
D/E	MF - (3)	27	27	0
D/E	MF - (4)	27	27	0
D/E	SF 55' - (1)	78	78	0
D/E	SF 55' - (2)	126	126	0
D/E	SF 55' - (3)	46	46	0
D/E	SF 67' - (1)	97	97	0
D/E	SF 67' - (2)	101	101	0
D/E	SF 67' - (3)	53	53	0
D/E	SF 67' - (4)	30	30	0
D/E	SF 67' - (5)	3	3	0
D/E	SF 75' - (1)	57	57	0
D/E	SF 75' - (2)	77	77	0
D/E	SF 75' - (3)	27	27	0
D/E	SF 75' - (4)	39	39	0
D/E	SF 75' - (5)	1	1	0
Total		955	955	0

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	7,138.86	84,216.00
B	MF - (3)	37	4,002.09	37,185.00
B	SF 42' - (1)	186	20,118.62	90,768.00
B	SF 42' - (3)	39	4,218.42	39,195.00
B	SF 55' - (1)	262	28,339.13	171,348.00
B	SF 55' - (2)	1	108.16	1,276.00
B	SF 55' - (3)	69	7,463.36	69,276.00
B	SF 67' - (1)	103	11,140.95	81,988.00
B	SF 67' - (2)	38	4,110.25	48,488.00
B	SF 67' - (3)	91	9,842.98	91,364.00
B	SF 67' - (4)	33	3,569.43	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	3,677.60	49,164.00
B	SF 75' - (3)	3	324.49	3,522.00
B	SF 75' - (4)	27	2,920.44	41,364.00
D/E	MF - (1)	43	10,234.88	21,414.00
D/E	MF - (2)	123	29,276.52	156,948.00
D/E	MF - (3)	27	6,426.55	27,135.00
D/E	MF - (4)	27	6,426.55	39,096.00
D/E	SF 55' - (1)	78	18,565.60	51,012.00
D/E	SF 55' - (2)	126	29,990.58	160,776.00
D/E	SF 55' - (3)	46	10,948.94	46,184.00
D/E	SF 67' - (1)	97	23,087.98	77,212.00
D/E	SF 67' - (2)	101	24,040.07	128,876.00
D/E	SF 67' - (3)	53	12,615.08	53,212.00
D/E	SF 67' - (4)	30	7,140.61	43,440.00
D/E	SF 67' - (5)	3	714.06	0.00
D/E	SF 75' - (1)	57	13,567.17	50,673.00
D/E	SF 75' - (2)	77	18,327.57	111,342.00
D/E	SF 75' - (3)	27	6,426.55	31,698.00
D/E	SF 75' - (4)	39	9,282.80	59,748.00
D/E	SF 75' - (5)	1	238.02	0.00
Total		1,944	334,284	1,915,704

ON ROLL GROSS PER UNIT TOTAL
\$ 1,384.16
\$ 1,113.16
\$ 596.16
\$ 1,113.16
\$ 762.16
\$ 1,384.16
\$ 1,112.16
\$ 904.16
\$ 1,384.16
\$ 1,112.16
\$ 1,556.16
\$ -
\$ 1,554.16
\$ 1,282.16
\$ 1,640.16
\$ 736.02
\$ 1,514.02
\$ 1,243.02
\$ 1,686.02
\$ 892.02
\$ 1,514.02
\$ 1,242.02
\$ 1,034.02
\$ 1,514.02
\$ 1,242.02
\$ 1,686.02
\$ 238.02
\$ 1,127.02
\$ 1,684.02
\$ 1,412.02
\$ 1,770.02
\$ 238.02

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)	(85)	(8,826.23)	(39,820.80)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	3	311.51	1,883.52
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	70	7,268.66	53,491.20
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	103.84	853.44
B	SF 75' - (2)	0	0.00	0.00
B	SF 75' - (3)	0	0.00	0.00
B	SF 75' - (4)	0	0.00	0.00
Total		(11)	(1,142)	16,407

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

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

Arborwood Community Development District
Assessment Recap - WCI Parcel
 Fiscal Year 2019/2020
 October 1, 2019 - September 30, 2020

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	36	84
C	4 - plex	164	72	92
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	79	50
Total		694	468	226

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	36	3,091.77	26,051.27
C	4 - plex	72	6,183.55	52,102.53
C	46' SF	62	5,324.72	55,762.79
C	52' SF	219	18,808.29	208,289.44
C	67' SF	79	6,784.73	91,469.05
Total		468	40,193	433,675

ON ROLL GROSS PER UNIT TOTAL	
\$	809.53
\$	809.53
\$	985.28
\$	1,036.97
\$	1,243.72

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	84	6,925.57	60,169.76
C	4 - plex	92	7,585.15	66,392.83
C	46' SF	0	0.00	1,164.79
C	52' SF	0	0.00	4,349.99
C	67' SF	50	4,122.37	58,697.54
Total		226	18,633	190,775

Arborwood Community Development District
Assessment Recap - Other Parcels
 Fiscal Year 2019/2020
 October 1, 2019 - September 30, 2020

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
Total		151	151	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	33,257.20	123,556.00
G	Neighborhood Retail	21	3,397.74	21,850.00
H-1	Retail/ Commercial	11	1,805.35	11,900.00
H-2	RE Office	2	398.50	2,500.00
Total		151	38,859	159,806

ON ROLL GROSS TOTAL	
\$	156,813.20
\$	25,247.74
\$	13,705.35
\$	2,898.50

OTHER DIRECT BILL

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

Total Shared O&M Expenditures

\$ 374,928.00 A

Allocation of Expenditures and Assessment Per Unit

Tract Parcel		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D		E/96%
		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%	\$ 86,734	1,491	\$ 58.17	\$ 60.60
2	B	655.68	27.09%	\$ 101,554	978	\$ 103.84	\$ 108.16
2	D/E	794.42	32.82%	\$ 123,042	955	\$ 128.84	\$ 134.21
2	C	259.67	10.73%	\$ 40,218	694	\$ 57.95	\$ 60.37
Total Residential Land Uses		2,269.77	93.76%	\$ 351,548	4,118		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 18,002			18,752.12
3	Neighborhood Retail-G	21.06	0.87%	\$ 3,262			3,397.74
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,733			1,805.35
5	RE Office-H-2	2.47	0.10%	\$ 383			398.50
Total Non-Residential Land Uses		150.95	6.24%	\$ 23,380			
Grand Total (Gross)		2,420.72	100.00%	\$ 374,928			

Total -Somerset Only- O&M Expenditures

\$ 109,100.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 95,175	955	\$ 99.66	\$ 103.81
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 13,925			14,505
Totals		910.65	100.00%	\$ 109,100			

Total -Parcel C Only O&M Expenditures

\$ 17,000.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	C	259.67	100.00%	\$ 17,000	694	\$ 24.50	\$ 25.52

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 607,103.00	\$ 611,192.50	99.331%	

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	120	36	\$ 723.65	\$ 26,051.27	\$ 60,170
PARCEL C - 4 - Plex	164	72	\$ 723.65	\$ 52,102.53	\$ 66,393
PARCEL C - 46' Single Family	62	62	\$ 899.40	\$ 55,762.79	\$ 1,165
PARCEL C - 52' Single Family	219	219	\$ 951.09	\$ 208,289.44	\$ 4,350
PARCEL C - 67' Single Family	129	79	\$ 1,157.84	\$ 91,469.05	\$ 58,698
Grand Total	694	468		\$ 433,675.09	\$ 190,774.91

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	84.00	14.0304%
0.70	114.80	19.1749%
0.87	53.94	9.0095%
0.92	201.48	33.6529%
1.12	144.48	24.1323%
	598.70	100.0000%

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

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

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D	Total Assessments Platted	OFF Roll Net	Category Total MADs from Methodology
PARCEL A - Townhomes	256	240	297	71,280	4,562	76,032
PARCEL A - Single Family 40'	365	365	373	136,145	0	136,145
PARCEL A - Single Family 40' - PO	2	2	0	0	0	0
PARCEL A - Single Family 45'	276	276	390	107,640	0	107,640
PARCEL A - Single Family 52'	512	564	413	232,932	(20,617)	211,456
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	79	33	453	14,949	20,004	35,787
Subtotal Parcel A	1,491	1,481		562,946	3,949	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	37	37	1,005	37,185	0	37,185
PARCELS B - Single Family 42' - (1)	101	186	488	90,768	(39,821)	49,288
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	265	262	654	171,348	1,884	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	103	796	81,988	53,491	137,708
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	91	91	1,004	91,364	0	91,364
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	1	0	889	0	853	889
PARCELS B - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
PARCELS B - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
PARCELS B - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Parcels B	978	989		856,938	16,407	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	97	97	796	77,212	0	77,212
PARCELS D/E - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
PARCELS D/E - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
PARCELS D/E - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
PARCELS D/E - Single Family 67' - (5)	3	3	0	0	0	0
PARCELS D/E - Single Family 75' - (1)	57	57	889	50,673	0	50,673
PARCELS D/E - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
PARCELS D/E - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
PARCELS D/E - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
PARCELS D/E - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Parcels D/E	955	955		1,058,766	0	
Total Residential Units Parcels A, B, D, E	3,424	3,425		2,478,650	20,357	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
Other Land UseTotal				159,806		
GRAND TOTAL				2,638,456	20,357	2,659,661

Arborwood Community Development District
On Roll Assessment Comparsion
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

Parcel	Product Type	Gross Fiscal Year 2018/2019 On Roll Assessment Per Unit	Gross Fiscal Year 2019/2020 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$382.07	\$357.60
A	40' SF	\$470.67	\$433.60
A	40' SF - PO	\$38.13	\$60.60
A	45' SF	\$490.21	\$450.60
A	52' SF	\$517.57	\$473.60
A	52' SF - PO	\$38.13	\$60.60
A	62' SF	\$563.89	\$513.60

Pulte			
B	MF - (2)	\$1,548.70	\$1,384.16
B	MF - (3)	\$1,233.62	\$1,113.16
B	SF 42' - (1)	\$634.54	\$596.16
B	SF 42' - (3)	\$1,233.65	\$1,113.16
B	SF 55' - (1)	\$827.02	\$762.16
B	SF 55' - (2)	\$1,548.65	\$1,384.16
B	SF 55' - (3)	\$1,233.58	\$1,112.16
B	SF 67' - (1)	\$992.00	\$904.16
B	SF 67' - (2)	\$1,548.57	\$1,384.16
B	SF 67' - (3)	\$1,233.50	\$1,112.16
B	SF 67' - (4)	\$1,748.57	\$1,556.16
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,745.99	\$1,554.16
B	SF 75' - (3)	\$1,430.92	\$1,282.16
B	SF 75' - (4)	\$1,845.99	\$1,640.16
D/E	MF - (1)	\$788.24	\$736.02
D/E	MF - (2)	\$1,691.41	\$1,514.02
D/E	MF - (3)	\$1,376.34	\$1,243.02
D/E	MF - (4)	\$1,891.41	\$1,686.02
D/E	SF 55' - (1)	\$969.74	\$892.02
D/E	SF 55' - (2)	\$1,691.37	\$1,514.02
D/E	SF 55' - (3)	\$1,376.30	\$1,242.02
D/E	SF 67' - (1)	\$1,134.72	\$1,034.02
D/E	SF 67' - (2)	\$1,691.29	\$1,514.02
D/E	SF 67' - (3)	\$1,376.22	\$1,242.02
D/E	SF 67' - (4)	\$1,891.29	\$1,686.02
D/E	SF 67' - (5)	\$210.78	\$238.02
D/E	SF 75' - (1)	\$1,241.97	\$1,127.02
D/E	SF 75' - (2)	\$1,888.71	\$1,684.02
D/E	SF 75' - (3)	\$1,573.64	\$1,412.02
D/E	SF 75' - (4)	\$1,988.71	\$1,770.02
D/E	SF 75' - (5)	\$210.78	\$238.02

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

WCI			
C	6 - Plex	\$775.72	\$809.53
C	4 - Plex	\$775.72	\$809.53
C	46' SF	\$955.21	\$985.28
C	52' SF	\$1,008.01	\$1,036.97
C	67' SF	\$1,219.15	\$1,243.72

Others			
D/E	Golf Course	\$172,884.84	\$156,813.20
G	Neighborhood Retail	\$26,845.75	\$25,247.74
H-1	Retail/ Commercial	\$14,263.64	\$13,705.35
H-2	RE Office	\$3,148.41	\$2,898.50

Arborwood Community Development District
Budget vs. Actual
October 2018 through February 2019

	<u>Oct '18 - Feb 19</u>	<u>FY 18-19 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenues				
01-3100 · O & M Assessments (On-Roll)	351,055.26	361,306.00	-10,250.74	97.16%
01-3300 · O & M Assessments (Off-Roll)	0.00	14,589.00	-14,589.00	0.0%
01-3812 · Debt Assessments (2018)	2,561,674.85	2,637,660.00	-75,985.15	97.12%
01-3818 · Debt Assessments (2014)	408,513.05	420,596.00	-12,082.95	97.13%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,458,353.35	-2,552,510.00	94,156.65	96.31%
01-3829 · Debt Asses-Pd To Trustee-2014	-392,036.60	-1,278,793.00	886,756.40	30.66%
01-3830 · Assessment Fees	-9,559.90	-10,000.00	440.10	95.6%
01-3831 · Assessment Discounts	-124,397.89	-136,782.00	12,384.11	90.95%
01-3912 · Debt Assessments - Off Roll	0.00	895,377.00	-895,377.00	0.0%
01-9420 · Carryover Balance	0.00	140,000.00	-140,000.00	0.0%
Total Revenues	336,895.42	491,443.00	-154,547.58	68.55%
Expenditures				
01-1130 · Payroll Tax Expense	229.50	912.00	-682.50	25.16%
01-1131 · Supervisor Fees	3,000.00	12,000.00	-9,000.00	25.0%
01-1310 · Engineering	25,757.62	35,000.00	-9,242.38	73.59%
01-1311 · Management Fees	14,767.05	35,441.00	-20,673.95	41.67%
01-1313 · Website Management	625.00	1,500.00	-875.00	41.67%
01-1315 · Legal Fees	3,530.50	38,000.00	-34,469.50	9.29%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1330 · Arbitrage Rebate Fee	500.00	3,500.00	-3,000.00	14.29%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	13,480.00	15,000.00	-1,520.00	89.87%
01-1480 · Legal Advertisements	758.76	5,500.00	-4,741.24	13.8%
01-1512 · Miscellaneous	673.48	2,800.00	-2,126.52	24.05%
01-1513 · Postage and Delivery	185.77	1,300.00	-1,114.23	14.29%
01-1514 · Office Supplies	431.30	2,200.00	-1,768.70	19.61%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	15,000.00	37,000.00	-22,000.00	40.54%
01-1743 · Continuing Disclosure Fee	0.00	5,000.00	-5,000.00	0.0%
01-1811 · Professional Fee & Permits (GF)	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	68.48	1,000.00	-931.52	6.85%
01-1816 · Treeline Preserve Maint-Exotics	5,400.00	4,000.00	1,400.00	135.0%
01-1819 · Environmentl Cnsltng-Passarella	10,961.92	15,000.00	-4,038.08	73.08%
01-1820 · Panther Mitigation Mnt-Exotics	55,568.54	110,000.00	-54,431.46	50.52%

Arborwood Community Development District
Budget vs. Actual
October 2018 through February 2019

	Oct '18 - Feb 19	FY 18-19 Budget	\$ Over Budget	% of Budget
01-1821 · Mitigation Monitoring-Parcel C	0.00	6,200.00	-6,200.00	0.0%
01-1822 · Street Lighting-Utility & Maint	2,911.22	21,000.00	-18,088.78	13.86%
01-1824 · Field Inspector - Somerset Only	9,520.52	28,000.00	-18,479.48	34.0%
01-1825 · Lake Maintenance-Somerset Only	19,195.00	46,100.00	-26,905.00	41.64%
01-1826 · Preserve Maint - Somerset Only	0.00	35,000.00	-35,000.00	0.0%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	0.00	10,800.00	-10,800.00	0.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expenditures	182,739.66	491,028.00	-308,288.34	37.22%
Net Revenue	154,155.76	415.00	153,740.76	37,145.97%

Bank Balance As Of 2/28/19	\$ 392,247.47
Accounts Payable As Of 2/28/19	\$ 26,154.45
Other Assets As Of 2/28/19	\$ 4,169.23
Total Fund Balance As Of 2/28/19	\$ 370,262.25