



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 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
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
October 21, 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. September 16, 2019 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Street Lighting Project
- H. New Business
 - 1. Update on Revised Bridgetown/Arborwood Maintenance Agreement
 - 2. Consider Approval of Grant of Utility Easement.....Page 6
 - 3. Review of Fourth Annual Monitoring Report.....Page 13
 - 4. Direction on Applicants to Fill Board Vacancy
 - Jack Aycock
 - Kent Corey
 - Jeff Gordish
 - Gerald Hone
 - Frank Savino
 - Nicholas Scalzo
 - Darren Simpson
- I. Administrative Matters
 - 1. Manager's Report
 - a. Financials..... Page 56
 - 2. Engineer Report
 - 3. Field Inspectors Report
- J. Board Members Comments
- K. Adjourn

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 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 21, 2019
November 18, 2019
December 16, 2019
January 13, 2020
February 17, 2020
March 16, 2020
April 20, 2020
May 18, 2020
June 15, 2020
July 20, 2020
August 17, 2020
September 21, 2020**

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

PUBLISH: FORT MYERS NEWS-PRESS 10/11/19

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 16, 2019**

A. CALL TO ORDER

The September 16, 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 June 28, 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	Gary Franz	Present
Supervisor	VACANT	
Supervisor	Joan Pattison	Present
Supervisor	Lawrence Carr	Present

Staff members in attendance were:

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

Others present were: Mike Myers of Passarella & Assoc.; and the following residents: Ray Holter, Ed Thomas, Brian Duffy, Jim DeStefano and Jack Aycok.

Mr. Hammond requested the observance of a moment of silence in recognition of John Hamilton's many years of service to the Arborwood Community Development District, as he had recently passed away.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Hammond requested and it was the consensus of the Board to table Item H-1 on the Revised Bridgetown/Arborwood Maintenance Agreement.

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

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 20, 2019, Regular Board Meeting

The May 20, 2019, Regular Board Meeting minutes were presented for consideration.

Mr. Hammond stated that under Old Business #2, “Hamilton” should be “Hammond” in the first sentence. In H2, discussion on the Water Pumping Station, he suggested the second line read, “He [Carr] indicated that there is a strip of land bordering the City property, which is owned by the District. The City has suggested that a buffer could be planted on that strip. He also said that the City got “beat up” on the location so they are committed to looking for alternative locations.”

A **motion** was made by Mr. Franz, seconded by Mrs. Pattison and passed unanimously approving the May 20, 2019, Regular Board Meeting, as amended.

2. July 15, 2019, Regular Board Meeting

The July 15, 2019, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Franz, seconded by Mr. Carr and passed unanimously approving the July 15, 2019, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding Street Lighting Project

Mr. Hammond advised that the equipment had been placed and the underground work was being done. He stated the fixtures would be installed in October with an expected completion date of November. He noted that permits had been issued by both the City and the County. There was general discussion regarding turn lane issue coordination at Marina Bay to which Mr. Carr stated that it had been coordinated, so it would not be an issue for the lighting project.

2. Update on Brazilian Pepper Removal

Mr. Hamilton advised that he would be coordinating a meeting of impacted parties in the future.

3. Discussion on Filling of Board Vacancy

Ms. Dailey went over the procedure for filling a vacancy and announced that Mr. Hamilton’s term expires in November of 2022. Mr. Hammond expressed that he would consider all applications, but his preference would be to add a resident from Marina Bay, Botanica or Arborwood Preserve. Mr. Carr suggested reaching out to those three communities, asking for resumes from interested residents. Mr. Earlywine went over the requirements to be considered for the seat. Mr. Thomas asked if a certain background was needed and the Board went over skill sets that would be helpful, but not required. It was consensus of the Board to consider resumes at the next meeting.

H. NEW BUSINESS

1. Consider Approval of Revised Bridgetown/Arborwood Maintenance Agreement

This item was tabled.

Mr. Holter asked about the process for the inspection of lake banks and erosion. Mr. Evans went over the process. Mr. Holter then asked about properties being built on lakes that have already been turned over. Mr. Evans stated those were reviewed during the annual inspection and suggested that those areas could be looked at quarterly, if there were issues. There was a consensus of the Board for the engineer to do so.

2. Discussion Regarding 2018 Audit

Mr. Hammond stated that there was an outstanding issue in the audit concerning the SPE put in place to deal with Parcel C (Arborwood Preserve). He indicated that it was a continued comment in the annual audit and he was hoping to get it resolved. Mr. Earlywine went over the background and explained that the auditor sees the SPE as an arm of the CDD and should be able to provide their financials, when, in fact, it is a totally separate private entity with private records. He has had conversations with the representative entities who agree the SPE can be cancelled. Once done, the auditor has agreed to remove the comment. He added that the SPE has nothing to do with the CDD and the comment is of no fault of the CDD, so essentially, the District has a clean audit. Mr. Hammond added and it was the consensus of the Board that Mr. Earlywine continue the process to resolve the issue.

3. Report on Preserve Monitoring Results

Mr. Myers advised that the 4th annual monitoring report was coming up for Parcel C in September and that the scheduling of the report got caught between fiscal years. Mr. Hammond added that the Board was trying to not get two reports financed during one fiscal year. Mr. Myers stated that the work would begin next week, then the report would be prepared and invoiced in the new fiscal year. He added that next year would be the 5th and final required monitoring report.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Financials – Ms. Dailey stated that the budget year was approximately 92% complete. Mr. Hammond went over off-roll income that comes in at the end of the year.

Ms. Dailey reminded the Board that the next meeting was scheduled for October 21, 2019. Mr. Hammond noted that he would not be present at that meeting, but would call in. Mr. Myers advised that he would be on vacation at the time of the next meeting.

2. Engineer's Report

Mr. Evans stated he had been working with a resident who had a preserve tree threat and had received authorization from the manager to hire an arborist to review the area. He indicated that he does not yet have the report completed.

Mr. Evans stated that his staff was looking at control structures before the recent tropical storm. He pointed out that there was zero response from Botanica Lakes on their effort to keep the structures clean.

3. Field Inspector's Report

Mr. Hirniak indicated that a visual inspection of the stormwater retention system looked good and that fish, bird and wildlife also looks good. He added that the water level was coming down and there was algae in the

lakes due to the sprayed material dying. He also informed the Board that Frank Lyta of the golf course had begun getting together with Clarke Aquatic Maintenance staff on an ongoing basis.

J. BOARD MEMBER COMMENTS

Mr. Hammond noted that a draft agreement was being worked on concerning the fountains in Somerset. He also noted that their HOA board had not come to a consensus on the desired outcome. Ms. Dailey advised that Lynn Sullivan had taken over as President of their HOA from Jeff Gordish and that this issue should be resolved in the near future.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Pattison, seconded by Mr. Carr and passed unanimously to adjourn the Regular Board Meeting at 9:53 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

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 UTILITY EASEMENT

THIS GRANT OF UTILITY EASEMENT (the "Easement") is made as of the 28th day of August, 2005, by **The Shoppes at Plantation Village, Ltd.**, a Florida limited partnership, whose address is c/o Boulder Venture South, LLC, 2226 State Road 580, Clearwater, FL 33763 ("Plantation") and the **Arborwood Community Development District**, a special-purpose 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 is the owner of the property described on attached Exhibit "A" (the "Plantation Property").

B. The CDD is a community development district organized for the benefit of community commonly known as Arborwood.

C. The CDD desires to obtain and Plantation desires to grant a utility easement over, under and upon the property owned by Plantation as more particularly described on attached Exhibit "B" (the "Easement Area") for the purpose of installing, maintaining and repairing utility lines to the Plantation Property.

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 a perpetual, non-exclusive easement over, under and upon the Easement Area for the purpose for the purpose of installing, maintaining and repairing a master sewer pump station for the benefit of all properties within the Arborwood DRI.

In addition to the foregoing, Plantation and the CDD agree as follows:

1. Plantation may continue to use the Easement Area, and landscape and improve the Easement Area as it deems necessary, prudent and/or appropriate, provided such additional improvements do not materially interfere with the rights granted to the CDD under this Easement.

2. Notwithstanding anything contained in this Easement to the contrary, Plantation and the CDD shall be responsible for damages they cause and for any extraordinary maintenance arising as a result of the actions of such party to the Easement Area.

3. In connection with any litigation, including appellate, bankruptcy or post-judgment proceedings arising out of this Easement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs. This Easement will be construed in accordance with the laws of the State of Florida. This Easement will not be construed more strongly against either party regardless of which party is responsible for its preparation. No modification or amendment of the Easement shall be effective unless in writing and recorded in the Public Records of Lee County, Florida. This Easement 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 Easement may be executed in any number of counterparts and by different parties to this Easement 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.

4. 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 and the CDD and their respective successors in interest, assigns, lessees, heirs and personal representatives, having or hereafter acquiring any express right, title or interest in and to all or any portion of the Easement Area and/or the Plantation Property. Plantation acknowledges that the CDD may assign its rights under this Easement to the City of Fort Myers and/or Lee County, Florida, without obtaining Plantation's consent.

IN WITNESS WHEREOF, Plantation and the CDD have set their hands and seals on the dates set forth below.

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, as
General Partner of The Shoppes

at

Plantation Village, Ltd.

By:

Robert E. Schmidt, Jr., General Partner

Print:

Ann Thompson

Print:

Dea Etlinger

Date: _____

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

Barbara George
Print: BARBARA GEORGE

By: John Asher
Print: JOHN ASHER
Its: Chairman

Date: 10/4/05

STATE OF FLORIDA)
) SS.
COUNTY OF ADELAS)

The foregoing Agreement was acknowledged before me this 17th 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
Commission # DD350389
Expires: AUG. 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

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 instrument was acknowledged before me this 28 day of July, 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.69°55'54"W., A RADIAL DISTANCE OF 1,962.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°56'30", 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.15°46'14"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 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°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 1,320.50 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 51.20 FEET; THENCE N.09°34'25"E., A DISTANCE OF 95.29 FEET; THENCE S.80°25'35"E., A DISTANCE OF 206.35 FEET; THENCE S.64°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.60°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 870.00 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

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 PARCEL)
(WORTHINGTON UTILITY EASEMENT)

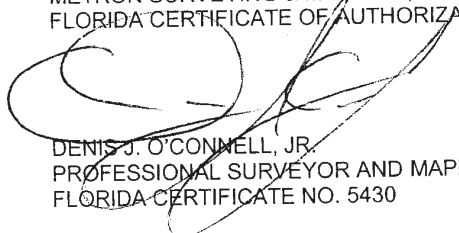
A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS, LYING IN
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1932.20 FEET; THENCE
S.01°38'19"E., A DISTANCE OF 232.71 FEET TO THE **POINT OF BEGINNING**; THENCE S.83°15'38"W., A DISTANCE OF
61.74 FEET; THENCE S.40°04'42"W., A DISTANCE OF 81.48 FEET TO A POINT OF CURVE TO THE LEFT HAVING A
RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 39°00'28"; THENCE SOUTHERLY ALONG THE ARC A
DISTANCE OF 166.80 FEET; THENCE N.01°04'12"E., A DISTANCE OF 56.97 FEET TO A POINT OF CURVE TO THE
LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 24°46'43"; THENCE NORTHERLY ALONG THE
ARC A DISTANCE OF 129.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 200.00
FEET AND A CENTRAL ANGLE OF 09°46'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 34.12 FEET;
THENCE N.87°58'18"E., A DISTANCE OF 206.59 FEET TO THE **POINT OF BEGINNING**.

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

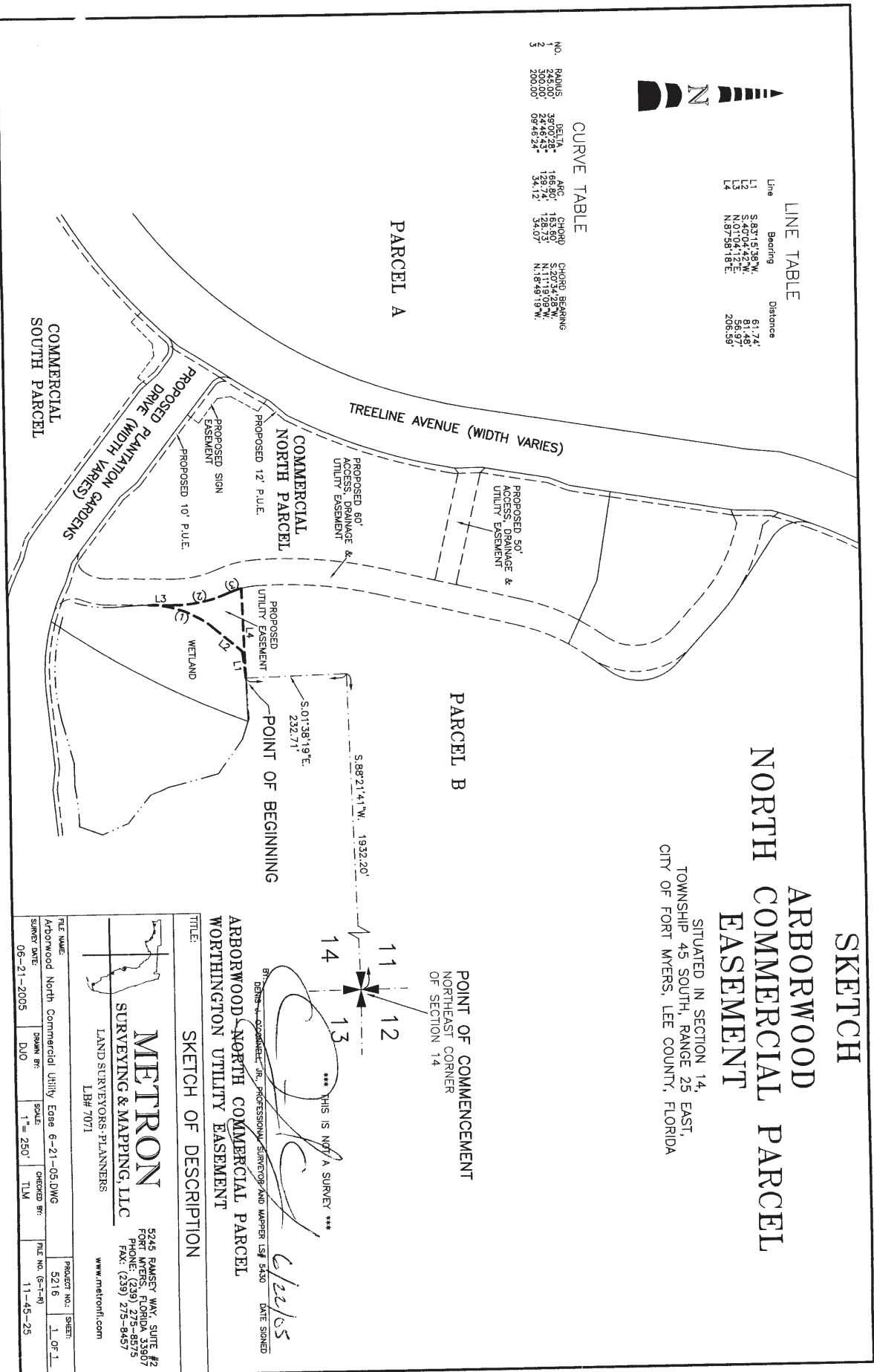
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEING S.88°21'41"W.

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



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

Exhibit B





September 25, 2019

Mr. J. Matthew Brosious (via ePermitting)
South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, Florida 33901

U.S. Army Corps of Engineers (via e-mail to saj-rd-enforcement@usace.army.mil)
Enforcement Branch
P.O. Box 4970
Jacksonville, Florida 32232-0019

RE: SFWMD Permit No. 36-04853-P; Application No. 141215-18
COE Permit No. SAJ-2003-5331-(IP-TWM)
Arborwood Preserve (f.k.a. Parcel C)
Project No. 02WCO749

Dear Mr. Brosious and COE Enforcement:

Please find enclosed the Fourth Annual Monitoring Report for Arborwood Preserve (Project). This monitoring report has been prepared in accordance with the Special Conditions of South Florida Water Management District (SFWMD) Permit No. 36-04853-P and the Special Conditions of U.S. Army Corps of Engineers (COE) Permit No. SAJ-2003-5331.

Should you have any questions regarding this information, please do not hesitate to contact me.

Sincerely,

PASSARELLA & ASSOCIATES, INC.

for Mike Myers
Senior Ecologist

MM/pz

Enclosure

cc: Terry Hammond, w/enclosure
Jere Earlywine, w/enclosure

Offices in Florida and South Carolina

13620 Metropolis Avenue • Suite 200 • Fort Myers, Florida 33912 • Phone: (239) 274-0067 • Fax: (239) 274-0069 • www.passarella.net

**ARBORWOOD PRESERVE (F.K.A. PARCEL C)
SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND
U.S. ARMY CORPS OF ENGINEERS
FOURTH ANNUAL WETLAND MONITORING REPORT**

September 2019

Prepared For:

Arborwood CDD
c/o Development Planning & Financial Group
1801 Lee Road, Suite 255
Winter Park, Florida 32789
(407) 644-4381

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

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INTRODUCTION

This report provides the results of the fourth annual wetland monitoring event conducted by Passarella & Associates, Inc. (PAI) for Arborwood Preserve (f.k.a. Parcel C) (Project), situated within the 2,533.96± acre Arborwood development. The Arborwood development is located in Sections 2, 3, 10, 11, 12, 13, 14, 15, and 23; Township 45 South; Range 25 East; Lee County (Figure 1). The 260± acre Project is situated on the east side of Arborwood, along the east side of Plantation Gardens Drive and Commerce Lakes Drive.

Arborwood was initially divided into several parcels (Parcels A, B, C, D, and E) and a mitigation plan was designed for each. The parcels have since been purchased by development companies and given formal names, such as Botanica Lakes and Marina Bay (Parcel A); Bridgetown at The Plantation (Bridgetown) (Parcel B); and Somerset at The Plantation (Somerset) (Parcels D and E). The monitoring and reporting for Botanica Lakes', Bridgetown's, and Somerset's preserve areas were provided under separate cover. The development of Arborwood Preserve (Project) is currently ongoing by Lennar Homes. Most of the prior annual monitoring and reporting for this Project was conducted by other consultants. In October 2018, the Arborwood Community Development District (CDD) contracted with PAI to conduct the third annual monitoring event, which was conducted on October 19, 2018.

The construction of Arborwood resulted in unavoidable impacts to South Florida Water Management District (SFWMD) and U.S. Army Corps of Engineers (COE) jurisdictional wetlands. In order to offset the loss of wetland functions due to the proposed construction activities, on-site mitigation plans for each of the parcels were required. The Project includes the preservation and enhancement of 23.2± acres of wetlands and 4.95± acres of uplands.

The fourth annual monitoring event and report are provided in compliance with the Project's SFWMD Environmental Resource Permit (ERP) No. 36-04853-P and COE Dredge and Fill Permit No. SAJ-2003-5331(IP-TWM). A summary of the mitigation activities, success criteria, activity schedule, results, and discussion follows.

MITIGATION ACTIVITIES

The initial exotic removal for the Project was completed by Woods & Wetlands, Inc. (WWI) in December 2013. The baseline, first annual, and second annual monitoring and reporting for the Project was conducted by other consultants. The time-zero monitoring event was conducted by PAI on January 14, 2014. An exotic maintenance event was completed by WWI on September 28, 2017. The third annual monitoring event was conducted by PAI on October 19, 2018. Mitigation activities completed since the third annual monitoring include exotic maintenance which was completed by WWI in January and June 2019, and the fourth annual monitoring event which was conducted by PAI on September 17, 2019.

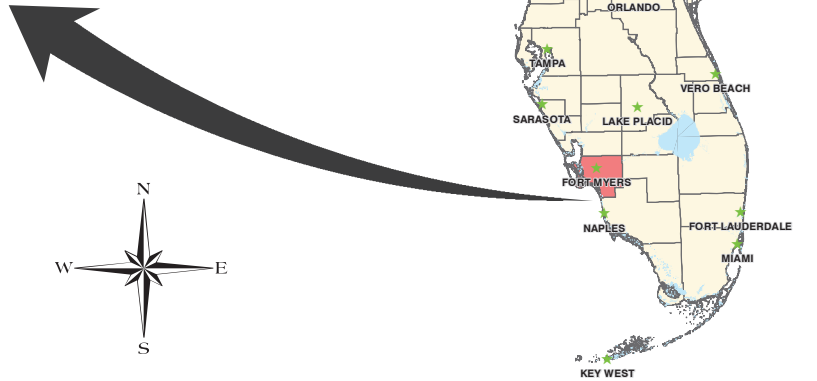
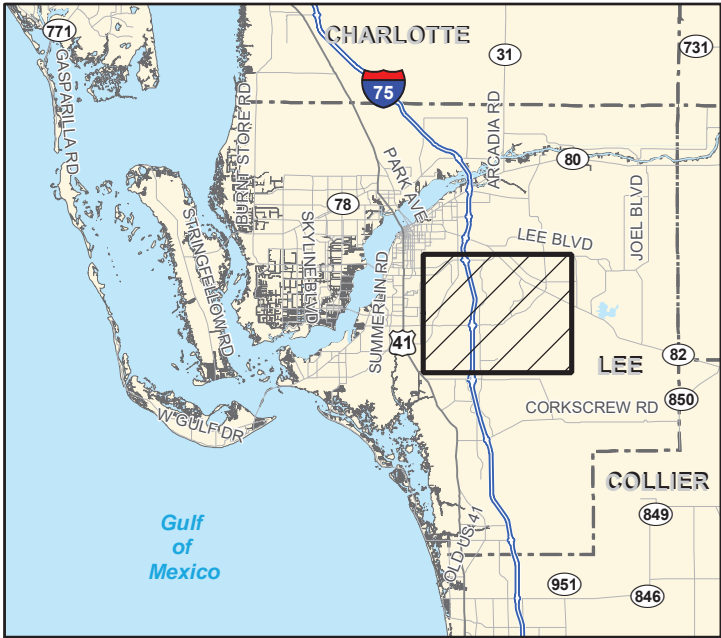


FIGURE 1. PROJECT LOCATION MAP
ARBORWOOD PRESERVE

DRAWN BY	DATE
D.B.	3/27/14
REVIEWED BY	DATE
M.A.M.	3/27/14
REVISED	DATE

J:\2002\02w0749\GIS\2019\Fourth Annual Monitoring Report\Figures\Figure 1\PROJECT LOCATION MAP.MXD - 9/25/2019 @ 8:09:03 AM

SUCCESS CRITERIA

SFWMD

Per Special Condition Nos. 21 and 24 of the SFWMD ERP (No. 36-04853-P) and Special Condition Nos. 6 and 8 of the COE dredge and fill permit (No. SAJ-2003-5331 (IP-TWM)), the following criteria will be utilized to measure success in the on-site mitigation areas.

Special Condition No. 21 – A maintenance program shall be implemented in accordance with Exhibit No. 4 of SFWMD Permit No. 36-04853-P for the enhanced wetland/upland areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation area is maintained free from Category I exotic vegetation (as defined by the Florida Exotic Pest Plant Council (EPPC) at the time of permit issuance) immediately following a maintenance activity. Coverage of exotic species shall not exceed 1 percent and nuisance plant species shall not exceed 5 percent of total cover between maintenance activities. In addition, vegetative coverage of exotic/nuisance species shall not exceed 20 percent of any 0.5± acre area at any time.

Special Condition No. 24 – A mitigation and monitoring program shall be implemented in accordance with Exhibit No. 4 of SFWMD Permit No. 36-04853-P. The monitoring program shall extend for a period of five years with annual reports submitted to SFWMD staff. At the end of the first monitoring period, the mitigation area shall contain an 80 percent survival of planted vegetation. The 80 percent survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species do not achieve 80 percent coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the five monitoring events, the upland enhancement area shall contain an 80 percent survival of planted vegetation; the wetland preservation areas shall contain 80 percent coverage of native, desirable obligate (OBL), and facultative wetland (FACW) species; and the upland preservation areas shall contain an 80 percent coverage of native, desirable upland, and transitional species.

COE

Special Condition No. 6 – Annual monitoring shall continue for a minimum of five years or until the success criteria has been met for three consecutive years following the last supplemental planting of native vegetation. A request for a final inspection shall be submitted with the last monitoring report. The COE shall make the success determination.

Special Condition No. 8 – The mitigation areas shall be enhanced and managed in perpetuity for the control of invasive exotic vegetation as defined by the EPPC's 2001 List of Invasive Species (Category 1 and 2) (<http://www.fleppc.org/>). There shall be no invasive exotic vegetation or nuisance plant species of seed bearing size in the mitigation area. Plants over three feet in height are considered to be seed bearing size. At no time shall the density of invasive exotic vegetation or nuisance plant species smaller than seed bearing size exceed two percent of the aerial cover in any individual stratum. At no time shall the total density of invasive exotic vegetation or nuisance plant species smaller than seed bearing size exceed a total of four percent for all strata.

MITIGATION ACTIVITY SCHEDULE

The monitoring of the preserved and enhanced wetland areas will occur for five years or until the stormwater management system and preserve areas are certified as complete. The monitoring reports to be submitted include a baseline, time-zero, and five annual quantitative monitoring reports, followed by annual monitoring reports to be submitted until the stormwater management system can be certified. The baseline monitoring report documented conditions on the Project site as they existed prior to mitigation activities. The time-zero monitoring report documented the conditions immediately following the initial exotic removal. The annual quantitative monitoring reports will document the extent of success of the mitigation program and specific actions to be taken to improve conditions within the preserve areas, as well as their compliance with the Project's permit conditions.

The on-site mitigation activities for Parcels A, B, D, and E, as well as for the Treeline Mitigation Parcel, have been successfully completed, per a site review conducted with COE staff on March 4, 2013. A previously approved revised work schedule to complete the on-site mitigation activities for the Project is provided below. A revised schedule will again be requested with the submittal of this report.

Table 1. Mitigation Activity Schedule

Proposed Completion Date	Activity	Date Completed
January 31, 2005	Submit Recorded Conservation Easement	July 2005
February 28, 2005	Baseline Monitoring Report*	2005
December 31, 2013	Commence Exotic Removal Activities	December 2013
March 31, 2014	Time-Zero Monitoring Report	March 28, 2014
May 31, 2014	Semi-Annual Exotic Maintenance	unknown
March 31, 2015	First Annual Monitoring Report	unknown
March 31, 2016	Second Annual Monitoring Report**	December 2017
March 31, 2017	Third Annual Monitoring Report	November 2018
March 31, 2018	Fourth Annual Monitoring Report	September 2019
March 31, 2019	Fifth Annual Monitoring Report	

*Submitted by Lake and Wetland Management, Inc., per December 6, 2012 meeting with Cynthia Ovdenk (COE).

**Submitted by Collier Environmental Consultants, Inc.

MONITORING METHODOLOGY

Vegetation Monitoring

Following the exotic removal, three sampling transect lines and tree/shrub study plots were established as outlined in the ERP (Figure 2). The quantitative vegetation sampling involved the



LEGEND:

- WETLAND ENHANCEMENT - HAND REMOVAL OF EXOTICS (18.35 Ac.±)
- UPLAND BUFFER - HAND REMOVAL OF EXOTICS (2.41 Ac.±)
- UPLAND PRESERVE - HAND REMOVAL OF EXOTICS (2.54 Ac.±)
- SURVEYED WETLAND LINE
- MONITORING TRANSECT
- TREE/SHRUB PLOT
- T-1 TRANSECT NUMBER
- * PHOTO-STATION
- SG STAFF GAUGE/MONITORING WELL NO.
- ⊕ STAFF GAUGE/MONITORING WELL

CONSERVATION

AREA No.	ACREAGE
1	9.10 Ac.±
2	2.80 Ac.±
3	1.35 Ac.±
4	10.05 Ac.±
TOTAL	23.30 Ac.±

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2018.

CONSERVATION AREAS PER SFWMD ERP PERMIT MODIFICATION 36-10853-P ISSUED NOVEMBER 19, 2004 AND JUNE 8, 2005.

FIGURE 2. MITIGATION AND MONITORING PLAN
ARBORWOOD PRESERVE

DRAWN BY	DATE
D.B.	7/29/13
REVIEWED BY	DATE
M.A.M.	7/29/13
REVISED	DATE
T.F.	10/30/18



canopy, sub-canopy, and ground cover strata within the preserved wetlands and uplands. Exotic species, when present, were also noted and their percent coverage estimated.

To facilitate an intensive, accurate, and repeatable sampling program, the point frame method (Bonham 1989) was utilized for the ground cover stratum. Point quadrats were sampled at approximately 50 foot intervals along each monitoring transect. Each point quadrat consists of a one meter square wire grid with 25 cross points. Any plant species or non-vegetated area directly below a cross point was recorded. Each cross point represents four percent of the square meter.

For each transect, identified species were listed and percent cover computed and discussed. Water depths were recorded at each sampling quadrat if standing water was present.

The percent of coverage by the canopy and sub-canopy plant species was determined within each 20 x 50 foot tree/shrub study plot. Within the plots, percent of coverage was determined by species for each stratum. Woody vegetation with a diameter at breast height (DBH) greater than or equal to four inches was classified as a tree (canopy stratum), while shrubs included everything less than four inches in DBH and greater than 3.2 feet in height (sub-canopy stratum).

Wildlife Monitoring

Observations of wildlife made during the monitoring event were recorded. This included recording evidence and sign of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

Fish and Aquatic Macroinvertebrate Monitoring

Qualitative sampling of fish and aquatic macroinvertebrates was conducted using a standard D-frame aquatic dip net with mesh size of one millimeter. Sampling was conducted along vegetation monitoring transects with a minimum of two centimeters of standing water. The collector worked the net vigorously within the vegetation, open water, and surficial bottom sediments. Net contents were placed in a white pan and sorted with forceps. Hard substrates, if any, were examined for the presence of aquatic macroinvertebrates. Sampling continued until no new species were encountered for ten minutes. Sample size and collection times did not exceed 200 organisms or one hour, respectively. Samples were preserved in alcohol, returned to the laboratory, and identified to the lowest taxonomic level possible.

Photographic Documentation

The same permanently fixed-point photograph stations previously established for the ERP were utilized during this monitoring event (Figure 2). The photograph stations in each of the monitored areas provide physical documentation of the condition and appearance for that area, as well as any changes that have taken place within it (Appendix A). Monitoring photographs will accompany vegetation data in each report.

Rainfall and Hydrological Monitoring

Two monitoring wells containing electronic-recording water level loggers were installed at the locations shown in the ERP mitigation and monitoring plan (Figure 2) during the third annual monitoring event. The loggers were programmed to record daily water levels. Water levels are downloaded every three months onto a data recorder, and the results are provided in graph form in this report.

Local annual rainfall data is also provided as part of this monitoring program. The data is taken from the nearest rain gauge located at SFWMD station LEHIGH W_R in Fort Myers. This data includes actual monthly rainfall totals presented on a monthly basis for the last year and compares it to the Southwest Florida historical average for the last 30 years.

RESULTS AND DISCUSSION

Vegetation

The fourth annual quantitative vegetation sampling was conducted on September 17, 2019 along three transects and tree/shrub study plots. Photographs were taken at the permanent photograph stations established along each transect and are presented as Appendix A. Herbaceous data are presented by quadrat as Appendix B and summarized by transect as Appendix C. Summary statistics for tree and shrub species in the 20 x 50 foot monitoring plots are provided as Appendix D.

Results of the herbaceous, canopy, and sub-canopy vegetation monitoring are summarized below for each transect.

Transect 18

Dominant herbaceous vegetation species included Asiatic pennywort (*Centella asiatica*) (10.9 percent), buttonweed (*Diodia virginiana*) (10.3 percent), red ludwigia (*Ludwigia repens*) (9.1 percent), and the EPPC-listed exotic species alligatorweed (*Alternanthera philoxeroides*) (20.0 percent). Cover by desirable herbaceous (OBL and FACW) wetland species was 38.2 percent for the SFWMD and 38.8 percent for the COE. Additional EPPC-listed exotic species included small amounts of Wright's nutrush (*Scleria lacustris*) (scattered occurrences). Exotic maintenance crews will target these and any other exotics present in the next exotic maintenance event. There were from 14 to 24 inches of standing water present along the transect at the time of sampling.

The canopy stratum contained swamp laurel oak (*Quercus laurifolia*) (20 percent) and bald cypress (*Taxodium distichum*) (10 percent). The sub-canopy was open. No EPPC-listed exotic species were recorded.

Total coverage by desirable, native SFWMD species was 68.2 percent (canopy: 30 percent, sub-canopy: 0, and ground cover: 38.2 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Total coverage by desirable, native COE species was 68.8 percent (canopy: 30 percent, sub-canopy 0, and ground cover: 38.8 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Transect 19

Dominant herbaceous vegetation species included blue water-lily (*Nymphaea elegans*) (5.7 percent), an unidentified grass (12.0 percent), and an unidentified sedge (10.3 percent). Cover by desirable herbaceous wetland species was 11.9 percent for the SFWMD and 11.9 percent for the COE. EPPC-listed exotic species included small amounts of alligatorweed (2.9 percent). Exotic maintenance crews will target this and any other exotics present in the next exotic maintenance event. Ground conditions ranged from saturated to 5 inches of standing water present along the transect at the time of sampling.

The canopy stratum contained bald cypress (100 percent). The sub-canopy contained bald cypress (15 percent). No EPPC-listed exotic species were recorded.

Total coverage by desirable, native SFWMD species was 126.9 percent (canopy: 100 percent, sub-canopy: 15 percent, and ground cover: 11.9 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Total coverage by desirable, native COE species was 126.9 percent (canopy: 100 percent, sub-canopy: 15 percent, and ground cover: 11.9 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Transect 20

Dominant herbaceous vegetation species included climbing hempvine (*Mikania scandens*) (8.6 percent), dotted smartweed (*Persicaria punctatum*) (6.9 percent), and water pennywort (*Hydrocotyle umbellata*) (5.1 percent). Cover by desirable herbaceous wetland species was 17.1 percent for the SFWMD and 25.7 percent for the COE. EPPC-listed exotic species included small amounts of caesarweed (*Urena lobata*) (2.3 percent). Wild bush bean (*Macroptilium lathyroides*) was classified in 2017 by the EPPC as a Category II exotic. A small amount (0.6 percent) of this species was recorded. Exotic maintenance crews will target these and any other exotics present in the next exotic maintenance event. There were from 0 to 6 inches of standing water present along the transect at the time of sampling.

The canopy stratum contained bald cypress (40 percent) and cabbage palm (*Sabal palmetto*) (10 percent). The sub-canopy was open. No EPPC-listed exotic species were recorded.

Total coverage by desirable, native SFWMD species was 57.1 percent (canopy: 40 percent; sub-canopy: 0; and ground cover: 17.1 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Total coverage by desirable, native COE species was 65.7 percent (canopy: 40 percent; sub-canopy: 0; and ground cover: 25.7 percent). No EPPC-listed exotic species were present in the canopy or sub-canopy of this plot.

Wildlife

During the fourth annual monitoring event, a total of eight bird species and one amphibian species was observed (Appendix E). No notable wildlife sign (i.e., tracks, burrows, dens, scat, etc.) was noted during the fourth annual monitoring event. Observations will continue to be made during future events in order to document use of the preserves by wildlife.

Fish and Aquatic Macroinvertebrates

Fish and aquatic macroinvertebrate collections were conducted for all transects. Aquatic macroinvertebrates included two crustacean species, five beetle species within two families, two aquatic fly families, two mayfly species, five true bug species within five families, two dragonfly species, and three damselfly species. Two fish species (i.e., Eastern mosquitofish (*Gambusia holbrooki*) and the exotic species African jewelfish (*Hemichromis letourneuxi*)) were represented (Appendix F). The results of the sampling document the presence of a good prey base and food chain support for wetland dependent and other wildlife species.

Rainfall and Hydrological Data

Total rainfall for SFWMD station LEHIGH W_R in 2018 was 46.56 inches. Wet season rainfall (June 1 through October 31) was 31.87 inches in 2018, which was 7.89 inches below the 30-year historic average wet season rainfall of 39.76 inches. Wet season rainfall to date (June 1 through September 24, 2019) was 26.59 inches, which is 8.81 inches below the 30-year historic average wet season rainfall of 35.40± inches for this same time period.

Wet season water levels recorded in 2019 ranged from 2.8 feet below ground on June 9 to 1.93 feet above ground on August 18 at Monitoring Well (MW) 15 and from 2.54 feet below ground on June 7 to 1.01 feet above ground on August 18 for MW 16. Wet season water levels recorded for the time period October 19 through 31, 2018 ranged from 1.2 feet above ground on October 20 to 0.75 feet above ground on October 31, 2018 at MW 15. Water levels at MW 16 ranged from 0.18 feet above ground on October 20 to 1.1 feet below ground on October 31, 2018.

In spite of the below average rainfall totals during the rainy season, the on-site monitoring wells have recorded one to two feet of standing water in the wetlands. These water depths are generally sufficient to maintain a healthy cypress wetland system.

Monitoring well data are provided in graph form in this report (Appendix G) and will also be provided in future annual monitoring reports.

SUMMARY

A fourth annual quantitative assessment of vegetation was conducted within the Project's designated preserves as part of the on-going SFWMD and COE monitoring programs. The monitoring was performed along three transects and within three tree/shrub study plots.

The previous heavy coverage of exotics, consisting primarily of Brazilian pepper (*Schinus terebinthifolius*) and melaleuca (*Melaleuca quinquenervia*), has been successfully removed from the canopy and sub-canopy strata. Exotic and nuisance species coverage in the ground cover is currently at 20.0 percent in Transect 18, 2.9 percent in Transect 19, and 2.9 percent in Transect 20. A maintenance event will be performed to bring the coverage of exotic species in the herbaceous stratum below permit thresholds. Desirable native species are present in all sampled areas, and they are anticipated to greatly increase in the future with continued maintenance events.

Wildlife utilization has been observed in the preserves. Additionally, the fish and aquatic macroinvertebrate sampling documented the presence of a good prey base for wetland dependent wildlife species.

Water level data for the wetlands showed sufficient depths to maintain a healthy cypress system, in spite of below average rainfall totals. The healthy condition of the wetlands was also reflected in fish and aquatic macroinvertebrate sampling.

An exotic maintenance event will be scheduled in the near future, once water levels have dropped. Woods and Wetlands, Inc. will likely be contracted, as in the past, to conduct a maintenance event once the preserves are more accessible. This will likely be more towards the end of the year. The fifth annual wetland monitoring event is anticipated to be performed by PAI in September 2020, and the report submitted in October 2020.

REFERENCES

Bonham, C.D. 1989. Measurements for Terrestrial Vegetation. John Wiley and Sons, New York, New York.

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Transect No. 18 Start, looking east (90°), September 2019



Transect No. 18 End, looking west (270°), September 2019



Transect No. 19 Start, looking southwest (220°), September 2019



Transect No. 19 End, looking northeast (40°), September 2019



Transect No. 20 Start, looking northeast (65°), September 2019



Transect No. 20 End, looking southwest (245°), September 2019

APPENDIX B

HERBACEOUS VEGETATION DATA BY QUADRAT

Appendix B. Herbaceous Vegetation Data by Quadrat

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
Transect 18								
1	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		4	28	
2	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		28	72	
2	<i>Hymenachne amplexicaulis</i> *	West Indian marsh grass	OBL	OBL		16		
3	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL			8	
4	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL			16	
5	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		8	4	
5	<i>Scleria lacustris</i> *	Wright's nutrush	FACW	FACW		16		
7	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL			12	
1		Bare ground			80	56	68	
1	<i>Axonopus</i> sp.	Carpet grass	FAC		20			
1	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW		28		
1	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		4		
1	<i>Taxodium distichum</i>	Bald cypress	OBL	OBL			4	
1		Unknown grass				8		
2		Bare ground			64	48	28	
2	<i>Axonopus</i> sp.	Carpet grass	FAC		28			
2	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW	4			
2	<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		8		
2	<i>Phyla nodiflora</i>	Carpetweed	FAC	FAC	4			
3		Bare ground			88	52	4	
3	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW	12	12	4	
3	<i>Diodia virginiana</i>	Buttonweed	FACW	FACW		4	48	
3	<i>Eupatorium capillifolium</i>	Dog fennel	FAC	FACU		8		
3	<i>Nymphaea elegans</i>	Blue water-lily	OBL	OBL		12		

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
3	<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		12	8	
3	<i>Sacciolepis striata</i>	American cupscale	OBL	OBL			16	
3	<i>Taxodium distichum</i>	Bald cypress	OBL	OBL			4	
3		Unknown grass					4	
3		Unknown sedge					4	
4		Bare ground			96	80	32	
4	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW			24	
4	<i>Diodia virginiana</i>	Buttonweed	FACW	FACW		8	12	
4	<i>Ludwigia repens</i>	Red ludwigia	OBL	OBL	4			
4	<i>Mikania scandens</i>	Climbing hempvine		FACW		4	4	
4	<i>Nymphaea elegans</i>	Blue water-lily	OBL	OBL		4	12	
4		Unknown grass				4		
5		Bare ground			92	68	4	
5	<i>Bacopa monnieri</i>	Hyssop	OBL	OBL		8		
5	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW			32	
5	<i>Diodia virginiana</i>	Buttonweed	FACW	FACW			8	
5	<i>Ludwigia repens</i>	Red ludwigia	OBL	OBL	4		52	
5	<i>Oxalis</i> sp.	Wood sorrel			4			
6		Bare ground			32	100	100	
6	<i>Oxalis</i> sp.	Wood sorrel			12			
6	<i>Phyla nodiflora</i>	Carpetweed	FAC	FAC	8			
6		Unknown herb			48			
7		Bare ground			92	76	40	
7	<i>Bacopa monnieri</i>	Hyssop	OBL	OBL	4			
7	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW	4		16	
7	<i>Diodia virginiana</i>	Buttonweed	FACW	FACW			4	

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
7	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL			8	
7	<i>Lindernia grandiflora</i>	False pimpernel	FACW	OBL		24		
7	<i>Ludwigia repens</i>	Red ludwigia	OBL	OBL			12	
7	<i>Taxodium distichum</i>	Bald cypress	OBL	OBL			4	
7		Unknown grass					4	
Transect 19								
1	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		4	16	
2	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL			4	
6	<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		4		
1		Bare ground			92	20	32	
1	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW		36	8	
1	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW	4	16		
1	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		24		
1	<i>Nymphaea elegans</i>	Blue water-lily	OBL	OBL			40	
1	<i>Paspalum</i> sp.	Paspalum					4	
1	<i>Polygonum</i> sp.	Smartweed	OBL		4			
2		Bare ground			80	72	96	
2	<i>Andropogon virginicus</i>	Broomsedge	FAC	FAC		8		
2	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		20		
2	<i>Lythrum alatum</i> var. <i>lanceolatum</i>	Loosestrife	OBL	OBL	20			
3		Bare ground			100	64	100	
3	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		8		
3	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		4		
3	<i>Mikania scandens</i>	Climbing hempvine		FACW		24		

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
4		Bare ground			100	24	48	
4	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		72		
4	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		4	12	
4	<i>Melothria pendula</i>	Creeping cucumber		FAC			4	
4	<i>Pontederia cordata</i>	Pickernelweed	OBL	OBL			8	
4	<i>Taxodium distichum</i>	Bald cypress	OBL	OBL			4	
4		Unknown grass					4	
4		Unknown sedge					20	
5		Bare ground			100	8	36	
5	<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW			8	
5	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW		12		
5	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		32		
5	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		32		
5	<i>Paspalum</i> sp.	Paspalum				16		
5		Unknown grass					40	
5		Unknown sedge					16	
6		Bare ground			100	80	56	
6	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		8		
6	<i>Mikania scandens</i>	Climbing hempvine		FACW		4		
6		Unknown grass					40	
6		Unknown herb					4	
6	<i>Vigna luteola</i>	Cow-pea		FACW		4		
7		Bare ground			100	44	60	
7	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW		4	4	
7	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		40		

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
7	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL		12		
7		Unknown sedge					36	
Transect								
20								
1	<i>Macroptilium lathyroides</i> *	Wild bush bean				8	4	
6	<i>Urena lobata</i> *	Caesarweed		FACU		4		
7	<i>Cuphea carthagenensis</i> *	Waxweed	FAC	FACW			16	
7	<i>Urena lobata</i> *	Caesarweed		FACU		8	16	
1		Bare ground			96	4	84	
1	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW	4	64	8	
1	<i>Cyperus polystachyos</i>	Flatsedge	FACW	FACW		4		
1	<i>Eupatorium leptophyllum</i>	Fennel	OBL	FACW		4		
1	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL			4	
1	<i>Symphotrichum subulatum</i>	Annual marsh aster	OBL	OBL		16		
2		Bare ground			100	8	84	
2	<i>Carex longii</i>	Long's sedge	FACW	OBL		48		
2	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW			16	
2	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		40		
2	<i>Setaria parviflora</i>	Knotroot foxtail	FAC	FACW		4		
3		Bare ground			88	44	8	
3	<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW			4	
3	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		36		
3	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL	8			
3	<i>Mikania scandens</i>	Climbing hempvine		FACW			40	
3	<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		20	40	

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
3	<i>Telmatoblechnum serrulatum</i>	Swamp fern	FACW	FACW	4			
3		Unknown grass					4	
3		Unknown sedge					4	
4		Bare ground			92	4	76	
4	<i>Baccharis halimifolia</i>	Saltbush	FAC	FAC			4	
4	<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW		12		
4	<i>Mikania scandens</i>	Climbing hempvine		FACW		28	12	
4	<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		4	8	
4	<i>Telmatoblechnum serrulatum</i>	Swamp fern	FACW	FACW	8	52		
5		Bare ground			96	4	76	
5	<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW		28		
5	<i>Carex longii</i>	Long's sedge	FACW	OBL		12		
5	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		40		
5	<i>Eupatorium leptophyllum</i>	Fennel	OBL	FACW		8		
5	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL			20	
5	<i>Mikania scandens</i>	Climbing hempvine		FACW			4	
5	<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		4		
5	<i>Setaria parviflora</i>	Knotroot foxtail	FAC	FACW		4		
5	<i>Telmatoblechnum serrulatum</i>	Swamp fern	FACW	FACW	4			
6		Bare ground			100	12	84	
6	<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW		60		
6	<i>Carex longii</i>	Long's sedge	FACW	OBL		4		
6	<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		4		
6	<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL			12	
6	<i>Melothria pendula</i>	Creeping cucumber		FAC		4		
6	<i>Panicum hemitomon</i>	Maidencane	OBL	OBL		12		

Appendix B. (Continued)

Quadrat	Scientific Name	Common Name	State Status	COE Status	Percent Cover			
					Time-Zero	Third Annual	Fourth Annual	Fifth Annual
6		Unknown grass					4	
7		Bare ground			80	12	40	
7	<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW		40	8	
7	<i>Melothria pendula</i>	Creeping cucumber		FAC		8		
7	<i>Mikania scandens</i>	Climbing hempvine		FACW			4	
7	<i>Myrsine cubana</i>	Myrsine	FAC	FAC	4		16	
7	<i>Panicum hemitomom</i>	Maidencane	OBL	OBL		4		
7	<i>Telmatoblechnum serrulatum</i>	Swamp fern	FACW	FACW	16	16		
7		Unknown herb				12		

*EPPC-listed exotic and nuisance species

APPENDIX C

**AVERAGE PERCENT COVER OF
GROUND COVER SPECIES BY TRANSECT**

Appendix C. Average Percent Cover of Ground Cover Species by Transect

Scientific Name	Common Name	State Status	COE Status	Average Percent Cover			
				Time-Zero	Third Annual	Fourth Annual	Fifth Annual
Transect 18							
<i>Alternanthera philoxeroides</i> *	Alligatorweed	OBL	OBL		5.7	20.0	
<i>Hymenachne amplexicaulis</i> *	West Indian marsh grass	OBL	OBL		2.3		
<i>Scleria lacustris</i> *	Wright's nutrush	FACW	FACW		2.3		
	Bare ground			77.6	68.6	39.5	
<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW	2.9	5.7	10.9	
<i>Diodia virginiana</i>	Buttonweed	FACW	FACW		1.7	10.3	
<i>Ludwigia repens</i>	Red ludwigia	OBL	OBL	1.1		9.1	
<i>Sacciolepis striata</i>	American cupscale	OBL	OBL			2.3	
<i>Nymphaea elegans</i>	Blue water-lily	OBL	OBL		2.3	1.7	
<i>Taxodium distichum</i>	Bald cypress	OBL	OBL			1.7	
<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL			1.1	
<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		2.9	1.1	
	Unknown grass				1.7	1.1	
<i>Mikania scandens</i>	Climbing hempvine		FACW		0.6	0.6	
	Unknown sedge					0.6	
<i>Axonopus</i> sp.	Carpet grass	FAC		6.9			
<i>Bacopa monnieri</i>	Hyssop	OBL	OBL	0.6	1.1		
<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW		0.6		
<i>Eupatorium capillifolium</i>	Dog fennel	FAC	FACU		1.1		
<i>Lindernia grandiflora</i>	False pimpernel	FACW	OBL		3.4		
<i>Oxalis</i> sp.	Wood sorrel			2.3			
<i>Phyla nodiflora</i>	Carpetweed	FAC	FAC	1.7			
	Unknown herb			6.9			
Total					100.0		

Appendix C. (Continued)

Scientific Name	Common Name	State Status	COE Status	Average Percent Cover			
				Time-Zero	Third Annual	Fourth Annual	Fifth Annual
Transect 19							
Alternanthera philoxeroides*	Alligatorweed	OBL	OBL		1.1	2.9	
	Bare ground			95.9	44.6	61.1	
	Unknown grass					12.0	
	Unknown sedge					10.3	
Nymphaea elegans	Blue water-lily	OBL	OBL			5.7	
Centella asiatica	Asiatic pennywort	FACW	FACW		7.4	1.7	
Hydrocotyle umbellata	Water pennywort	FACW	OBL		12.0	1.7	
Boehmeria cylindrica	Bog-hemp	OBL	FACW			1.1	
Pontederia cordata	Pickerelweed	OBL	OBL			1.1	
Melothria pendula	Creeping cucumber		FAC			0.6	
Paspalum sp.	Paspalum				2.3	0.6	
Taxodium distichum	Bald cypress	OBL	OBL			0.6	
	Unknown herb					0.6	
Andropogon virginicus	Broomsedge	FAC	FAC		1.1		
Commelina diffusa var. diffusa	Dayflower	FACW	FACW	0.6	26.9		
Lythrum alatum var. lanceolatum	Loosestrife	OBL	OBL	2.9			
Mikania scandens	Climbing hempvine		FACW		4.0		
Polygonum sp.	Smartweed	OBL		0.6			
Vigna luteola	Cow-pea		FACW		0.6		
Total						100.0	
Transect 20							
Cuphea carthagenensis*	Waxweed	FAC	FACW			2.3	
Macroptilium lathyroides*	Wild bush bean				1.1	0.6	
Urena lobata*	Caesarweed		FACU		1.7	2.3	

Appendix C. (Continued)

Scientific Name	Common Name	State Status	COE Status	Average Percent Cover			
				Time-Zero	Third Annual	Fourth Annual	Fifth Annual
	Bare ground			93.1	12.7	64.5	
<i>Mikania scandens</i>	Climbing hempvine		FACW		4.0	8.6	
<i>Persicaria punctatum</i>	Dotted smartweed	OBL	OBL		4.0	6.9	
<i>Hydrocotyle umbellata</i>	Water pennywort	FACW	OBL	1.1		5.1	
<i>Centella asiatica</i>	Asiatic pennywort	FACW	FACW			2.9	
<i>Myrsine cubana</i>	Myrsine	FAC	FAC	0.6		2.3	
<i>Boehmeria cylindrica</i>	Bog-hemp	OBL	FACW		20.0	1.1	
<i>Commelina diffusa</i> var. <i>diffusa</i>	Dayflower	FACW	FACW	0.6	26.3	1.1	
	Unknown grass					1.1	
<i>Baccharis halimifolia</i>	Saltbush	FAC	FAC			0.6	
	Unknown sedge					0.6	
<i>Carex longii</i>	Long's sedge	FACW	OBL		9.1		
<i>Cyperus polystachyos</i>	Flatsedge	FACW	FACW		0.6		
<i>Eupatorium leptophyllum</i>	Fennel	OBL	FACW		1.7		
<i>Melothria pendula</i>	Creeping cucumber		FAC		1.7		
<i>Panicum hemitomom</i>	Maidencane	OBL	OBL		2.3		
<i>Setaria parviflora</i>	Knotroot foxtail	FAC	FACW		1.1		
<i>Symphyotrichum subulatum</i>	Annual marsh aster	OBL	OBL		2.3		
<i>Telmatoblechnum serrulatum</i>	Swamp fern	FACW	FACW	4.6	9.7		
	Unknown herb				1.7		
Total						100.0	

*EPPC-listed exotic and nuisance species

APPENDIX D

PERCENT COVER ESTIMATES FOR TREE AND SHRUB SPECIES IN THE 20 X 50 FOOT PLOTS

Appendix D. Percent Cover Estimates for Tree and Shrub Species in the 20 x 50 Foot Plots

Scientific Name	Common Name	State Status	COE Status	Average Percent Cover or Number of Trees			
				Time-Zero	Third Annual	Fourth Annual	Fifth Annual
Transect 18							
Canopy (≥ 4” DBH)							
<i>Pinus elliottii</i>	Slash pine		FACW	2	0	0	
<i>Quercus laurifolia</i>	Swamp laurel oak	FACW	FACW	-	20	20	
<i>Taxodium distichum</i>	Bald cypress	OBL	OBL	1	10	10	
Sub-Canopy (<4” DBH and > 1 m height)							
<i>Sabal palmetto</i>	Cabbage palm	FAC	FAC			2	
Transect 19							
Canopy (≥ 4” DBH)							
<i>Taxodium distichum</i>	Bald cypress	OBL	OBL	80	100	100	
Sub-Canopy (<4” DBH and > 1 m height)							
<i>Taxodium distichum</i>	Bald cypress	OBL	OBL	10	12	15	
Transect 20							
Canopy (≥ 4” DBH)							
<i>Taxodium distichum</i>	Bald cypress	OBL	OBL	30	40	40	
<i>Pinus elliottii</i>	Slash pine		FACW	10	0	0	
<i>Sabal palmetto</i>	Cabbage palm	FAC	FAC	5	7	10	

Appendix D. (Continued)

Scientific Name	Common Name	State Status	COE Status	Average Percent Cover or Number of Trees			
				Time-Zero	Third Annual	Fourth Annual	Fifth Annual
Sub-Canopy							
(<4” DBH and > 1 m height)							
Open							

APPENDIX E

WILDLIFE OBSERVATIONS

Appendix E. Wildlife Observed

Common Name	Scientific Name	Number of Wildlife Observed					
		Time-Zero	First Annual	Second Annual	Third Annual	Fourth Annual	Fifth Annual
Birds							
Belted kingfisher	<i>Ceryle alcyon</i>				X	X	
Blue-gray gnatcatcher	<i>Polioptila caerulea</i>				X		
Downy woodpecker	<i>Picoides pubescens</i>	X					
Eastern meadowlark	<i>Sturnella magna</i>	X					
Great blue heron	<i>Ardea herodias</i>					X	
Great egret	<i>Ardea alba</i>					X	
Killdeer	<i>Charadrius vociferous</i>	X					
Little blue heron	<i>Egretta caerulea</i>					X	
Northern mockingbird	<i>Mimus polyglottos</i>					X	
Pileated woodpecker	<i>Dryocopus pileatus</i>					X	
Red-bellied woodpecker	<i>Melanerpes carolinus</i>				X	X	
Red-shouldered hawk	<i>Buteo lineatus</i>	X					
Turkey vulture	<i>Cathartes aura</i>	X					
White ibis	<i>Eudocimus albus</i>					X	
Amphibians							
Pig frog	<i>Rana grylio</i>					X	

APPENDIX F

**AQUATIC MACROINVERTEBRATES AND FISH
COLLECTED BY TRANSECT**

Appendix F. Aquatic Macroinvertebrates and Fish Collected by Transect

Macroinvertebrates	Transect		
	18	19	20
ARTHROPODA			
CRUSTACEA			
Amphipoda			
Gammaridae (scuds)			
<i>Gammarus</i> sp.	-	1	-
Ostracoda	1	-	-
INSECTA			
Coleoptera			
Dytiscidae (predacious diving beetles)			
adults			
<i>Copelatus caelatifennis princeps</i>	2	1	2
<i>Lacophilus proximus</i>	1	2	1
<i>Prodaticus bimarginatus</i>	1	1	3
larvae			
<i>C.c princeps</i>	-	3	-
Hydrophilidae (water scavenger beetles)			
adults			
<i>Tropisternus lateralis nimbatus</i>	2	-	-
Diptera larvae			
Chironomidae (midges)	4	3	5
Culicidae (mosquitoes)	1	4	-
Ephemeroptera			
Baetidae (small minnow mayflies)			
<i>Callibaetis floridanus</i>	2	3	8
Caenidae (small squaregills)			
<i>Caenis diminuta</i>	-	2	-
Heteroptera			
Belostomatidae (giant water bugs)			
adults			
<i>Belostoma flumineum</i>	-	5	2
Corixidae (water boatmen)			
<i>Trichocorixa louisianae</i>	1	2	3
Gerridae (water striders)			
<i>Trepobates floridensis</i>	3	1	2
Hydrometridae (marsh treaders)			
<i>Hydrometra australis</i>	-	1	-

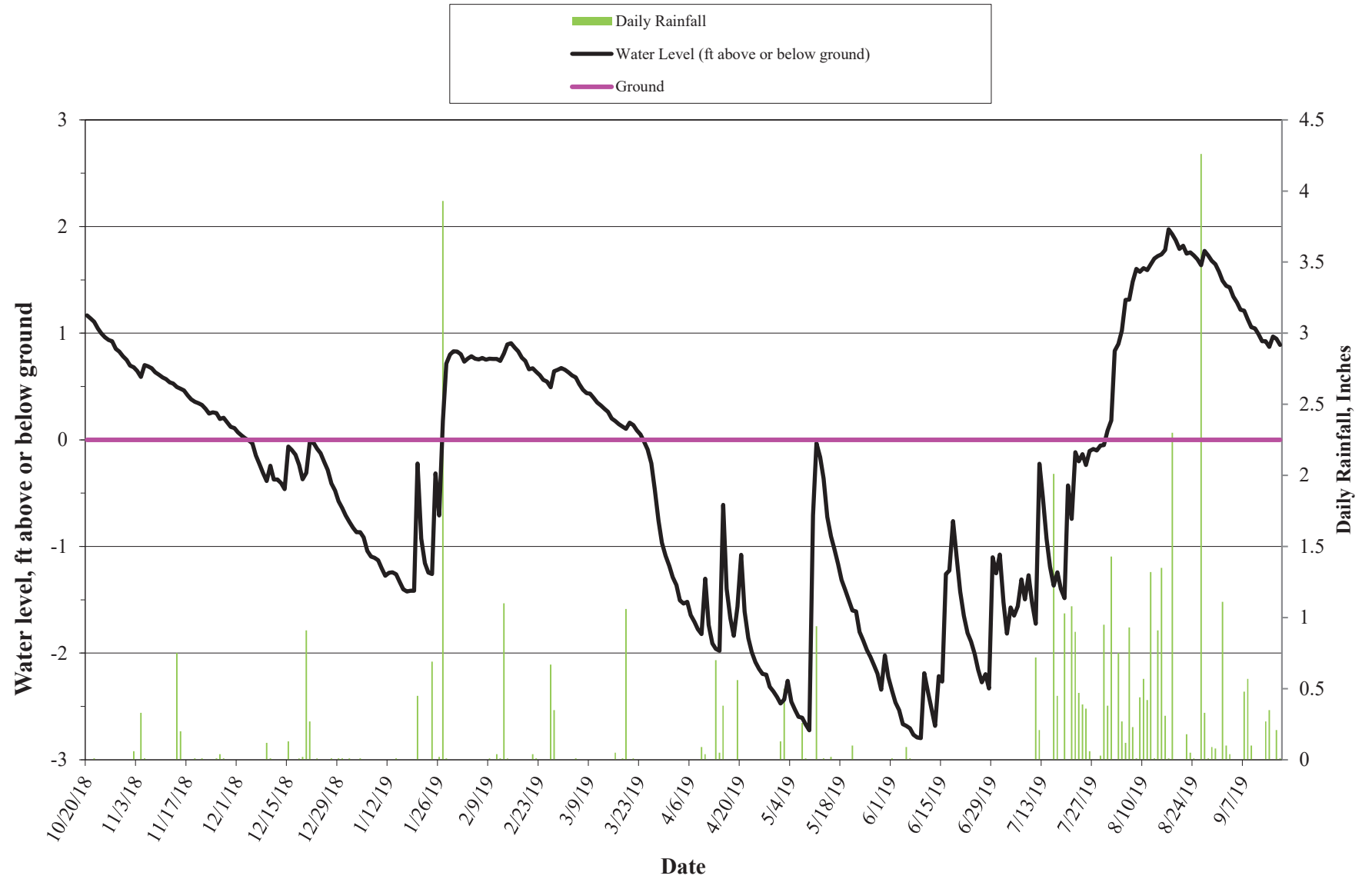
Appendix F. (Continued)

Macroinvertebrates	Transect		
	18	19	20
Noteridae (burrowing water beetles)			
adults			
<i>Hydrocanthus atripennis</i>	2	1	2
Odonata			
Anisoptera (dragonflies)			
Aeshnidae (darners)			
<i>Gomphaeschna antilope</i>	-	2	-
Libellulinae			
<i>Pachydiplax longipennis</i>	1	-	1
Zygoptera (damselflies)			
Coenagrionidae (narrow-winged damselflies)			
<i>Enallagma coecum</i>	1	3	-
<i>Ishnura ramburii</i>	2	-	-
<i>Nehalennia minuta</i>	4	14	1
Fish			
	18	19	20
African jewelfish (<i>Hemichromis letourneuxi</i>)*	6	10	-
Eastern mosquitofish (<i>Gambusia holbrooki</i>)	1	14	25

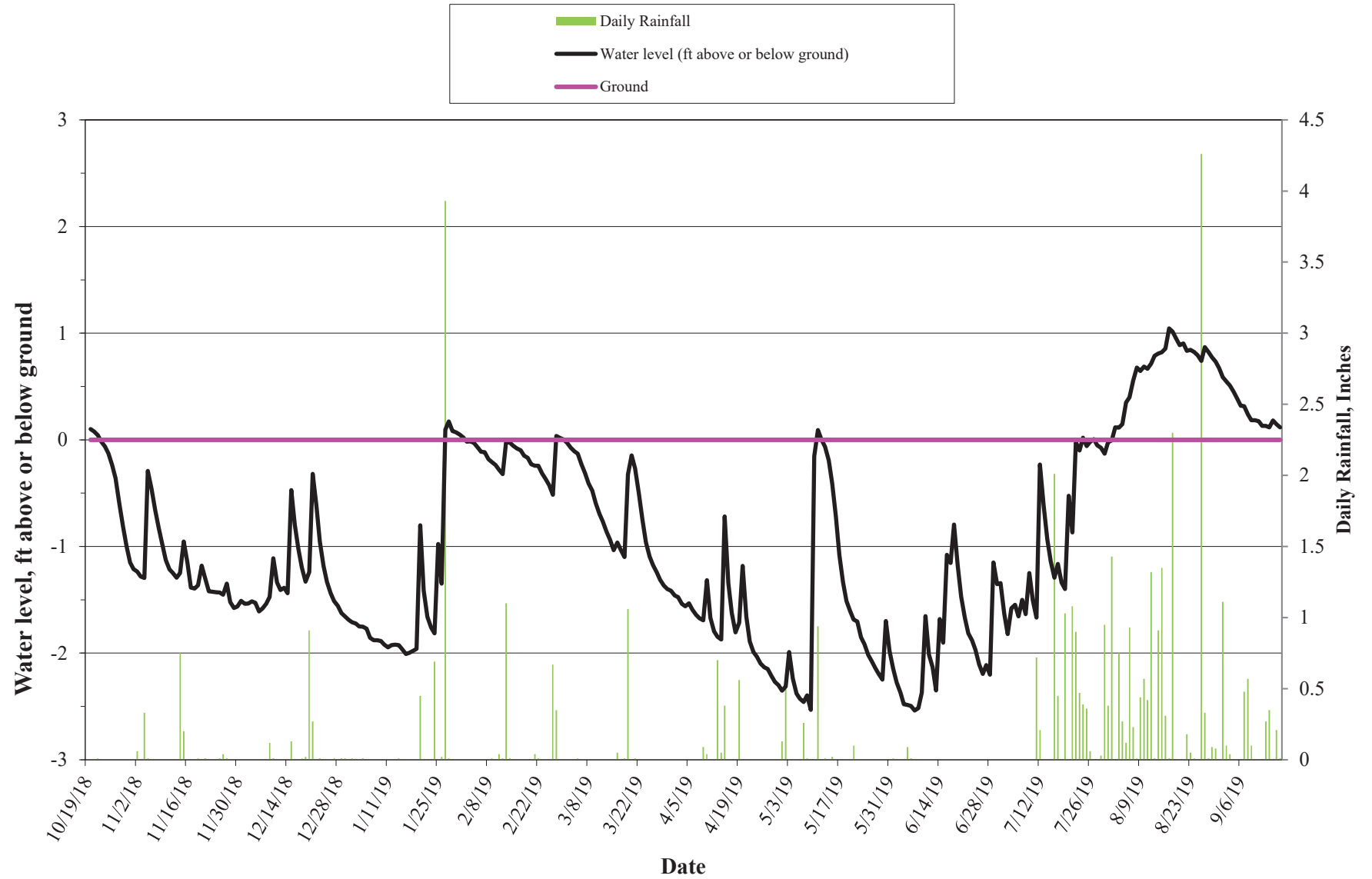
*Exotic fish

APPENDIX G
MONITORING WELL DATA

Arborwood Preserve
Monitoring Well 15 (Serial No. 610992)



Arborwood Preserve
Monitoring Well 16 (Serial No. 611016)



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

	Oct '18 - Sep 19	18-19 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments (On-Roll)	361,519.01	361,306.00	213.01	100.06%
01-3300 · O & M Assessments (Off-Roll)	12,088.74	14,589.00	-2,500.26	82.86%
01-3812 · Debt Assessments (2018)	2,638,030.35	2,637,660.00	370.35	100.01%
01-3818 · Debt Assessments (2014A-1)	420,689.60	420,596.00	93.60	100.02%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,534,503.90	-2,552,510.00	18,006.10	99.3%
01-3829 · Debt Asses-Pd To Trustee-2014	-1,151,504.19	-1,278,793.00	127,288.81	90.05%
01-3830 · Assessment Fees	-9,559.90	-10,000.00	440.10	95.6%
01-3831 · Assessment Discounts	-124,663.64	-136,782.00	12,118.36	91.14%
01-3912 · Debt Assessments - Off Roll	747,323.64	895,377.00	-148,053.36	83.47%
01-9420 · Carryover Balance	0.00	140,000.00	-140,000.00	0.0%
Total Income	359,419.71	491,443.00	-132,023.29	73.14%
Expense				
01-1130 · Payroll Tax Expense	581.40	912.00	-330.60	63.75%
01-1131 · Supervisor Fees	7,600.00	12,000.00	-4,400.00	63.33%
01-1310 · Engineering	52,547.71	35,000.00	17,547.71	150.14%
01-1311 · Management Fees	35,440.92	35,441.00	-0.08	100.0%
01-1313 · Website Management	1,500.00	1,500.00	0.00	100.0%
01-1315 · Legal Fees	12,917.08	38,000.00	-25,082.92	33.99%
01-1318 · Assessment/Tax Roll	5,000.00	5,000.00	0.00	100.0%
01-1320 · Audit Fees	5,350.00	5,500.00	-150.00	97.27%
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	4,298.05	5,500.00	-1,201.95	78.15%
01-1512 · Miscellaneous	3,855.41	2,800.00	1,055.41	137.69%
01-1513 · Postage and Delivery	1,824.55	1,300.00	524.55	140.35%
01-1514 · Office Supplies	1,332.50	2,200.00	-867.50	60.57%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	27,174.38	37,000.00	-9,825.62	73.44%
01-1743 · Continuing Disclosure Fee	3,000.00	5,000.00	-2,000.00	60.0%
01-1811 · Professional Fee & Permits	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	146.08	1,000.00	-853.92	14.61%
01-1816 · Treeline Preserve Maint-Exotics	0.00	4,000.00	-4,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	14,166.00	15,000.00	-834.00	94.44%
01-1820 · Panther Mitigation Mnt-Exotics	111,137.08	110,000.00	1,137.08	101.03%
01-1821 · Mitigation Monitoring-Parcel C	7,116.92	6,200.00	916.92	114.79%
01-1822 · Street Lighting-Utility & Maint	15,214.72	21,000.00	-5,785.28	72.45%
01-1824 · Field Inspector - Somerset Only	23,145.96	28,000.00	-4,854.04	82.66%
01-1825 · Lake Maintenance-Somerset Only	48,918.00	46,100.00	2,818.00	106.11%

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

	Oct '18 - Sep 19	18-19 Budget	\$ Over Budget	% of Budget
01-1826 · Preserve Maint - Somerset Only	35,000.00	35,000.00	0.00	100.0%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	10,800.00	10,800.00	0.00	100.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	<u>442,221.76</u>	<u>491,028.00</u>	<u>-48,806.24</u>	<u>90.06%</u>
Net Income	<u>-82,802.05</u>	<u>415.00</u>	<u>-83,217.05</u>	

Bank Balance As Of 9/30/19	\$ 146,264.38
Accounts Payable As Of 9/30/19	\$ 12,959.94
Other Assets As Of 9/30/19	\$ -
Total Fund Balance As Of 9/30/19	\$ 133,304.44