



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 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
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
November 18, 2019
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Member – Jack Aycock
- D. Administer Oath of Office
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 21, 2019 Regular Board Meeting.....Page 2
- J. Old Business
 - 1. Update Regarding Street Lighting Project
 - 2. Consider Approval of Agreement for Proposal for Somerset Fountains.....Page 6
- K. New Business
 - 1. Review of Fourth Annual Monitoring Report and SFWMD Compliance Meeting.....Page 11
 - 2. Consider Resolution No. 2019-06 – Adopting a Fiscal Year 2018/2019 Amended Budget.....Page 15
- L. Administrative Matters
 - 1. Manager’s Report
 - a. Financials..... Page 22
 - 2. Engineer Report
 - a. Update on Lake Bank Slope Issue
 - 3. Field Inspectors Report
- M. Board Members Comments
- N. Adjourn

The News-Press media group

news-press.com A GANNETT COMPANY

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

Attn:

ARBORWOOD CDD
2501 BURNS RD STE A
PALM BEACH GARDENS, FL 33410

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 Darlington 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

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

10/11/19

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 11th of October 2019.

Legal Clerk

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires 11/15/23

NANCY HEYRMAN
Notary Public
State of Wisconsin

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
3831436 10/11/19

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2019**

A. CALL TO ORDER

The October 21, 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 October 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 (via phone)	Present
Vice Chairman	Gary Franz	Present
Supervisor	VACANT	Present
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	Hopping Green & Sams, P.A.
District Engineer	Josh Evans	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Others present were: Jeff Gordish, Chris Anderson, Lynn Sullivan, Jerry Strohrange, Ed Thomas, Roger Bosworth, Jack Aycock, Brian Duffy, David Trepina, Neale Montgomery, Charles Humphreys and Brian Duffy.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Franz stated that he would like an update on pond transfers. Ms. Dailey suggested this be heard under the Engineer's Report.

Mr. Carr requested a status of the water pumping station. Ms. Dailey suggested this be heard under Board Member Comments.

There was a consensus of the Board to add both items to the agenda.

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. September 16, 2019, Regular Board Meeting

The September 16, 2019, Regular Board Meeting minutes were presented for consideration.

Mr. Hammond stated that under G2, “Hamilton” should be “Hammond.”

Under the audit item H2, he stated the 5th line starting with “He added...” should not read that the SPE be cancelled, but rather that the District is to be removed from the Tri-Party Agreement.

Mr. Carr asked that item G1 be changed from general discussion to “Mr. Carr reiterated his recommendation that, in order to avoid any potential construction conflicts, the contractor undertaking the CDD’s Treeline Avenue streetlight project at the entrance to Marina Bay should be apprised on the City’s proposed water pumping station at 12019 Treeline Avenue, the proposed retail building at 12013 Treeline Avenue and the proposed townhomes at 12051 Treeline Avenue, all of which will have curb cuts in the area of the work.”

A **motion** was then made by Mrs. Pattison, seconded by Mr. Carr and passed unanimously approving the September 16, 2019, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update Regarding Street Lighting Project

Mr. Hammond stated that he had received a report from Doug McIntyre that everything was progressing on schedule and 90% of the materials had been received.

H. NEW BUSINESS

1. Update on Revised Bridgetown/Arborwood Maintenance Agreement

Mr. Earlywine stated that the agreement had been reviewed and at this point, it is the consensus to leave the current agreement in place for now. Mr. Hammond stated that he had started this process and agreed to leave it “as is” for now. It was the consensus of the Board to do the same.

2. Consider Vacation of Utility Easement

Mr. Evans advised that he had received a request for the release of a utility easement and gave the background on the request from The Shoppes at Plantation Village. He indicated that the City had no need for the utility easement and the area is no longer needed for a utility pump station. Mr. Earlywine went over the process and stated that he had no objection to authorizing staff to move forward with the vacation of the easement.

A **motion** was made by Mr. Carr, seconded by Mrs. Pattison authorizing staff to move forward with the vacation of the utility easement, as presented.

3. Review of Fourth Annual Preserve Monitoring Results

Ms. Dailey stated the review would be tabled until Mike Myers could be present at the meeting.

Hammond stated that staff had received a letter from SFWMD stating it does not agree with certain aspects of the monitoring report. He suggested Mike Myers coordinate a conference call to discuss with Hammond, Dailey and Evans.

4. Direction on Applicants for Fill Board Vacancy

- Jack Aycock
- Kent Corey
- Jeff Gordish
- Gerald Hone
- Frank Savino
- Nicholas Scalzo
- Darren Simpson

Ms. Dailey advised that seven individuals had submitted resumes/letters of interest to serve in the position vacated due to the passing of John Hamilton. She suggested that the Board meet any candidates who are in the audience and proceed with either appointing an applicant or choosing which applicants to interview at the next meeting.

Messrs. Gordish and Aycock were present and introduced themselves.

Mr. Hammond reiterated his desire from the previous meeting to bring on a Board Member from outside of Plantation, since the current Board was made up of residents from Somerset and Bridgetown. He stated that his preference was to focus on Marina Bay candidates and since the others are not present at the meeting, he sees no reason not to consider Jack Aycock as the candidate, since he has attended meetings for the last three years. He added that there would be a general election next year and encouraged the other candidates to run for a seat at that time.

There was general discussion and support from the audience for each of the candidates who were present. Mr. Franz stated that both Messrs. Gordish and Aycock were qualified candidates, but agreed with Mr. Hammond that the preference was to have a representative from one of the other communities.

Upon further discussion, a **motion** was made by Mr. Carr, seconded by Mrs. Pattison and passed unanimously appointing Jack Aycock to fill the unexpired term of John Hamilton's Seat #3.

Ms. Dailey advised that she would swear in Mr. Aycock first thing at the next meeting.

At this point, Mr. Earlywine confirmed with Mr. Aycock that he met the qualifications required by Florida law to fill the seat. He then went over all applicable Florida Statutes with Mr. Aycock and the Board, including the Sunshine Law, public records, ethics laws, gift disclosures and prohibitions.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Financials – Ms. Dailey briefly went over the financials. Mr. Hammond stated that he would follow up with Mr. McElligott regarding some questions had had on the revenue from off-roll assessments.

Ms. Dailey reminded the Board that their next meeting was scheduled for November 18, 2019, and Mr. Aycock would be sworn in at that time.

2. Engineer's Report

a. Update on Pond Transfers (ADDED ITEM)

Mr. Evans distributed a spreadsheet and map summarizing the permitting status of each of the lakes. He noted a particular corner near a green that is steeper than 4:1 that a resident of Somerset had asked to be looked at. He indicated that Pulte's position was that they did sectional testing and the tests met code and were certified and accepted. He added that Pulte's position was that they are adamant that maintenance caused it to erode. Mr. Evans noted that this is not a safety issue and can be put on future repair plans. There was general discussion on the area with Mr. Carr stating that since the District was aware of the issue, he would like to see it addressed. Mr. Evans advised that he would come up with solutions and have a cost estimate to be brought back to the Board.

Mr. Evans stated that there was a tree in Somerset that a resident complained about in the preserve that he felt was a safety issue. He added he had an arborist come look at it who stated that it was a healthy tree to which the SFWMD agreed and will not issue a permit to take down.

3. Field Inspector's Report

Mr. Hirniak went over the rainfall statistics, stating that there had been 3 inches of rain in the last month, which is normally 9 inches, so the levels of water in the lakes has dropped and algae is up.

Mr. Hirniak noted that the issue of the golf course trimming the lake edge at the golf course came up again. He reiterated to the golf course staff that the CDD sprays, but if they want trimming, that is their responsibility.

J. BOARD MEMBER COMMENTS

Mr. Carr advised he would like an update on the City pumping station that was proposed along Treeline. District resident, Mr. Duffy stated that the City had identified 4 or 5 items and will hold a public meeting mid-November on this issue. He further stated that Treeline Elementary was the likely site. Mr. Carr advised that he would defer the issue until after that meeting.

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 10:13 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

**AGREEMENT BETWEEN THE
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AND
SOMERSET AT THE PLANTATION COMMUNITY ASSOCIATION, INC.,
REGARDING FOUNTAINS**

THIS AGREEMENT (“**Agreement**”) is made and entered into this ____ day of _____, 2019, by and between:

Arborwood Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Lee County, Florida (hereinafter "**District**"), and

Somerset at the Plantation Community Association, Inc., a Florida not-for-profit corporation (hereinafter "**Association**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, Centex Homes as Declarant and Developer of Somerset at the Plantation desires to convey the ponds and related stormwater improvements described on Exhibit A (the “Ponds”) to the District for the District’s ownership, operation, and maintenance; and

WHEREAS, Centex Homes stated it intends on gifting to the Association certain fountains Centex Homes installed in the Ponds (the “**Fountains**”); and

WHEREAS, Association is contemplating acceptance of ownership of the Fountains, as personal property of the Association; and

WHEREAS, the District is considering acceptance of the Ponds, but does not want to be responsible for the ownership, operation or maintenance of the Fountains; and

WHEREAS, in exchange for Association’s agreement to operate and maintain the fountains in accordance with the terms and conditions set forth herein, the District is willing to allow Association to keep the Fountains in the Ponds, once the District takes title to the Ponds.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Ownership, Operation and Maintenance of the Fountains. If Association accepts the gift of Fountains from Centex Homes, Association shall be the owner of the Fountains. To

such end, the District and Association expressly acknowledge and agree that notwithstanding any provision to the contrary within any documentation conveying any interest of Centex Homes in the Ponds, that no interest in the Fountains is or is intended to be conveyed by Association such that all legal and equitable ownership of the Fountains shall at all times remain vested in Association. In connection with such ownership, Association shall operate and maintain the Fountains in accordance with its Community-wide standards. Association shall be responsible for all costs related to the ownership, operation, maintenance, repair, replacement and removal of the Fountains. Association shall have the sole right and authority to determine the Fountain's operation schedule, provided, however, that, Association agrees to temporarily turn off the Fountains within five (5) days of its receipt of written notice from the District that the Fountains need to be temporarily turned off in order to allow the District to fulfill its obligations to operate, maintain or repair the Ponds or related stormwater improvements.

3. Removal of the Fountains. Association agrees to permanently remove the Fountains within thirty (30) days of its receipt of written notice with evidentiary support from the District that the Fountains are: 1) adversely impacting the District's ability to operate, maintain or repair the Ponds and related stormwater improvements on an on-going basis; or 2) causing a material defect to the Ponds or related stormwater improvements. Association shall be responsible for all costs associated with the removal of the Fountains and, subsequent to the removal, Association agrees to return the Ponds and any other property impacted by the removal of the Fountains to the same condition that existed prior to the removal, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures. Should Association fail to timely remove the Fountains pursuant to a removal request under this Section Three, the District shall have the right, but not the obligation, to undertake such removal and Association shall be responsible to reimburse the District for all costs associated with the removal within ten (10) days following receipt of written demand therefore from the District.

Should Association determine that it no longer desires to own, operate and maintain the Fountains, it agrees to give the District the option of taking over such responsibilities prior to permanent cessation of operation and removal of the Fountains. Should the District and Association be unable to mutually agree to the conveyance of the Fountains from Association to the District within thirty (30) days of Association providing written notice to the District that it no longer desires to own, operate and maintain the Fountains, Association shall remove the Fountains or cause the Fountains to be removed. Subsequent to the removal, Association agrees to return the Ponds and any other property impacted by the removal to the same condition that existed prior to the removal including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, all within ten (10) days of the date the Fountains were removed.

4. Indemnification.

- a. Association shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents,

officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the ownership, operation, maintenance or the Association's voluntary removal of the Fountains by Association and/or its employees, agents, representatives, contractors, subcontractors or others acting on its behalf.

- b. Association's obligations under this section shall include the payment of all settlements, judgments, damages (but not including consequential, special or punitive damages), liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, expert witness fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. Association agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants, limitations on liability contained in section 768.28, Florida Statutes or other law.

5. Default. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

6. Enforcement of Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. Agreement. This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.

8. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.

9. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

10. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to District:** Arborwood Community Development District
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: District Manager
- With a copy to:** Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel
- B. If to Association:** Somerset at the Plantation Association, Inc. 10401
Dartington Drive
Fort Myers, FL 33913
Attn: President HOA
- With a copy to:** Knott Ebelini Hart
1625 Hendry Street
Suite 301
Fort Myers, FL 33901
Attn: Thomas B. Hart

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

11. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. Provided, however, that this section shall not limit Association's indemnification obligation set forth in Section Four or any right of the parties identified in Section Four, who are not parties to this Agreement, to make a claim for such indemnification.

12. Assignment. Neither party may assign this Agreement without the prior written approval of the other party.

13. Controlling Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

14. Effective Date. The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

15. Public Records. Association understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

16. Counterparts. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

Attest:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chair, Board of Supervisors

**SOMERSET AT THE PLANTATION
COMMUNITY ASSOCIATION, INC.**

By: _____

Name: Lynn Sullivan President

Secretary/Assistant Secretary

Exhibit A: Description of the Ponds



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

October 15, 2019

Arborwood CDD
Attn: Kathleen Dailey Meneely
Special District Services, Inc
2501A Burns Road
Palm Beach Gardens, FL 33410

**Subject: Arborwood Preserve- (fka Arborwood-Basin B3)
Notice of Noncompliance - First Notice
Permit No. 36-04853-P-06; Application No. 141215-18
Lee County, S12/T45S/R25E**

Dear Ms. Meneely:

This letter is to provide notification that an inspection of the above-referenced project was conducted by the South Florida Water Management District (District) with on October 10, 2019. This inspection and a review of the Fourth Annual Wetland Monitoring Report reveal that the project is not in compliance with the conditions of Environmental Resource Permit (ERP) Number 36-04853-P-06. Specifically, those items that need to be addressed include the following:

1. Pursuant to special condition 15 of the ERP, the preserves cannot have greater than five (5) percent cover of exotic (Category I and II) and nuisance plant species. The reported data evidence exotic vegetation within the wetlands is greater than five (5) percent cover. Coverage of alligatorweed (*Alternanthera philoxeroides*) on Transect 18 was 20% (see enclosed photograph). During the inspection, District staff observed that the coverage of alligatorweed is excessive, especially in Conservation Area (CA) 22.
2. Based on the inspection and pursuant to special condition 18 and the permitted mitigation, monitoring, and maintenance plan, CA-22 is not meeting success criteria. Areas that contained greater than 50% cover of exotics were to be planted after two years, if monitoring didn't evidence sufficient natural recruitment. The areas depicted in red on the enclosed aerial were depicted as melaleuca habitat on the permitted vegetation map. These areas require supplemental tree plantings. Plantings should be in accordance with the tree plantings listed in the permitted mitigation, monitoring, and maintenance plan.

Arborwood Preserve- (fka Arborwood- Basin B3)
Permit Number 36-04853-P-06
Page 2

The District requests correction of the deficiencies noted above, or submittal of an acceptable plan for corrective actions, within thirty (30) days of receiving this notice.

The District now has the capability of receiving wetland monitoring reports, conservation easements, conversion/transfer forms and other documents electronically via the District's ePermitting website at www.sfwmd.gov/ePermitting. For first-time users, an account will need to be created. Reports can be submitted through eCompliance/Environmental Resource.

If you have any questions or require additional assistance, please contact me at (239) 338-2929 ext. 7713, or via e-mail at jbrosiou@sfwmd.gov, in the Fort Myers Service Center.

Sincerely,



Matt Brosious, PWS, Environmental Analyst
Environmental Resource Bureau

Enclosures: Location Map, Photograph, and
Aerial with Supplemental Planting Areas

c: Mike Myers, Passarella & Associates, Inc. (via Email)

This document is filed in the ePermitting system under Application Number 141215-18 via the Application/Permit Section on the Records Search home page

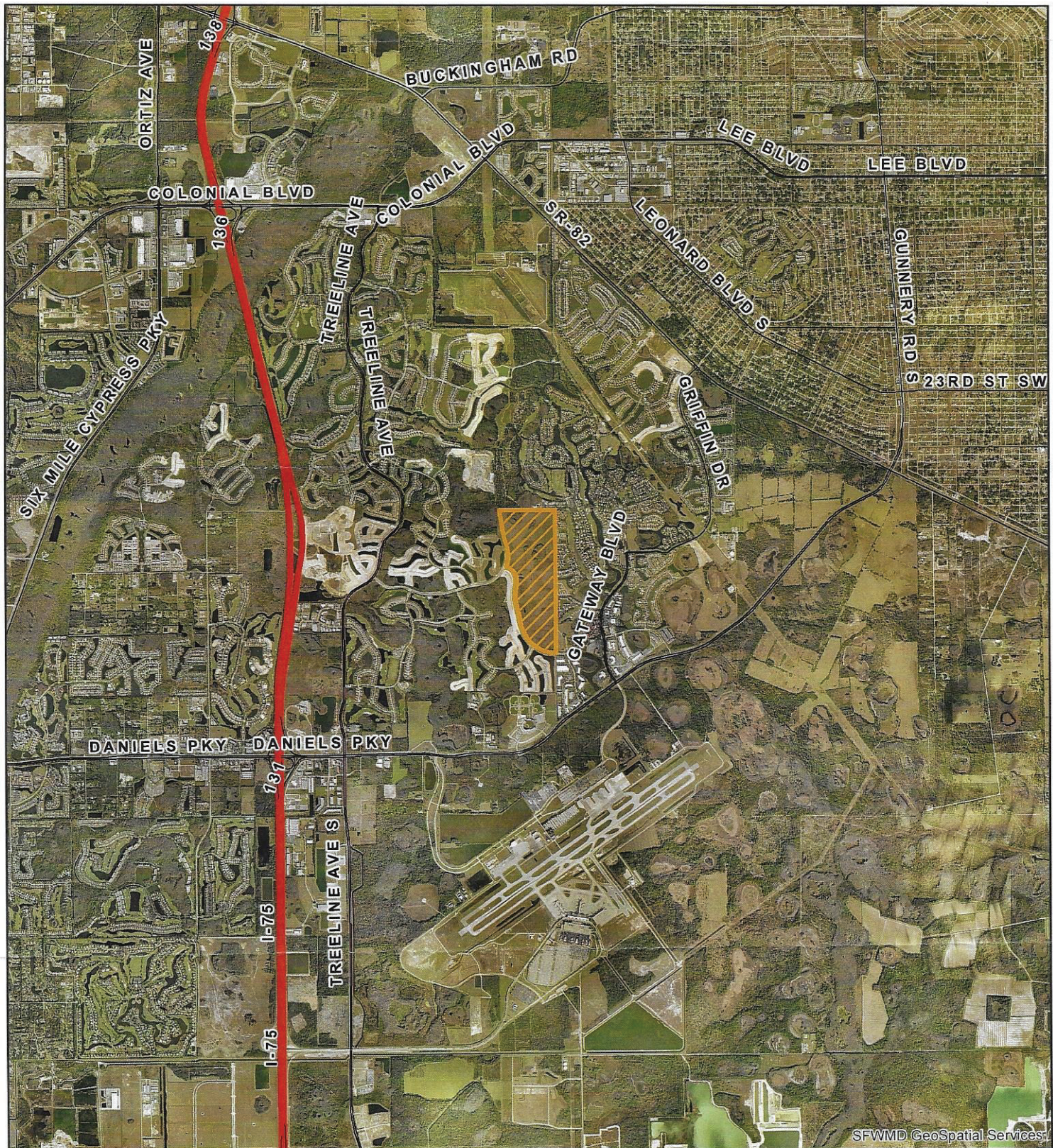


Exhibit No: 1

Exhibit Created On:
2016-08-11

LEE COUNTY, FL

REGULATION DIVISION

Project Name: ARBORWOOD PRESERVE- BASIN
B3



0 0.75 1.5
Miles



Application

Permit No: 36-04853-P-06

Application Number: 141215-18



South Florida Water Management District



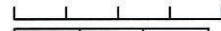
Regulation - Application Tools



South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406
561-686-3800; www.sfwmd.gov



0 0.01 0.02 0.03 0.04 Miles



0 0.02 0.04 0.06 Kilometers

DISCLAIMER

This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property, and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

RESOLUTION NO. 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Arborwood Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2019.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Arborwood Community Development District

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

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AMENDED BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 FINAL BUDGET	FISCAL YEAR 2018/2019 AMENDED BUDGET	FISCAL YEAR 2018/2019 ACTUAL 10/1/2018 - 9/29/2019
REVENUES			
GENERAL FUND ON ROLL ASSESSMENT	341,141	364,254	364,254
GENERAL FUND DIRECT BILL ASSESSMENTS	34,129	12,089	12,089
DEBT ON ROLL ASSESSMENTS	2,808,004	3,058,720	3,058,720
DEBT DIRECT BILL ASSESSMENTS	1,136,384	747,324	747,324
INTEREST/MISCELLANEOUS GENERAL FUND	0	0	0
GENERAL FUND OTHER REVENUES / CARRY OVER	140,000	0	0
TOTAL REVENUES	\$ 4,459,658	\$ 4,182,387	\$ 4,182,387
EXPENDITURES			
PAYROLL TAX EXPENSE	912	581	581
SUPERVISOR FEES	12,000	7,600	7,600
ENGINEERING	35,000	53,000	52,548
MANAGEMENT	35,441	35,441	35,441
LEGAL	38,000	15,097	15,097
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,500	5,350	5,350
ARBITRAGE REBATE FEE	3,500	2,000	500
INSURANCE	15,000	13,480	13,480
LEGAL ADVERTISING	5,500	5,500	4,532
MISCELLANEOUS	2,800	3,900	3,425
POSTAGE	1,300	1,835	1,825
OFFICE SUPPLIES	2,200	1,375	1,333
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	37,000	27,174	27,174
CONTINUING DISCLOSURE FEE	5,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	450	450
WEBSITE	1,500	1,500	1,500
PROFESSIONAL FEE & PERMITS	2,000	1,000	0
ELECTRICITY	1,000	146	146
TREELINE PRESERVE MAINTENANCE - EXOTICS	4,000	2,000	0
ENVIRONMENTAL CONSULTING - PASSARELLA	15,000	15,386	15,386
PANTHER MITIGATION MAINTENANCE - EXOTICS	110,000	121,000	116,345
STREET LIGHTING - UTILITY & MAINTENANCE	21,000	16,000	15,215
CAPITAL OUTLAY - SMALL	1,000	0	0
FLOWWAY MAINTENANCE	4,600	2,000	0
MITIGATION MONITORING - PARCEL C	6,200	8,000	7,117
PRESERVE MAINTENANCE - PARCEL C	10,800	10,800	10,800
LAKE MAINTENANCE - SOMERSET ONLY	46,100	48,918	48,918
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	35,000	35,000
FIELD INSPECTOR (SOMERSET ONLY)	28,000	23,146	23,146
Total Expenditures	491,028	465,854	451,084
EXCESS / (SHORTFALL)	\$ 3,968,630	\$ 3,716,533	\$ 3,731,303
DEBT PAYMENTS (2014)	(1,278,793)	(1,151,504)	(1,151,504)
DEBT PAYMENTS (2018)	(2,553,275)	(2,534,504)	(2,534,504)
BALANCE	\$ 136,562	\$ 30,525	\$ 45,295
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(7,591)	(7,591)
DISCOUNTS FOR EARLY PAYMENTS	(125,966)	(124,664)	(124,664)
NET EXCESS / (SHORTFALL)	\$ 596	\$ (101,730)	\$ (86,960)

Note: All Figures are Un-audited

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2018/2019 AMENDED BUDGET	FISCAL YEAR 2018/2019 ACTUAL 10/1/2018 - 9/29/2019
REVENUES			
ON ROLL ASSESSMENTS	341,141	364,524	364,254
DIRECT BILL ASSESSMENTS	34,129	12,089	12,089
OTHER REVENUES / CARRY OVER	140,000	0	0
Total Revenues	\$ 515,270	\$ 376,613	\$ 376,343
EXPENDITURES			
PAYROLL TAX EXPENSE	912	581	581
SUPERVISOR FEES	12,000	7,600	7,600
ENGINEERING	35,000	53,000	52,548
MANAGEMENT	35,441	35,441	35,441
LEGAL	38,000	15,097	15,097
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,500	5,350	5,350
ARBITRAGE REBATE FEE	3,500	2,000	500
INSURANCE	15,000	13,480	13,480
LEGAL ADVERTISING	5,500	5,500	4,532
MISCELLANEOUS	2,800	3,900	3,425
POSTAGE	1,300	1,835	1,825
OFFICE SUPPLIES	2,200	1,375	1,333
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	37,000	27,174	27,174
CONTINUING DISCLOSURE FEE	5,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	450	450
WEBSITE	1,500	1,500	1,500
PROFESSIONAL FEE & PERMITS	2,000	1,000	0
ELECTRICITY	1,000	146	146
TREELINE PRESERVE MAINTENANCE - EXOTICS	4,000	2,000	0
ENVIRONMENTAL CONSULTING - PASSARELLA	15,000	15,386	15,386
PANTHER MITIGATION MAINTENANCE - EXOTICS	110,000	121,000	116,345
STREET LIGHTING - UTILITY & MAINTENANCE	21,000	16,000	15,215
CAPITAL OUTLAY - SMALL	1,000	0	0
FLOWWAY MAINTENANCE	4,600	2,000	0
MITIGATION MONITORING - PARCEL C	6,200	8,000	7,117
PRESERVE MAINTENANCE - PARCEL C	10,800	10,800	10,800
LAKE MAINTENANCE - SOMERSET ONLY	46,100	48,918	48,918
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	35,000	35,000
FIELD INSPECTOR (SOMERSET ONLY)	28,000	23,146	23,146
Total Expenditures	491,028	465,854	451,084
EXCESS / (SHORTFALL)	\$ 24,242	\$ (89,241)	\$ (74,741)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,823)	(812)	(812)
DISCOUNTS FOR EARLY PAYMENTS	(13,646)	(13,339)	(13,339)
NET EXCESS / (SHORTFALL)	\$ 3,773	\$ (103,392)	\$ (88,892)

Note: All Figures are Un-audited

Fund Balance on 9/30/2018	\$ 218,038
Less Amended 2018/2019 Net Excess /(Shortfall)	\$ (103,392)
Estimated Fund Balance on 9/30/2019	\$ 114,646

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

Series 2014A-1 Bond			
	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2018 - 9/29/2019
REVENUES			
Net On Roll Assessments	220,079	334,517	334,517
Interest Income	0	12,387	12,387
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	267,247	169,094	169,094
Total Revenues	\$ 487,326	\$ 515,998	\$ 515,998
EXPENDITURES			
Principal Payments	145,000	145,000	145,000
Interest Payments	342,326	352,418	352,418
Principal Redemption	0	105,000	105,000
Miscellaneous	0	0	0
Total Expenditures	\$ 487,326	\$ 602,418	\$ 602,418
Excess / (Shortfall)	\$ -	\$ (86,420)	\$ (86,420)

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

Maturity Par Amount As Of 9/30/19 \$4,910,000

Series 2014B Bond			
	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2018 - 9/29/2019
REVENUES			
Interest Income	0	20,140	20,140
Direct Bill Assessments - Lennar	690,000	549,957	549,957
Bond Prepayments	0	2,124,283	2,124,283
Total Revenues	\$ 690,000	\$ 2,694,380	\$ 2,694,380
EXPENDITURES			
Principal Payments	0	2,100,000	2,100,000
Interest Payments	602,880	560,797	560,797
Miscellaneous	0	0	0
Total Expenditures	\$ 602,880	\$ 2,660,797	\$ 2,660,797
Excess / (Shortfall)	\$ 87,120	\$ 33,583	\$ 33,583

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 =	May 1st & November 1st

Par Amount As Of 9/30/19 = \$6,500,000

Series 2014A-2 Bond			
	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019	FISCAL YEAR 2018/2019 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2018 - 9/29/2019
REVENUES			
Net On Roll Assessments	45,823	69,664	69,664
Interest Income	0	2,537	2,537
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	55,644	28,272	28,272
Total Revenues	\$ 101,467	\$ 100,473	\$ 100,473
EXPENDITURES			
Principal Payments	30,000	30,000	30,000
Interest Payments	71,467	74,520	74,520
Principal Redemption	0	20,000	20,000
Miscellaneous	0	0	0
Total Expenditures	\$ 101,467	\$ 124,520	\$ 124,520
Excess / (Shortfall)	\$ -	\$ (24,047)	\$ (24,047)

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

Maturity Par Amount As Of 9/30/19 :\$1,040,000

FUND BALANCE AS OF 9/30/18	\$2,299,872
FY 2018/2019 ACTIVITY	(\$76,884)
FUND BALANCE AS OF 9/30/19	\$2,222,988

Notes

Reserve Fund Balances = \$956,192*. Revenue Fund Balances = \$47,578*.

2014B Prepayment Fund Balance = \$1,219,218.*

2014B Prepayment Fund Balance To Be Used To Make 11/1/2019

2014B Principal Payment Of \$870,000.

Revenue Accounts & Developer Direct Bill Payments (\$390,073 Received In October 2019)

To Fund November 1, 2019 Interest Payments:

Series 2014A-1: \$169,395

Series 2014A-2: \$35,880

Series 2014B: \$224,250

* Approximate Amounts

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	2018A-1 & 2018A-2		
	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2018/2019 AMENDED BUDGET	FISCAL YEAR 2018/2019 ACTUAL 10/1/2018 - 9/29/2019
REVENUES			
Net On Roll Assessments	2,429,781	2,534,504	2,534,504
Direct Bill Assessments	123,493	0	0
Bond Prepayments	0	0	0
Interest Income	0	6,238	6,238
Total Revenues	\$ 2,553,274	\$ 2,540,742	\$ 2,540,742
EXPENDITURES			
Principal Payments (2018A-1)	1,065,000	1,065,000	1,065,000
Principal Payments (2018A-2)	325,000	325,000	325,000
Interest Payments (2018A-1)	751,431	762,081	762,081
Interest Payments (2018A-2)	406,766	413,469	413,469
Bond Redemption (2018-2)	5,077	190,000	190,000
Total Expenditures	\$ 2,553,274	\$ 2,755,550	\$ 2,755,550
Excess / (Shortfall)	\$ -	\$ (214,808)	\$ (214,808)

FUND BALANCE AS OF 9/30/18	\$1,806,194
FY 2018/2019 ACTIVITY	(\$214,808)
FUND BALANCE AS OF 9/30/19	\$1,591,386

Notes

Reserve Fund Balances = \$815,469*. Revenue Fund Balance = \$775,917*.
Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payments Of \$565,672
(2018A-1: \$370,391 & 2018A-2: \$195,281).
* Approximate Amounts

Series 2018 A-1 Bond Information

Original Par Amount =	\$24,465,000
Interest Rate =	3.02%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$23,400,000

Series 2018 A-2 Bond Information

Original Par Amount =	\$8,740,000
Interest Rate =	4.65%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$8,225,000

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)	364,253.88	361,306.00	2,947.88	100.82%
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	-7,591.47	-10,000.00	2,408.53	75.92%
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	364,123.01	491,443.00	-127,319.99	74.09%
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	15,097.08	38,000.00	-22,902.92	39.73%
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 Schedules Fee	450.00	500.00	-50.00	90.0%
01-1450 · Insurance	13,480.00	15,000.00	-1,520.00	89.87%
01-1480 · Legal Advertisements	4,532.52	5,500.00	-967.48	82.41%
01-1512 · Miscellaneous	3,424.87	2,800.00	624.87	122.32%
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	15,386.00	15,000.00	386.00	102.57%
01-1820 · Panther Mitigation Mnt-Exotics	116,344.71	110,000.00	6,344.71	105.77%
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>451,083.32</u>	<u>491,028.00</u>	<u>-39,944.68</u>	<u>91.87%</u>
Net Income	<u>-86,960.31</u>	<u>415.00</u>	<u>-87,375.31</u>	

Bank Balance As Of 9/30/19	\$ 146,244.92
Accounts Payable As Of 9/30/19	\$ 21,802.04
Other Assets As Of 9/30/19	\$ 4,703.30
Total Fund Balance As Of 9/30/19	\$ 129,146.18

Arborwood Community Development District
Budget vs. Actual
October 2019

	Oct 19	19/20 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments (On-Roll)	0.00	521,994.00	-521,994.00	0.0%
01-3300 · O & M Assessments (Off-Roll)	0.00	17,082.00	-17,082.00	0.0%
01-3812 · Debt Assessments (2018)	0.00	2,658,813.00	-2,658,813.00	0.0%
01-3818 · Debt Assessments (2014)	0.00	735,207.00	-735,207.00	0.0%
01-3822 · Debt Assess-Pd To Trustee (2018)	0.00	-2,553,275.00	2,553,275.00	0.0%
01-3829 · Debt Asses-Pd To Trustee (2014)	0.00	-1,122,190.00	1,122,190.00	0.0%
01-3830 · Assessment Fees	0.00	-10,000.00	10,000.00	0.0%
01-3831 · Assessment Discounts	0.00	-143,391.00	143,391.00	0.0%
Total Income	0.00	104,240.00	-104,240.00	0.0%
Expense				
01-1130 · Payroll Tax Expense	61.20	912.00	-850.80	6.71%
01-1131 · Supervisor Fees	800.00	12,000.00	-11,200.00	6.67%
01-1310 · Engineering	2,127.80	25,000.00	-22,872.20	8.51%
01-1311 · Management Fees	3,009.00	36,108.00	-33,099.00	8.33%
01-1313 · Website Management	166.66	1,500.00	-1,333.34	11.11%
01-1315 · Legal Fees	0.00	25,000.00	-25,000.00	0.0%
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	0.00	3,500.00	-3,500.00	0.0%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	13,984.00	15,000.00	-1,016.00	93.23%
01-1480 · Legal Advertisements	0.00	5,500.00	-5,500.00	0.0%
01-1512 · Miscellaneous	136.98	2,800.00	-2,663.02	4.89%
01-1513 · Postage and Delivery	35.50	1,300.00	-1,264.50	2.73%
01-1514 · Office Supplies	96.70	2,500.00	-2,403.30	3.87%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	0.00	33,000.00	-33,000.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	5,000.00	-5,000.00	0.0%
01-1811 · Professional Fee & Permits	0.00	1,500.00	-1,500.00	0.0%
01-1814 · Electricity	12.16	200.00	-187.84	6.08%
01-1816 · Treeline Preserve Maint-Exotics	0.00	7,500.00	-7,500.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	0.00	20,000.00	-20,000.00	0.0%
01-1820 · Panther Mitigation Mnt-Exotics	0.00	90,000.00	-90,000.00	0.0%
01-1821 · Mitigation Monitoring-Parcel C	0.00	6,200.00	-6,200.00	0.0%
01-1822 · Street Lighting-Utility & Maint	1,144.58	21,000.00	-19,855.42	5.45%
01-1824 · Field Inspector - Somerset Only	1,985.08	24,000.00	-22,014.92	8.27%

Arborwood Community Development District
Budget vs. Actual
October 2019

	Oct 19	19/20 Budget	\$ Over Budget	% of Budget
01-1825 · Lake Maintenance-Somerset Only	3,839.00	46,100.00	-42,261.00	8.33%
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%
01-1829 · Lake Bank Erosion Mte (Somerset	0.00	30,000.00	-30,000.00	0.0%
01-1830 · Strmwtr Drains Ins & MTE (Somerset)	0.00	17,500.00	-17,500.00	0.0%
01-1831 · Strmwtr Drains Ins (Bridgetown)	0.00	2,500.00	-2,500.00	0.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	27,573.66	508,195.00	-480,621.34	5.43%
Net Income	-27,573.66	-403,955.00	376,381.34	6.83%

Bank Balance As Of 10/31/19	\$ 113,092.04
Accounts Payable As Of 10/31/19	\$ 11,519.52
Other Assets As Of 10/31/19	\$ -
Total Fund Balance As Of 10/31/19	\$ 101,572.52