



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 17, 2020
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
***Dial In (877) 402-9753 Access Code 1811087**
REGULAR BOARD MEETING & PUBLIC HEARING
August 17, 2020
9:00 A.M.
***Public please mute phones unless speaking**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 15, 2020 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Adopting a Fiscal Year 2020/2021 Final Budget
 - 3. Consider Resolution No. 2020-05 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 8
 - 4. Receive Public Comments on Fiscal Year 2020/2021 Annual Assessment Roll
 - 5. Consider Resolution No. 2020-06 – Adopting a Fiscal Year 2020/2021 Annual Assessment Roll..Page 30
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2020-07 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 34
 - 2. Consider Resolution No. 2020-08 – Resetting a Public Hearing Adopting Amended Rules of Procedure.....Page 36
 - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 38
 - 4. Review Exotic Treatments at Collier County Mitigation Parcel & Preserve Areas.....Page 42
 - 5. Accept and Receive Lake Bank Inspection Report.....Page 58
- J. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 118
 - b. Discussion Regarding Filling Upcoming Vacancy
 - 2. Engineer Report
 - 3. Field Inspectors Report
- K. Board Members Comments
- L. Adjourn

News-Press, The

July 28, 2020

Miscellaneous Notices

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Arborwood Community Development District ("District") will hold a public hearing on August 17, 2020 at 9:00 a.m. at the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://arborwoodcdd.org/>. It is anticipated that the public hearing and meeting will take place at the location referenced above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-877-402-9753, Participant Code: 1811087. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at kdailey@sdsinc.org or by calling (941) 786-3716 by August 13, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kathleen Dailey District Manager AD#4294324
7/28, 8/4/2020

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
*Dial In (877) 402-9753 Access Code 1811087
JUNE 15, 2020**

A. CALL TO ORDER

The June 15, 2020, Regular Board Meeting of the Arborwood Community Development District was called to order at 9:01 a.m. via conference call.

Members of the public were asked to please mute their phones, unless speaking.

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 5, 2020, as legally required.

Ms. Meneely asked for a moment of silence for Joan Pattison's husband, Don, who had passed away earlier in the month. Ms. Meneely extended her condolences to Mrs. Pattison on behalf of the District.

C. ESTABLISH A QUORUM

It was determined that the virtual 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	Jack Aycok	Present
Supervisor	Joan Pattison	Present
Supervisor	Lawrence Carr	Present

Staff members in virtual attendance were:

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

Others virtually present were: Michael McElligott of Special District Services, Inc.; Chris Anderson, Allen Bross, Helen Shorey, Lynn Sullivan, Phillip Genzzione, Sherry Snyder, Marty Tenant, Carol Kann and Mike Myers.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. February 17, 2020, Regular Board Meeting

The February 17, 2020, Regular Board Meeting minutes were presented for consideration.

Mr. Carr noted on Page 3, Paragraph G2, the quotations needed to be closed.

A **motion** was then made by Mrs. Pattison, seconded by Mr. Aycock and passed unanimously approving the February 17, 2020, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update on Lake Bank Slope Issue

a. Consider Agreement Regarding Repair of Steep Slope Bank and Conveyance of Lake Tracts with Fountains

Mr. Haber went over the documentation and gave a summary of the issue. He stated that the developer represented that in exchange for the District accepting the lakes that they would fix the one lank bank that needed repairs. Mr. Evans explained how the slope would be repaired and stabilized. There was discussion if this was a proper fix and Mr. Evans stated it was an allowable method and that he had provided the design. Mr. Haber recommended the Board approve the agreement, in substantial form, authorizing the Chairman to execute with input from the developer to finalize.

A **motion** was made by Mrs. Pattison, seconded by Mr. Aycock and passed unanimously approving the Agreement regarding the Repair of the Steep Slope Bank and Conveyance of Lake Tracts with Fountains, in substantial form; and further authorizing the Chairman to execute with input from the developer in order to finalize.

2. Consider Agreement for Somerset Fountains

Mr. Haber went over the agreement between the District and Somerset, stating the District has no ownership of maintenance responsibilities for the fountains. He furthered that the HOA would own and maintain the fountains and went over the terms, conditions, removal provisions and indemnification requirements. Mrs. Pattison asked why there was an option for the District to take over the fountains and Mr. Haber responded that it gives the District the right to do so if they choose. Upon discussion, it was the consensus of the Board to remove that option. Mr. Carr suggested that repairs be allowed 30-days instead of 10 and stated that the signature page should be the Plantation Community Association Inc. Mr. Hammond concurred and he made a **motion**, subject to the removal of the provision of the District taking over the fountains, seconded by Mrs. Pattison and passed unanimously.

H. NEW BUSINESS

1. Review Collier County Mitigation Parcel

Mr. Myers gave the background of the parcel and his observations on the mitigation treatments. He stated that there had been two maintenance events in 2019-2020 followed by inspections. Mr. Aycock asked why in the upcoming budget the expense would be less and Mr. Myers responded that over time the exotics are reduced with treatments.

2. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Resolution No. 2020-02 was presented, entitled:

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott went over the budget and stated that overall there was a \$20,000 decrease.

A **motion** was made by Mrs. Pattison, seconded by Mr. Carr and passed unanimously adopting Resolution No. 2020-02, as presented.

3. Consider Resolution No. 2020-03 – Resetting a Public Hearing for Adopting Amended Rules of Procedure

Resolution No. 2020-03 was presented, entitled:

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-01 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Carr, seconded by Mr. Aycock and passed unanimously adopting Resolution No. 2020-03, as presented, resetting the Public Hearing for August 17, 2020.

4. Consider Resolution No. 2020-04 – Adopting an Internal Controls Policy

Resolution No. 2020-04 was presented, entitled:

RESOLUTION 2020-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mrs. Pattison, seconded by Mr. Aycock and passed unanimously adopting Resolution No. 2020-04, as presented.

L. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

Ms. Meneely went over the financials. Mr. Hammond noted that the insurance line item reflected the refund on the streetlights, which will also be adjusted for the corrected number of streetlights.

Ms. Meneely reminded the Board that their next meeting was scheduled for July 20 and the Public Hearings were scheduled for August 17.

2. Engineer's Report

Mr. Evans stated that the DRI update report was due and had been completed by Stantec previously, at a cost of \$1,500. He stated it would be charged thru Evans Engineering.

A **motion** was made by Mr. Aycock, seconded by Mr. Carr and passed unanimously approving the expenditure.

Mr. Evans advised that he was working with Dragonfly on some lake bank repair issues where the areas need to be recompacted and sodded at no cost to the CDD. However, there are areas outside of the warranty that need to be done that will cost \$2,313 to replace the sod that died and was not the fault of Dragonfly. He stated he would let the HOA know to better inform the residents when the new sod needs watering.

A **motion** was made by Mr. Hammond, seconded by Mr. Carr and passed unanimously approving this expenditure.

Mr. Evans noted that the Somerset Lake Inspection Report had been completed. He went over the three locations that need repairs at a cost of \$3,200 and stated that there were two methods to fix the locations and he would like to try one with a hard pipe and two with regular dirt and sod to see what works best.

A **motion** was made by Mr. Aycock, seconded by Mr. Franz and passed unanimously approving this expenditure.

3. Field Inspector's Report

Mr. Hirniak advised that that there had been some recent rain, which was raising the lake levels. He noted that all the lake appearances were good.

J. BOARD MEMBER COMMENTS

Mr. Aycock thanked Ms. Meneely that cancelled meetings were now posted on the District's website.

Mr. Myers asked the Board to consider on Page 40 the Woods and Wetlands Agreement as a supplement to Parcel C non-compliance fix. There was a consensus of the Board to accept the agreement.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Hammond, seconded by Mr. Franz and passed unanimously to adjourn the Regular Board Meeting at 10:56 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

News-Press, The

July 28, 2020

Miscellaneous Notices

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Arborwood Community Development District ("District") will hold a public hearing on August 17, 2020 at 9:00 a.m. at the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://arborwoodcdd.org/>. It is anticipated that the public hearing and meeting will take place at the location referenced above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-877-402-9753, Participant Code: 1811087. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at kdailey@sdsinc.org or by calling (941) 786-3716 by August 13, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kathleen Dailey District Manager AD#4294324 7/28, 8/4/2020

RESOLUTION 2020-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors ("**Board**") of the Arborwood Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Arborwood Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$4,157,270 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>520,864</u>
DEBT SERVICE FUND (SERIES 2014A-1)	\$ <u>499,939</u>
DEBT SERVICE FUND (SERIES 2014A-2)	\$ <u>109,743</u>
DEBT SERVICE FUND (SERIES 2014B)	\$ <u>388,470</u>
DEBT SERVICE FUND (SERIES 2018A-1)	\$ <u>1,886,820</u>
DEBT SERVICE FUND (SERIES 2018A-2)	\$ <u>751,434</u>
TOTAL ALL FUNDS	\$ <u>4,157,270</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2020.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Arborwood Community Development District

**Final Budget
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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17	ON ROLL ASSESSMENT COMPARISON

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

- 1 **GENERAL FUND ON ROLL ASSESSMENTS**
All assessments placed on the tax roll for Operations & Maintenance.
- 2 **GENERAL FUND DIRECT BILL ASSESSMENTS**
Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance.
- 3 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-1**
Debt Assessments collected via the property tax roll for Series 2014 A-1 Bond.
- 4 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-1**
Debt Assessments collected via direct billing for Series 2014 A-1 Bond.
- 5 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-2**
Debt Assessments collected via the property tax roll for Series 2014 A-2 Bond.
- 6 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-2**
Debt Assessments collected via direct billing for Series 2014 A-2 Bond.
- 7 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014B**
Debt Assessments collected via direct billing for Series 2014 A-2 Bond.
- 8 **DEBT ON ROLL ASSESSMENTS - SERIES 2018**
Debt Assessments collected via the property tax roll for Series 2018 Bond.
- 9 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2018**
Debt Assessments collected via direct billing for Series 2018 Bond.
- 10 **MISCELLANEOUS REVENUE**
Any Item that does not fall into the other income categories.
- 11 **GENERAL FUND INTEREST INCOME**
Any interest earned on the general fund balance is recorded in this category.
- 12 **GENERAL FUND OTHER REVENUES**
This is usually carry over funds from a prior year.

EXPENDITURES

- 13 **PAYROLL TAX EXPENSE**
For taxes associated with the payroll to supervisors.
- 14 **SUPERVISOR FEES**
Fees paid to supervisors for their service to the District.
- 15 **ENGINEERING**
State statute requires the District to have an engineer and pay for his or her services.
- 16 **MANAGEMENT**
State statute requires the District to have a manager and pay for his or her services.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

17 **LEGAL**

State statute requires the District to have an attorney and pay for his or her services.

18 **ASSESSMENT ROLL**

The cost to prepare the assessment roll and submit it to the county tax collector.

19 **ANNUAL AUDIT**

State statute requires the District to have financial statements audited yearly.

20 **ARBITRAGE REBATE FEE**

This is a bond requirement related to the tax exempt status of the bonds.

21 **INSURANCE**

The District has a liability insurance policy that protects the supervisors and staff acting on the district's behalf.

22 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

23 **MISCELLANEOUS**

Any item that does not fit into a category already established.

24 **POSTAGE**

Any packages/letters sent on behalf of the district. Proposals, certified mail, etc. are charged to this category.

25 **OFFICE SUPPLIES**

This is mainly paper and ink cost related to any printed documents for the district.

26 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

27 **TRUSTEE FEES**

Fees paid to the Bank Trustee responsible for the Bond bank accounts.

28 **CONTINUING DISCLOSURE FEE**

These are reports we have to file with the SEC related to any bonds.

29 **AMORTIZATION SCHEDULES**

This is the fee we are charged by either a trustee or financial advisor if we have to reamortize the bonds due to a prepayment.

30 **WEBSITE**

State statute requires the District to have a public website. This is the cost to run and host the website.

31 **PROFESSIONAL FEE & PERMITS**

Permit, survey, etc, cost related to maintenance or construction.

32 **ELECTRICITY**

Electricity cost related to District owned equipment, i.e. wells, fountain pumps, etc.

33 **TREELINE PRESEVE MAINT - EXOTICS**

Removal of exotics annually

34 **DRI TRAFFIC MONITORING**

Bi-annual monitoring of traffic counts to verify actual traffic does not exceed design capacity

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

- 35 **ENVIROMENTAL CONSULTING - PASSARELLA**
Ecological consultant and management of preserve maintenance
- 36 **PANTHER MITIGATION MAINT - EXOTICS**
Panther mitigation is an offsite parcel that is required to have the exotics removed on an annual basis as consistent with the ACOE Pe
- 37 **STREET LIGHTING - UTILITY & MAINT**
Maintenance on district owned streetlights
- 38 **CAPITAL OUTLAY - SMALL**
Small, miscelaneous construction related to district improvements.
- 39 **COUNTY APPRAISER & TAX COLLECTOR FEE**
Fees charged to the District by the County Appraiser and Tax Collector for collecting the District's NAV Assessments.
- 40 **FLOWWAY MAINT**
Removal of plant material of east/west ditch on an annual basis to improve conveyance
- 41 **MITIGATION MONITORING - (PARCEL C ONLY)**
Inspection of the preserve located in Parcel C
- 42 **PRESERVE MAINT - (PARCEL C ONLY)**
Removal of exotics in Parcel C preserves
- 43 **LAKE MAINT - AQUATIC CONTROL MAINT- (SOMERSET ONLY)**
Maintenance of aquatic vegetation in Somerset lakes
- 44 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**
Maintenance of lake banks from erosion in Somerset lakes
- 44 **PRESERVE MAINT - (SOMERSET ONLY)**
Removal of exotics annually in the preserve in Somerset
- 45 **FIELD INSPECTOR - (SOMERSET ONLY)**
Staff person for public relations and coordination of maintenance
- 46 **STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)**
Inspection and maintainence of the stormwater drainage pipes in Somerset
- 47 **STORMWATER DRAINS INS & MAINT - (BRIDGETOWN ONLY)**
Inspection of the stormwater drainage pipes in Bridgetown and submitting report to Bridgetown HOA
- 48 **DEBT PAYMENT (2014)**
Total Interest and Principal Payment for the year for all the Parcel C Series 2014 Bonds
- 49 **DEBT PAYMENT (2018)**
Total Interest and Principal Payment for the year for all parcels except C for the Series 2018 Bonds
- 50 **MISCELLANEOUS DEBT EXPENSE**
Any debt expense other that the regularly scheduled principal and interest payments
- 51 **DISCOUNTS FOR EARLY PAYMENTS**
4% buffer to cover for all residents you pay early and receive a discount off their property tax bill, which can be up to 4%

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	506,827
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	14,037
DEBT ON ROLL ASSESSMENT	3,116,749
DEBT DIRECT BILL ASSESSMENT - PULTE	0
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0
DEBT DIRECT BILL ASSESSMENT - WCI	519,657
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	0
Total Revenues	\$ 4,157,270
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	32,500
MANAGEMENT	36,936
LEGAL	23,500
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,600
ARBITRAGE REBATE FEE	2,500
INSURANCE	12,500
LEGAL ADVERTISING	5,500
MISCELLANEOUS	4,000
POSTAGE	1,300
OFFICE SUPPLIES	2,300
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	31,000
CONTINUING DISCLOSURE FEE	4,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
PROFESSIONAL FEE & PERMITS	1,500
ELECTRICITY	200
TREELINE PRESEVE MAINT - EXOTICS	7,500
DRI TRAFFIC MONITORING	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	14,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
Total Expenditures	\$ 500,591
EXCESS / (SHORTFALL)	\$ 3,656,679
DEBT PAYMENTS (2014)	(979,011)
DEBT PAYMENTS (2018)	(2,532,725)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 144,943
DISCOUNTS FOR EARLY PAYMENTS	(144,943)
NET EXCESS / (SHORTFALL)	\$ -

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	506,827	0	0	0	506,827
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0	0	0	0	0
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	0	0
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	14,037	0	0	0	14,037
DEBT ON ROLL ASSESSMENT	0	478,494	0	2,638,255	3,116,749
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	0	0
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	0	0
DEBT DIRECT BILL ASSESSMENT - WCI	0	131,187	388,470	0	519,657
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0	0	0	0
Total Revenues	\$ 520,864	\$ 609,681	\$ 388,470	\$ 2,638,255	\$ 4,157,270
EXPENDITURES					
PAYROLL TAX EXPENSE	880	0	0	0	880
SUPERVISOR FEES	11,000	0	0	0	11,000
ENGINEERING	32,500	0	0	0	32,500
MANAGEMENT	36,936	0	0	0	36,936
LEGAL	23,500	0	0	0	23,500
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,600	0	0	0	5,600
ARBITRAGE REBATE FEE	2,500	0	0	0	2,500
INSURANCE	12,500	0	0	0	12,500
LEGAL ADVERTISING	5,500	0	0	0	5,500
MISCELLANEOUS	4,000	0	0	0	4,000
POSTAGE	1,300	0	0	0	1,300
OFFICE SUPPLIES	2,300	0	0	0	2,300
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	31,000	0	0	0	31,000
CONTINUING DISCLOSURE FEE	4,000	0	0	0	4,000
AMORTIZATION SCHEDULE	500	0	0	0	500
WEBSITE	1,500	0	0	0	1,500
PROFESSIONAL FEE & PERMITS	1,500	0	0	0	1,500
ELECTRICITY	200	0	0	0	200
TREELINE PRESEVE MAINT - EXOTICS	7,500	0	0	0	7,500
DRI TRAFFIC MONITORING	0	0	0	0	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	0	0	0	20,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	0	0	0	80,000
STREET LIGHTING - UTILITY & MAINT	14,000	0	0	0	14,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	4,600	0	0	0	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	0	0	0	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	0	0	0	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100	0	0	0	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	36,500	0	0	0	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000	0	0	0	35,000
INSPECTOR - (SOMERSET ONLY)	24,000	0	0	0	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000	0	0	0	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 500,591	\$ -	\$ -	\$ -	\$ 500,591
EXCESS / (SHORTFALL)	\$ 20,273	\$ 609,681	\$ 388,470	\$ 2,638,255	\$ 3,656,679
DEBT PAYMENTS (2014)	0	(590,541)	(388,470)	0	(979,011)
DEBT PAYMENTS (2018)	0	0	0	(2,532,725)	(2,532,725)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 20,273	\$ 19,140	\$ -	\$ 105,530	\$ 144,943
DISCOUNTS FOR EARLY PAYMENTS	(20,273)	(19,140)	-	(105,530)	(144,943)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

		FISCAL YEAR 2018/2019 ACTUAL *	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION
	REVENUES				
1	GENERAL FUND ON ROLL ASSESSMENT	364,254	521,994	506,827	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	0	-1,082	0	More lots on roll - results in less direct billed
3	GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	0	537	0	
4	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	12,089	17,626	14,037	More lots on roll - results in less direct billed
5	GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	
6	DEBT ON ROLL ASSESSMENT	3,058,720	3,060,300	3,116,749	More lots on roll - results in less direct billed
7	DEBT DIRECT BILL ASSESSMENT - PULTE	0	16,407	0	More lots on roll - results in less direct billed
8	DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	3,949	0	
9	DEBT DIRECT BILL ASSESSMENT - WCI	747,324	574,041	519,657	More lots on roll - results in less direct billed
10	DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	
11	PREPAYMENTS	0	0	0	
12	MISCELLANEOUS DEBT INCOME	0	0	0	
13	GENERAL FUND INTEREST INCOME	0	0	0	
14	GENERAL FUND OTHER REVENUES	0	0	0	Surplus operating funds have been used up over previous 2-3 years
	Total Revenues	\$ 4,182,387	\$ 4,193,772	\$ 4,157,270	
	EXPENDITURES				
15	PAYROLL TAX EXPENSE	581	912	880	
16	SUPERVISOR FEES	7,600	12,000	11,000	
17	ENGINEERING	52,548	25,000	32,500	7,500
18	MANAGEMENT	35,441	36,108	36,936	annual CPI increase in contract
19	LEGAL	15,097	25,000	23,500	(1,500)
20	ASSESSMENT ROLL	5,000	5,000	5,000	
21	ANNUAL AUDIT	5,350	5,500	5,600	
22	ARBITRAGE REBATE FEE	1,000	3,500	2,500	
23	INSURANCE	13,480	15,000	12,500	
24	LEGAL ADVERTISING	4,532	5,500	5,500	
25	MISCELLANEOUS	3,425	2,800	4,000	
26	POSTAGE	1,825	1,300	1,300	
27	OFFICE SUPPLIES	1,333	2,500	2,300	
28	DUES & SUBSCRIPTIONS	175	175	175	
29	TRUSTEE FEES	27,174	33,000	31,000	
30	CONTINUING DISCLOSURE FEE	3,000	5,000	4,000	
31	AMORTIZATION SCHEDULE	450	500	500	
32	WEBSITE	1,500	1,500	1,500	
33	PROFESSIONAL FEE & PERMITS	0	1,500	1,500	
34	ELECTRICITY	146	200	200	
35	TREELINE PRESEVE MAINT - EXOTICS	0	7,500	7,500	
36	DRI TRAFFIC MONITORING	0	10,000	0	
37	ENVIROMENTAL CONSULTING - PASSARELLA	15,386	20,000	20,000	
38	PANTHER MITIGATION MAINT - EXOTICS	116,345	90,000	80,000	
39	STREET LIGHTING - UTILITY & MAINT	15,215	21,000	14,000	
40	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
41	COUNTY APPRAISER & TAX COLLECTOR FEE	7,591	10,000	10,000	
42	FLOWWAY MAINT	0	4,600	4,600	
43	MITIGATION MONITORING - (PARCEL C ONLY)	7,117	6,200	6,200	
44	PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800	10,800	
45	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	48,916	46,100	46,100	
46	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	0	30,000	36,500	
47	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
48	FIELD INSPECTOR - (SOMERSET ONLY)	23,146	24,000	24,000	
49	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	17,500	20,000	
50	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	Total Expenditures	459,174	518,195	500,591	
	EXCESS / (SHORTFALL)	\$ 3,723,213	\$ 3,675,577	\$ 3,656,679	
51	DEBT PAYMENTS (2014)	(1,151,504)	(979,011)	(979,011)	
52	DEBT PAYMENTS (2018)	(2,534,504)	(2,553,275)	(2,532,725)	
53	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 37,204	\$ 143,292	\$ 144,943	
54	DISCOUNTS FOR EARLY PAYMENTS	(124,664)	(143,292)	(144,943)	higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ (87,460)	\$ (0)	\$ 0	

* Un-audited figures

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	521,994	506,827
DIRECT BILL ASSESSMENTS - PULTE	-1,082	0
DIRECT BILL ASSESSMENTS - GL HOMES	537	0
DIRECT BILL ASSESSMENTS - WCI	17,626	14,037
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0
Total Revenues	\$ 539,075	\$ 520,864
EXPENDITURES		
PAYROLL TAX EXPENSE	912	880
SUPERVISOR FEES	12,000	11,000
ENGINEERING	25,000	32,500
MANAGEMENT	36,108	36,936
LEGAL	25,000	23,500
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,500	5,600
ARBITRAGE REBATE FEE	3,500	2,500
INSURANCE	15,000	12,500
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	2,800	4,000
POSTAGE	1,300	1,300
OFFICE SUPPLIES	2,500	2,300
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	33,000	31,000
CONTINUING DISCLOSURE FEE	5,000	4,000
AMORTIZATION SCHEDULE	500	500
WEBSITE	1,500	1,500
PROFESSIONAL FEE & PERMITS	1,500	1,500
ELECTRICITY	200	200
TREELINE PRESEVE MAINT - EXOTICS	7,500	7,500
DRI TRAFFIC MONITORING	10,000	0
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000	80,000
STREET LIGHTING - UTILITY & MAINT	21,000	14,000
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	4,600	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,100	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	30,000	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	24,000	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
Total Expenditures	\$ 518,195	\$ 500,591
EXCESS / (SHORTFALL)	\$ 20,880	\$ 20,273
DISCOUNTS FOR EARLY PAYMENTS	(20,880)	(20,273)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Approximate Fund Balance as of 9-30-2020 = 140,000.00

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

2014A-1		2014A-2	
	FISCAL YEAR 2019/2020 ANNUAL BUDGET		FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		REVENUES	
Net On Roll Assessments	379,128	Net On Roll Assessments	80,226
Direct Bill Assessments - WCI	108,275	Direct Bill Assessments - WCI	22,912
Total Revenues	\$ 487,403	Total Revenues	\$ 103,138
EXPENDITURES		EXPENDITURES	
Principal Payments	165,000	Principal Payments	35,000
Interest Payments	322,403	Interest Payments	68,138
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 487,403	Total Expenditures	\$ 103,138
Excess / (Shortfall)	\$ -	Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/20 =	\$4,910,000

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/20 =	\$1,040,000

2014 B	
	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	388,470
Total Revenues	\$ 388,470
EXPENDITURES	
Principal Payments	0
Interest Payments	388,470
Miscellaneous	0
Total Expenditures	\$ 388,470 **
Excess / (Shortfall)	\$ -

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

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A
Par Amount As Of 1/1/20 =	\$5,630,000

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
October 1, 2020 - September 30, 2021

2018 A-1 & A-2

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

Net On Roll Assessments	2,532,725
Direct Bill Assessments - Pulte	0
Direct Bill Assessments - GL Homes	0
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,532,725

EXPENDITURES

Principal Payments A-1	1,110,000
Interest Payments A-1	701,348
Principal Payments A-2	350,000
Interest Payments A-2	356,875
Miscellaneous / Prepayment	14,502
Total Expenditures	\$ 2,532,725

Excess / (Shortfall)	\$ - *
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Series 2018 A-1 Bond Information

Original Par Amount =	\$24,465,000
Average Interest Rate =	3.02%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-20 =	\$23,400,000

Series 2018 A-2 Bond Information

Original Par Amount =	\$8,740,000
Average Interest Rate =	4.65%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-20 =	\$8,225,000

Arborwood Community Development District

Assessment Recap - GL Homes Parcel

Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

GL HOMES PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
A	Townhomes	240	240	0
A	40' SF	365	365	0
A	40' SF - PO	2	2	0
A	45' SF	276	276	0
A	52' SF	564	564	0
A	52' SF - PO	1	1	0
A	62' SF	33	33	0
Total		1,481	1,481	0

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	12,476.34	71,280.00
A	40' SF	365	18,974.43	136,145.00
A	40' SF - PO	2	103.97	0.00
A	45' SF	276	14,347.79	107,640.00
A	52' SF	564	29,319.39	232,932.00
A	52' SF - PO	1	51.98	0.00
A	62' SF	33	1,715.50	14,949.00
Total		1,481	76,989	562,946

ON ROLL GROSS PER UNIT TOTAL	
\$	348.98
\$	424.98
\$	51.98
\$	441.98
\$	464.98
\$	51.98
\$	504.98

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	0	0.00	0.00
A	40' SF	0	0.00	0.00
A	40' SF - PO	0	0.00	0.00
A	45' SF	0	0.00	0.00
A	52' SF	0	0.00	0.00
A	52' SF - PO	0	0.00	0.00
A	62' SF	0	0.00	0.00
Total		0	0	0

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

Arborwood Community Development District
Assessment Recap - Pulte Parcels
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

PULTE PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	MF - (2)	66	66	0
B	MF - (3)	36	36	0
B	SF 42' - (1)	186	186	0
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	232	232	0
B	SF 55' - (2)	0	0	0
B	SF 55' - (3)	71	71	0
B	SF 67' - (1)	130	130	0
B	SF 67' - (2)	38	38	0
B	SF 67' - (3)	90	90	0
B	SF 67' - (4)	33	33	0
B	SF 75' - (1)	0	0	0
B	SF 75' - (2)	34	34	0
B	SF 75' - (3)	3	3	0
B	SF 75' - (4)	27	27	0
Total		985	985	0

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
D/E	MF - (1)	43	43	0
D/E	MF - (2)	123	123	0
D/E	MF - (3)	27	27	0
D/E	MF - (4)	27	27	0
D/E	SF 55' - (1)	78	78	0
D/E	SF 55' - (2)	126	126	0
D/E	SF 55' - (3)	46	46	0
D/E	SF 67' - (1)	96	96	0
D/E	SF 67' - (2)	101	101	0
D/E	SF 67' - (3)	53	53	0
D/E	SF 67' - (4)	30	30	0
D/E	SF 67' - (5)	3	3	0
D/E	SF 75' - (1)	57	57	0
D/E	SF 75' - (2)	77	77	0
D/E	SF 75' - (3)	27	27	0
D/E	SF 75' - (4)	39	39	0
D/E	SF 75' - (5)	1	1	0
Total		954	954	0

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	6,214.57	84,216.00
B	MF - (3)	36	3,389.77	36,180.00
B	SF 42' - (1)	186	17,513.79	90,768.00
B	SF 42' - (3)	39	3,672.25	39,195.00
B	SF 55' - (1)	232	21,845.15	151,728.00
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	71	6,685.37	71,284.00
B	SF 67' - (1)	130	12,240.82	103,480.00
B	SF 67' - (2)	38	3,578.09	48,488.00
B	SF 67' - (3)	90	8,474.41	90,360.00
B	SF 67' - (4)	33	3,107.28	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	3,201.44	49,164.00
B	SF 75' - (3)	3	282.48	3,522.00
B	SF 75' - (4)	27	2,542.32	41,364.00
D/E	MF - (1)	43	11,541.76	21,414.00
D/E	MF - (2)	123	33,014.79	156,948.00
D/E	MF - (3)	27	7,247.15	27,135.00
D/E	MF - (4)	27	7,247.15	39,096.00
D/E	SF 55' - (1)	78	20,936.21	51,012.00
D/E	SF 55' - (2)	126	33,820.03	160,776.00
D/E	SF 55' - (3)	46	12,347.00	46,184.00
D/E	SF 67' - (1)	96	25,767.64	76,416.00
D/E	SF 67' - (2)	101	27,109.71	128,876.00
D/E	SF 67' - (3)	53	14,225.89	53,212.00
D/E	SF 67' - (4)	30	8,052.39	43,440.00
D/E	SF 67' - (5)	3	805.24	0.00
D/E	SF 75' - (1)	57	15,299.54	50,673.00
D/E	SF 75' - (2)	77	20,667.80	111,342.00
D/E	SF 75' - (3)	27	7,247.15	31,698.00
D/E	SF 75' - (4)	39	10,468.11	59,748.00
D/E	SF 75' - (5)	1	268.41	0.00
Total		1,939	348,814	1,915,503

ON ROLL GROSS PER UNIT TOTAL
\$ 1,370.16
\$ 1,099.16
\$ 582.16
\$ 1,099.16
\$ 748.16
#DIV/0!
\$ 1,098.16
\$ 890.16
\$ 1,370.16
\$ 1,098.16
\$ 1,542.16
\$ -
\$ 1,540.16
\$ 1,268.16
\$ 1,626.16
\$ 766.41
\$ 1,544.41
\$ 1,273.41
\$ 1,716.41
\$ 922.41
\$ 1,544.41
\$ 1,272.41
\$ 1,064.41
\$ 1,544.41
\$ 1,272.41
\$ 1,716.41
\$ 268.41
\$ 1,157.41
\$ 1,714.41
\$ 1,442.41
\$ 1,800.41
\$ 268.41

PULTE DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 DEBT NET DIRECT BILL
B	MF - (2)	0	0.00	0.00
B	MF - (3)	0	0.00	0.00
B	SF 42' - (1)	0	0.00	0.00
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	0	0.00	0.00
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	0	0.00	0.00
B	SF 67' - (2)	0	0.00	0.00
B	SF 67' - (3)	0	0.00	0.00
B	SF 67' - (4)	0	0.00	0.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	0	0.00	0.00
B	SF 75' - (3)	0	0.00	0.00
B	SF 75' - (4)	0	0.00	0.00
Total		0	0	0

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

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

Arborwood Community Development District
Assessment Recap - WCI Parcel
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	54	66
C	4 - plex	164	40	124
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	129	0
Total		694	504	190

WCI ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
C	6 - plex	54	4,155.67	38,838.13
C	4 - plex	40	3,078.27	28,768.99
C	46' SF	62	4,771.32	55,422.07
C	52' SF	219	16,853.54	207,016.76
C	67' SF	129	9,927.43	148,448.24
Total		504	38,786	478,494

ON ROLL GROSS PER UNIT TOTAL	
\$	796.18
\$	796.18
\$	970.86
\$	1,022.24
\$	1,227.72

WCI HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	SERIES 2014 NET DIRECT BILL A-1 & A-2 (Combined)
C	6 - plex	66	4,875.98	45,570.08
C	4 - plex	124	9,160.94	85,616.51
C	46' SF	0	0.00	0.00
C	52' SF	0	0.00	0.00
C	67' SF	0	0.00	0.00
Total		190	14,037	131,187

Arborwood Community Development District
Assessment Recap - Other Parcels
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

OTHER PARCELS

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

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	37,464.50	123,556.00
G	Neighborhood Retail	21	2,895.35	21,850.00
H-1	Retail/ Commercial	11	1,538.41	11,900.00
H-2	RE Office	2	339.58	2,500.00
Total		151	42,238	159,806

ON ROLL GROSS TOTAL	
\$	161,020.50
\$	24,745.35
\$	13,438.41
\$	2,839.58

OTHER DIRECT BILL

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

Total Shared O&M Expenditures

\$ 319,491.00 A

Allocation of Expenditures and Assessment Per Unit

Tract Parcel		Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D		E/96%
		Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.00	23.13%	\$ 73,910	1,481	\$ 49.91	\$ 51.98
2	B	655.68	27.09%	\$ 86,538	985	\$ 87.86	\$ 91.52
2	D/E	794.42	32.82%	\$ 104,849	954	\$ 109.90	\$ 114.48
2	C	259.67	10.73%	\$ 34,272	694	\$ 49.38	\$ 51.44
Total Residential Land Uses		2,269.77	93.76%	\$ 299,568	4,114		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 15,340			15,979.42
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,780			2,895.35
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,477			1,538.41
5	RE Office-H-2	2.47	0.10%	\$ 326			339.58
Total Non-Residential Land Uses		150.95	6.24%	\$ 19,923			
Grand Total (Gross)		2,420.72	100.00%	\$ 319,491			

Total -Somerset Only- O&M Expenditures

\$ 161,600.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 140,974	954	\$ 147.77	\$ 153.93
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 20,626			21,485
Totals		910.65	100.00%	\$ 161,600			

Total -Parcel C Only O&M Expenditures

\$ 17,000.00

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

Total -Bridgetown Only O&M Expenditures

\$ 2,500.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	B	655.68	100.00%	\$ 2,500	985	\$ 2.54	\$ 2.64

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 590,541.00	\$ 598,173.89	98.724%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	120	54	\$ 719.22	\$ 38,838.13	\$ 45,570
PARCEL C - 4 - Plex	164	40	\$ 719.22	\$ 28,768.99	\$ 85,617
PARCEL C - 46' Single Family	62	62	\$ 893.90	\$ 55,422.07	-
PARCEL C - 52' Single Family	219	219	\$ 945.28	\$ 207,016.76	-
PARCEL C - 67' Single Family	129	129	\$ 1,150.76	\$ 148,448.24	-
Grand Total	694	504		\$ 478,494.19	\$ 131,186.58

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

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

Gross MADs when all platted
\$2,638,255

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D	Total Assessments Platted	OFF Roll Net	Category Total MADs from Methodology
PARCEL A - Townhomes	240	240	297	71,280	0	71,280
PARCEL A - Single Family 40'	365	365	373	136,145	0	136,145
PARCEL A - Single Family 40' - PO	2	2	0	0	0	0
PARCEL A - Single Family 45'	276	276	390	107,640	0	107,640
PARCEL A - Single Family 52'	564	564	413	232,932	0	232,932
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	33	33	453	14,949	0	14,949
Subtotal Parcel A	1,481	1,481		562,946	0	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	36	36	1,005	36,180	0	36,180
PARCELS B - Single Family 42' - (1)	186	186	488	90,768	0	90,768
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	232	232	654	151,728	0	151,728
PARCELS B - Single Family 55' - (2)	0	0	1,276	0	0	0
PARCELS B - Single Family 55' - (3)	71	71	1,004	71,284	0	71,284
PARCELS B - Single Family 67' - (1)	130	130	796	103,480	0	103,480
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	90	90	1,004	90,360	0	90,360
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	0	0	889	0	0	0
PARCELS B - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
PARCELS B - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
PARCELS B - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Parcels B	985	985		857,533	0	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	96	96	796	76,416	0	76,416
PARCELS D/E - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
PARCELS D/E - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
PARCELS D/E - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
PARCELS D/E - Single Family 67' - (5)	3	3	0	0	0	0
PARCELS D/E - Single Family 75' - (1)	57	57	889	50,673	0	50,673
PARCELS D/E - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
PARCELS D/E - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
PARCELS D/E - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
PARCELS D/E - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Parcels D/E	954	954		1,057,970	0	
Total Residential Units Parcels A, B, D, E	3,420	3,420		2,478,449	0	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
Other Land Use Total				159,806		
GRAND TOTAL				2,638,255	0	2,638,255

Arborwood Community Development District
On Roll Assessment Comparsion
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021

Parcel	Product Type	Gross Fiscal Year 2019/2020 On Roll Assessment Per Unit	Gross Fiscal Year 2020/2021 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$352.94	\$348.98
A	40' SF	\$428.94	\$424.98
A	40' SF - PO	\$55.94	\$51.98
A	45' SF	\$445.94	\$441.98
A	52' SF	\$468.94	\$464.98
A	52' SF - PO	\$55.94	\$51.98
A	62' SF	\$508.94	\$504.98

Pulte			
B	MF - (2)	\$1,378.51	\$1,370.16
B	MF - (3)	\$1,107.51	\$1,099.16
B	SF 42' - (1)	\$590.51	\$582.16
B	SF 42' - (3)	\$1,107.51	\$1,099.16
B	SF 55' - (1)	\$756.51	\$748.16
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,106.51	\$1,098.16
B	SF 67' - (1)	\$898.51	\$890.16
B	SF 67' - (2)	\$1,378.51	\$1,370.16
B	SF 67' - (3)	\$1,106.51	\$1,098.16
B	SF 67' - (4)	\$1,550.51	\$1,542.16
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,548.51	\$1,540.16
B	SF 75' - (3)	\$1,276.51	\$1,268.16
B	SF 75' - (4)	\$1,634.51	\$1,626.16
D/E	MF - (1)	\$767.09	\$766.41
D/E	MF - (2)	\$1,545.09	\$1,544.41
D/E	MF - (3)	\$1,274.09	\$1,273.41
D/E	MF - (4)	\$1,717.09	\$1,716.41
D/E	SF 55' - (1)	\$923.09	\$922.41
D/E	SF 55' - (2)	\$1,545.09	\$1,544.41
D/E	SF 55' - (3)	\$1,273.09	\$1,272.41
D/E	SF 67' - (1)	\$1,065.09	\$1,064.41
D/E	SF 67' - (2)	\$1,545.09	\$1,544.41
D/E	SF 67' - (3)	\$1,273.09	\$1,272.41
D/E	SF 67' - (4)	\$1,717.09	\$1,716.41
D/E	SF 67' - (5)	\$269.09	\$268.41
D/E	SF 75' - (1)	\$1,158.09	\$1,157.41
D/E	SF 75' - (2)	\$1,715.09	\$1,714.41
D/E	SF 75' - (3)	\$1,443.09	\$1,442.41
D/E	SF 75' - (4)	\$1,801.09	\$1,800.41
D/E	SF 75' - (5)	\$269.09	\$268.41

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

WCI			
C	6 - Plex	\$789.26	\$796.18
C	4 - Plex	\$789.26	\$796.18
C	46' SF	\$961.22	\$970.86
C	52' SF	\$1,011.80	\$1,022.24
C	67' SF	\$1,214.08	\$1,227.72

Others			
D/E	Golf Course	\$161,154.53	\$161,020.50
G	Neighborhood Retail	\$24,986.45	\$24,745.35
H-1	Retail/ Commercial	\$13,566.52	\$13,438.41
H-2	RE Office	\$2,867.86	\$2,839.58

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A;"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2021 and 50% due no later than September 30, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 17th day of August, 2020.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

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

RESOLUTION NO. 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Arborwood Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of August, 2020.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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 19, 2020
November 16, 2020
December 21, 2020
January 18, 2021
February 15, 2021
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021**

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 00/00/2020

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-03 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Arborwood Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, on June 15, 2020, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2020-03, setting a public hearing to consider and hear comment on the adoption of Amended and Restated Rules of Procedure for 9:00 a.m. on _____, 2020, at the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913; and

WHEREAS, the Board now desires to reset the date of the public hearing to _____, 2020, and provide for publication of notice in accordance with Chapter 120, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING DATE RESET. Resolution 2020-08 is hereby amended to reflect that the public hearing to adopt the District’s Amended and Restated Rules of Procedure as declared in Resolution 2020-08 is reset to:

Date: _____, 2020
Time: 9:00 a.m.
Location: Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida 33913

SECTION 2. RESOLUTION 2020-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2020-03 continue in full force and effect.

SECTION 3. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 17th day of August, 2020.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2019/2020, 2020/2021 and 2021/2022
With Two Year Option (2022/2023 and 2023/2024)
Lee County, Florida**

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than September 24, 2020 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Arborwood Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



PASSARELLA & ASSOCIATES INC

TO: Arborwood Community Development District Board

FROM: Mike Myers *WJH*

DATE: July 23, 2020

RE: Arborwood Preserve
Preserve Plantings and Exotic Treatment Summary
Project No. 02WCO749

On July 10, 2020, I conducted a review of the exotic treatment and supplemental plantings installed by Woods & Wetlands, Inc. at Arborwood Preserve (formerly known as Parcel C and Arborwood-Basin B3). The supplemental plantings were installed in two of the conservation areas (CAs) in response to the South Florida Water Management District's (SFWMD) October 15, 2019 First Notice of Noncompliance letter for Arborwood Preserve. To address the deficiencies in the noncompliance letter, an Exotic/Nuisance Species Treatment and CA-19 and CA-22 Replanting Plan (Plan) was prepared and approved by the SFWMD in December 2019 (copy attached).

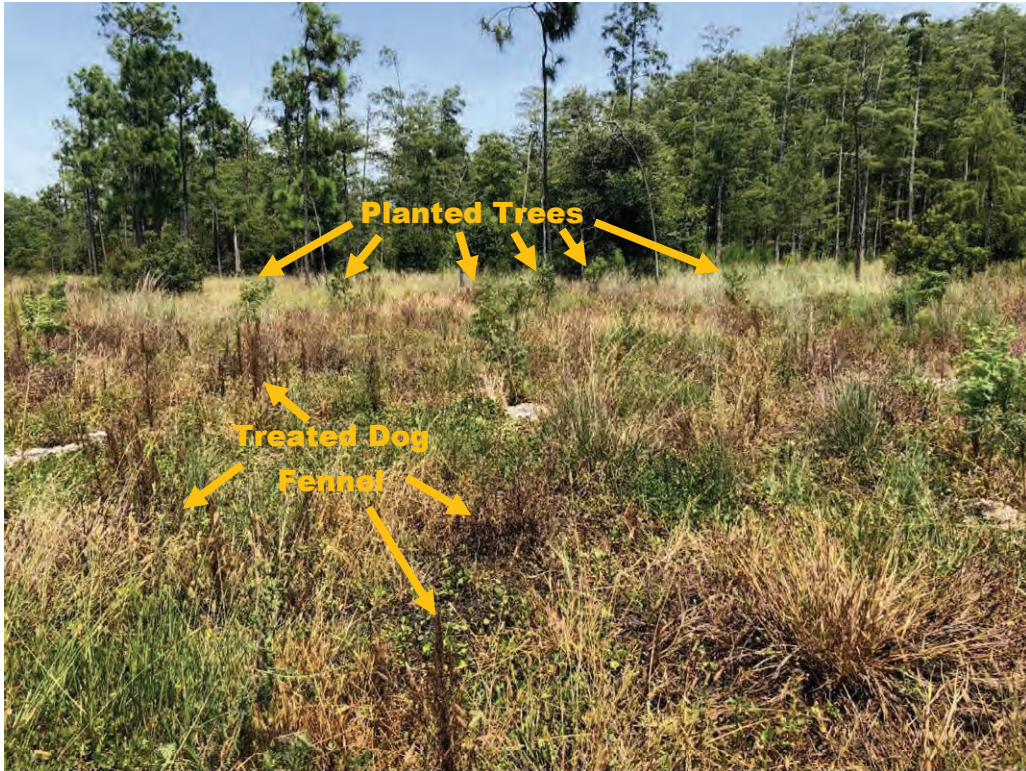
Following my review, the supplemental plantings were installed per the approved Plan, and the exotic treatment was conducted in Arborwood Preserve's four CAs. Attached are photographs of some of the treated nuisance/exotic species in the CAs and the supplemental plantings in Replanting Areas 1 and 2, which are located in CA-22 and CA-19, respectively. The exact locations of these replanting areas are shown in Figure 1 of the Plan.

On July 10, 2020, I also e-mailed Matt Brosious of the SFWMD, notifying him that these activities have been completed.

MM/pz

Enclosures

cc: Kathleen Dailey Meneely, w/enclosures
Wes Haber, w/enclosures



Photograph 1. Replanting Area No. 1, planted trees and treated nuisance species (July 10, 2020)



Photograph 2. Replanting Area No. 1, planted herbaceous vegetation (Typical)
(July 10, 2020)



Photograph 3. Replanting Area No. 2, treated nuisance species (July 10, 2020)



Photograph 4. Replanting Area No. 2, planted trees (July 10, 2020)

ARBORWOOD PRESERVE EXOTIC/NUISANCE SPECIES TREATMENT AND CA-19 AND CA-22 REPLANTING PLAN

December 2019

INTRODUCTION

The following plan has been prepared to address some Conservation Area (CA) deficiencies (i.e., exotic treatment and replanting) as outlined in the South Florida Water Management District (SFWMD) October 15, 2019 First Notice of Noncompliance letter for Arborwood Preserve (formerly known as Arborwood-Basin B3) (Project) (copy of letter attached). This plan is also intended to address concerns raised during a site review conducted on November 6, 2019 with SFWMD staff. The following proposed plan is consistent with the criteria as outlined in SFWMD Environmental Resource Permit (ERP) No. 36-04853-P-06 (Application No. 141215-18).

The four CAs are located on the northern half of the development (Figure 1). In the SFWMD ERP, these areas are identified as CA-19, CA-20, CA-21, and CA-22. Per the SFWMD's letter and site review, the two primary deficiencies are the need for further exotic and nuisance species treatment in the four CAs and the need to increase the coverage of native plantings in two areas: one located in CA-19 (0.19± acre) and one located in CA-22 (0.80± acre). Further action on these items will allow the Project to meet success criteria as outlined in Special Conditions 21 and 24 of the ERP which state the following, in part:

Special Condition 21 – 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 24 - 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.

Exotic and Nuisance Species Treatment

In 2020, a minimum of two exotic maintenance events will occur throughout the CAs. The first maintenance event will be scheduled for April/May, while the second event will occur in late August to early September. There should be a minimum of a two-week gap after completion of the second maintenance event and before the fifth annual monitoring event is conducted toward

the end of September 2020. The treatment events should address all Category I and II exotics as listed by the EPPC (copy of 2019 list attached). Special attention in the spring of 2020 (while it is dry in the preserves) should focus on the treatment of alligatorweed (*Alternanthera philoxeroides*), West Indian marsh grass (*Hymenachne amplexicaulis*), Wright's nutrush (*Scleria lacustris*), torpedograss (*Panicum repens*), and areas of heavy vine growth (native and exotic).

The removal and/or treatment of exotic and nuisance vegetation will include one or more of the following methods: (1) cut exotics within 12 inches of ground elevation, hand remove cut vegetation, and treat remaining stump with approved herbicide; and (2) foliar application of approved herbicide or hand pulling of exotic seedlings and cattails.

Native Plantings

After the exotic maintenance event has occurred in the spring of 2020, two areas will be supplementally planted with native wetland vegetation in the early summer. These areas total 0.99± acre and include 0.19± acres located at the south end of CA-19 and 0.80± acre located at the northwest end of CA-22. The planting installation should be timed to coincide with the start of the regular daily rains (i.e., approximately June/July 2020). The plants will be installed in the gaps between areas of existing native vegetation. A wetland conifer/hardwood mixed forest is the post-planting target habitat type. The species to be planted, spacing, and number by area are summarized in Table 1.

Table 1. Wetland Planting List

Common Name	Scientific Name	Minimum Container Size	Spacing (On Center)	Quantity		
				CA-19 (0.19 ac.)	CA-22 (0.80 ac.)	Total (0.99 ac.)
Bald Cypress (T)	<i>Taxodium distichum</i>	3 gal.	8 ft.	18	100	118
Laurel Oak (T)	<i>Quercus laurifolia</i>	3 gal.	8 ft.	18	55	73
Total				36	155	191
Sand Cordgrass (GC)	<i>Spartina bakeri</i>	2 in.	3 ft.	130	600	730
Muhlygrass (GC)	<i>Muhlenbergia capillaris</i>	2 in.	3 ft.	100	500	600
Sawgrass (GC)	<i>Cladium jamaicense</i>	2 in.	3 ft.	100	295	395
Total				330	1,395	1,725

GC – Ground Cover

T – Tree

All other applicable CA requirements as outlined ERP No. 36-04853-P-06 are to remain the same.



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.

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)

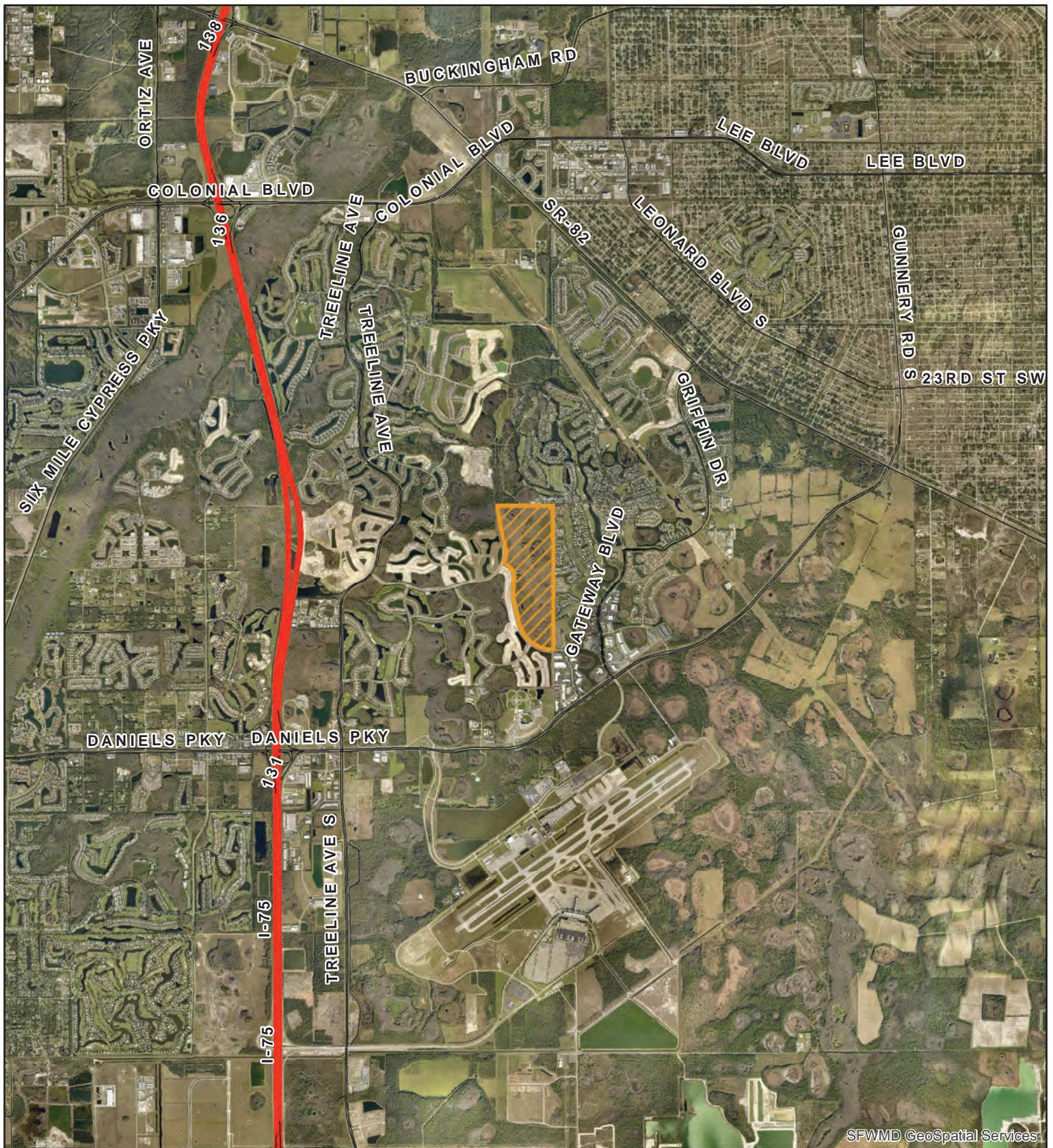






Exhibit No: 1	Exhibit Created On: 2016-08-11	LEE COUNTY, FL	 <p>Application</p> <p>Permit No: 36-04853-P-06</p> <p>Application Number: 141215-18</p>
<p align="center">REGULATION DIVISION</p> <p align="center">Project Name: ARBORWOOD PRESERVE- BASIN B3</p>			
 <p>0 0.75 1.5 Miles</p> 			<p>Created by</p>  <p>South Florida Water Management District</p> <p align="right">Page 49</p>

South Florida Water Management District

Environmental Resource Compliance Bureau

Supporting Photo Exhibit



Prepared by: Matt Brosious Date of this Exhibit: Oct 14, 2019

Project Name: Arborwood Preserve

Permit Number: 36-04853-P-06 Application Number: 141215-18 Cost Code Number: _____

County: Lee Service Center: FTM Photo taken on: Oct 10, 2019

Photographer: Matt Brosious Purpose: Routine Site Visit

Direction of View: ☐ North ☐ Northeast ☒ East ☐ Southeast ☐ South ☐ Southwest ☐ West ☐ Northwest



Notes & Comments:

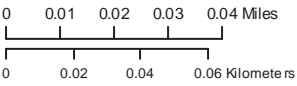
Photo depicts monitoring transect pole surrounded by alligatorweed with Wright's nutrush in the background.



South Florida Water Management District
 3301 Gun Club Road, West Palm Beach, Florida 33406
 561-686-8800; www.sfwmd.gov



Regulation - Application Tools



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.



For more information on
invasive exotic plants
including links to related
web pages, visit:

www.fleppc.org

FLEPPC List Definitions:

Exotic—a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida. **Native**—a species whose natural range includes Florida. **Naturalized exotic**—an exotic that sustains itself outside cultivation (it is still exotic; it has not “become” native). **Invasive exotic**— an exotic that has not only naturalized, but is expanding on its own in Florida native plant communities.

Zone: N = north, **C** = central, **S** = south, Referring to each species’ general distribution in regions of Florida (not its potential range in the state). Please refer to the map below.



Citation example:

FLEPPC. 2019 List of Invasive Plant Species.
Florida Exotic Pest Plant Council. Internet: www.fleppc.org

The 2019 list was prepared by the FLEPPC Plant List Committee

Tony Pernas, Co-Chair, 2017-2019, National Park Service,
Big Cypress National Preserve, tony_pernas@nps.gov

Dennis Giardina, Co-Chair, 2017-2019, Florida Fish and Wildlife
Conservation Commission, dennis.giardina@myfwc.com

Janice Duquesnel, Florida Park Service, Florida Department
of Environmental Protection, janice.duquesnel@dep.state.fl.us

Alan Franck, Florida International University, Department
of Biological Sciences, afranck@fiu.edu

Roger L. Hammer, Retired Naturalist and Author,
kaskazi44@comcast.net

John Kunzer, Florida Fish and Wildlife Conservation
Commission, john.kunzer@myfwc.com

James Lange, Fairchild Tropical Botanic Garden,
jlange@fairchildgarden.org

Kenneth Langeland, Professor Emeritus, University of
Florida/IFAS, Agronomy Department, gator8@ufl.edu

Deah Lieurance, University of Florida/IFAS, Agronomy
Department, dmlieurance@ufl.edu

Chris Lockhart, Habitats Specialists Inc., chris@lockharts.org

Jean McCollom, Natural Ecosystems, jeanm@naples.net

Gil Nelson, Professor Emeritus, Florida State University/
iDigBio, gilnelson@bio.fsu.edu

Jennifer Possley, Fairchild Tropical Botanic Garden,
jpossley@fairchildgarden.org

Jimi L. Sadle, National Park Service, Everglades National Park,
jimi_sadle@nps.gov

Dexter Sowell, Florida State University, FNAI,
dsowell@fna1.fsu.edu

Jessica Spencer, US Army Corps of Engineers,
jessica.e.spencer@usace.army.mil

Arthur Stiles, Florida Park Service,
arthur.stiles@dep.state.fl.us

Richard P. Wunderlin, Professor Emeritus, University of
South Florida, rwunder@usf.edu

Florida Exotic Pest Plant Council’s 2019 List of Invasive Plant Species

The mission of the Florida Exotic Pest Plant Council is to reduce the impacts of invasive plants in Florida through the exchange of scientific, educational, and technical information.

Note: The FLEPPC List of Invasive Plant Species is not a regulatory list. Only those plants listed as Federal Noxious Weeds, Florida Noxious Weeds, Florida Prohibited Aquatic Plants, or in local ordinances are regulated by law.

Purpose of the List

To provide a list of plants determined by the Florida Exotic Pest Plant Council to be invasive in natural areas of Florida and routinely update the list based upon information of newly identified occurrences and changes in distribution over time. Also, to focus attention on:

- The adverse effects exotic pest plants have on Florida’s biodiversity and native plant communities,
- The habitat losses in natural areas from exotic pest plant infestations,
- The impacts on endangered species via habitat loss and alteration,
- The need for pest plant management,
- The socio-economic impacts of these plants (e.g., increased wildfires or flooding in certain areas),
- Changes in the severity of different pest plant infestations over time,
- Providing information to help managers set priorities for research and control programs.

www.fleppc.org

CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.

Scientific Name	Common Name	Zone	Scientific Name	Common Name	Zone
<i>Abrus precatorius</i>	rosary pea	C, S	<i>Melinis repens</i>	Natalgrass	C, S
<i>Acacia auriculiformis</i>	earleaf acacia	C, S	<i>Microsorium grossum</i> ¹	serpent fern, wart fern	S
<i>Albizia julibrissin</i>	mimosa, silk tree	N, C	<i>Microstegium vimineum</i>	Japanese stiltgrass	N
<i>Albizia lebbbeck</i>	woman's tongue	C, S	<i>Mimosa pigra</i>	catclaw mimosa	C, S
<i>Ardisia crenata</i>	coral ardisia	N, C, S	<i>Nandina domestica</i>	heavenly bamboo, nandina	N, C
<i>Ardisia elliptica</i>	shoebutton ardisia	C, S	<i>Nephrolepis brownii</i>	Asian sword fern	C, S
<i>Asparagus aethiopicus</i>	asparagus fern	N, C, S	<i>Nephrolepis cordifolia</i>	sword fern	N, C, S
<i>Bauhinia variegata</i>	orchid tree	C, S	<i>Neyraudia reynaudiana</i>	Burma reed	S
<i>Bischofia javanica</i>	bishopwood	C, S	<i>Nymphoides cristata</i>	crested floatingheart	C, S
<i>Calophyllum antillanum</i>	Santa Maria	S	<i>Paederia crudasiana</i>	sewer vine	S
<i>Casuarina equisetifolia</i>	Australian-pine	N, C, S	<i>Paederia foetida</i>	skunk vine	N, C, S
<i>Casuarina glauca</i>	suckering Australian-pine	C, S	<i>Panicum repens</i>	torpedograss	N, C, S
<i>Cenchrus purpureus</i>	elephantgrass, Napier grass	N, C, S	<i>Pistia stratiotes</i>	water-lettuce	N, C, S
<i>(Pennisetum purpureum)</i>			<i>Psidium cattleianum</i>	stawberry guava	C, S
<i>Cinnamomum camphora</i>	camphor-tree	N, C, S	<i>Psidium guajava</i>	guava	C, S
<i>Colocasia esculenta</i>	wild taro	N, C, S	<i>Pueraria montana</i> var. <i>lobata</i>	kudzu	N, C, S
<i>Colubrina asiatica</i>	latherleaf	S	<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	C, S
<i>Cupaniopsis anacardioides</i>	carrotwood	C, S	<i>Ruellia simplex</i>	Mexican petunia	N, C, S
<i>Deparia petersenii</i>	Japanese false spleenwort	N, C	<i>Salvinia minima</i>	water spangles	N, C, S
<i>Dioscorea alata</i>	winged yam	N, C, S	<i>Scaevola taccada</i>	beach naupaka, half-flower	N, C, S
<i>Dioscorea bulbifera</i>	air potato	N, C, S	<i>Schefflera actinophylla</i>	schefflera, umbrella tree	C, S
<i>Dolichandra unguis-cati</i>	cat's-claw vine	N, C, S	<i>Schinus terebinthifolia</i>	Brazilian pepper	N, C, S
<i>(Macfadyena unguis-cati)</i>			<i>Scleria lacustris</i>	Wright's nutrush	C, S
<i>Eichhornia crassipes</i>	water-hyacinth	N, C, S	<i>Scleria microcarpa</i> ¹	tropical nutrush	C, S
<i>Eugenia uniflora</i>	Surinam cherry	C, S	<i>Senna pendula</i> var. <i>glabrata</i>	Christmas senna, climbing cassia	C, S
<i>Ficus microcarpa</i> ²	laurel fig	C, S	<i>Solanum tampicense</i>	wetland night shade	C, S
<i>Hydrilla verticillata</i>	hydrilla	N, C, S	<i>Solanum viarum</i>	tropical soda apple	N, C, S
<i>Hygrophila polysperma</i>	green hygro	N, C, S	<i>Sporobolus jacquemontii</i>	West Indian dropseed	C, S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	N, C, S	<i>Syngonium podophyllum</i>	arrowhead vine	N, C, S
<i>Imperata cylindrica</i>	coagongrass	N, C, S	<i>Syzygium cumini</i>	Java plum	C, S
<i>Ipomoea aquatica</i>	water-spinach	C	<i>Tectaria incisa</i>	incised halberd fern	S
<i>Jasminum dichotomum</i>	Gold Coast jasmine	C, S	<i>Thelypteris opulenta</i>	jeweled maidenhair fern	S
<i>Jasminum fluminense</i>	Brazilian Jasmine	C, S	<i>Thespesia populnea</i>	seaside mahoe	C, S
<i>Lantana strigocamara</i> ²	lantana, shrub verbena	N, C, S	<i>Tradescantia fluminensis</i>	small-leaf spiderwort	N, C
<i>Ligustrum lucidum</i>	glossy privet	N, C	<i>Tradescantia spathacea</i>	oyster plant	C, S
<i>Ligustrum sinense</i>	Chinese privet	N, C, S	<i>Triadlia sebifera</i>	Chinese tallow-tree	N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	N, C, S	<i>(Sapium sebiferum)</i>		
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	N, C, S	<i>Urena lobata</i>	Caesar's weed	N, C, S
<i>Lumnitzera racemosa</i>	black mangrove	S	<i>Urochloa mutica</i>	paragrass	N, C, S
<i>Luziola subintegra</i>	Tropical American watergrass	S	<i>Vitex rotundifolia</i>	beach vitex	N
<i>Lygodium japonicum</i>	Japanese climbing fern	N, C, S			
<i>Lygodium microphyllum</i>	Old World climbing fern	N, C, S			
<i>Manilkara zapota</i>	sapodilla	S			
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	C, S			

¹ Does not include *Ficus microcarpa* var. *fuyuiensis*, which is sold as "green island ficus".

² Historically this non-native has been referred to as *Lantana camara*, a species not known to occur in Florida.

³ Does not include the native endemic *Spermacoce neoterminalis*.

⁴ *Microsorium grossum* has been previously misidentified as *Microsorium scolopendria*.

⁵ Added to the FLEPPC List of Invasive Species in 2019.

Plant names are those published in the Atlas of Florida Plants (<http://www.florida.plantatlas.usf.edu>). For historical species nomenclature see "Guide to Vascular Plants of Florida Third Edition." Wunderlin and Hansen, University of Florida Press. 2011.

CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category 1 species. These species may become Category 1 if ecological damage is demonstrated.

Scientific Name	Common Name	Zone	Scientific Name	Common Name	Zone
<i>Adenanthera pavonina</i>	red sandalwood	S	<i>Koeleria elegans</i> subsp. <i>formosana</i>	flamegold tree	C, S
<i>Agave sisalana</i>	sisal hemp	C, S	<i>Landoltia punctata</i>	spotted duckweed	N, C, S
<i>Alstonia macrophylla</i>	devil tree	S	<i>Leucaena leucocephala</i>	leadtree	N, C, S
<i>Alternanthera philoxeroides</i>	alligatorweed	N, C, S	<i>Limnophila sessiliflora</i>	Asian marshweed	N, C, S
<i>Antigonon leptopus</i>	coral vine	N, C, S	<i>Livistona chinensis</i>	Chinese fan palm	C, S
<i>Ardisia japonica</i>	Japanese ardisia	N	<i>Macropitium lathyroides</i>	wild bushbean	N, C, S
<i>Aristolochia elegans</i>	calico flower	N, C, S	<i>Melaleuca viminalis</i>	bottlebrush	C, S
<i>(Aristolochia littoralis)</i>			<i>(Callistemon viminalis)</i>		
<i>Asystasia gangetica</i>	Ganges primrose	C, S	<i>Melia azedarach</i>	Chinaberry	N, C, S
<i>Begonia cucullata</i>	wax begonia	N, C, S	<i>Melinis minutiflora</i>	molasses grass	C, S
<i>Broussonetia papyrifera</i>	paper mulberry	N, C, S	<i>Mikania micrantha</i>	mile-a-minute vine	S
<i>Bruguiera gymnorhiza</i>	large-leafed mangrove	S	<i>Momordica charantia</i>	balsam-apple	N, C, S
<i>Callisia fragrans</i>	Inch plant	C, S	<i>Muraya paniculata</i>	orange-jessamine	S
<i>Casuarina cunninghamiana</i>	river sheoak	C, S	<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	N, C, S
<i>Cecropia palmata</i>	trumpet tree	S	<i>Passiflora biflora</i>	twin-flowered passion vine	S
<i>Cenchrus polystachios</i>	mission grass	S	<i>Phoenix reclinata</i>	Senegal date palm	C, S
<i>(Pennisetum polystachios)</i>			<i>Phyllostachys aurea</i>	golden bamboo	N, C
<i>Cenchrus setaceus</i>	fountain grass	S	<i>Pittosporum pentandrum</i>	Taiwanese cheesewood	S
<i>(Pennisetum setaceum)</i>			<i>Platycentrum bifurcatum</i>	staghorn fern	S
<i>Cestrum diurnum</i>	day jessamine	C, S	<i>Praxelis clematidea</i>	praxelis	C
<i>Chamaedorea seifrizii</i>	bamboo palm	S	<i>Pteris vittata</i>	Chinese brake, ladder brake	N, C, S
<i>Clematis terniflora</i>	Japanese clematis	N, C	<i>Ptychosperma elegans</i>	solitary palm	S
<i>Cocos nucifera</i>	coconut palm	S	<i>Richardia grandiflora</i>	largeflower Mexican clover	N, C, S
<i>Crassocephalum crepidioides</i>	redflower ragleaf	C, S	<i>Ricinus communis</i>	castorbean	N, C, S
<i>Cryptostegia madagascariensis</i>	Madagascar rubbervine	C, S	<i>Rotala rotundifolia</i>	dwarf rotala, roundleaf toothcup	S
<i>Cyperus involucratus</i>	umbrella plant	C, S	<i>Ruellia blechum</i>	green shrimp plant	N, C, S
<i>Cyperus profler</i>	dwarf papyrus	C, S	<i>Sesbania punicea</i>	rattlebox	N, C, S
<i>Dactyloctenium aegyptium</i>	Durban crow's-foot grass	C, S	<i>Sida planicaulis</i>	mata-pasto	C, S
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	C, S	<i>Solanum diphyllum</i>	twingle nightshade	N, C, S
<i>Dalechampia scandens</i> ³	spurge-creeper	S	<i>Solanum torvum</i>	turkey berry	N, C, S
<i>Distimake tuberosus</i>	Spanish arbor vine, wood-rose	C, S	<i>Spermacoce verticillata</i> ³	shrubby false buttonweed	C, S
<i>(Merremia tuberosa)</i>			<i>Sphagnetica trilobata</i>	wedelia	N, C, S
<i>Dracaena hyacinthoides</i>	bowstring hemp	C, S	<i>Stachytarpheta cayennensis</i>	nettle-leaf porterweed	S
<i>(Sansevieria hyacinthoides)</i>			<i>Syagrus romanzoffiana</i>	queen palm	C, S
<i>Elaeagnus pungens</i>	silverthorn, thorny olive	N, C	<i>Syzygium jambos</i>	Malabar plum, rose-apple	N, C, S
<i>Elaeagnus umbellata</i>	autumn olive, silverberry	N	<i>Talipariti tiliaecum</i>	mahoe, sea hibiscus	C, S
<i>Epipremnum pinnatum</i> cv. 'Aureum'	pothos	C, S	<i>Terminalia catappa</i>	tropical-almond	C, S
<i>Eulophia graminea</i>	Chinese crown orchid	C, S	<i>Terminalia muelleri</i>	Australian-almond	C, S
<i>Ficus altissima</i>	council tree, false banyan	S	<i>Tribulus cistoides</i>	puncture vine, burr-nut	N, C, S
<i>Flacourtia indica</i>	governor's plum	S	<i>Urochloa maxima</i>	Guineagrass	N, C, S
<i>Hemarthria altissima</i>	limpograss	C, S	<i>(Panicum maximum)</i>		
<i>Heteropterys brachiata</i>	redwing	S	<i>Vernicia fordii</i>	tung-oil tree	N, C, S
<i>Hypparrhenia rufa</i>	jaragua	N, C, S	<i>Vitex trifolia</i>	simple-leaf chastetree	C, S
<i>Ipomoea carnea</i> subsp. <i>fistulosa</i>	shrub morning-glory	C, S	<i>Washingtonia robusta</i>	Washington fan palm	C, S
<i>Kalanchoe x houghtonii</i>	mother of millions	N, C, S	<i>Wisteria sinensis</i>	Chinese wisteria	N, C
<i>Kalanchoe pinnata</i>	life plant	C, S	<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	N, C, S



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 10, 2020

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

**Subject: Arborwood Preserve
Notice of Inspection (Compliance)
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 August 7, 2020 preserve inspection and a concurrent review of our files indicate that the above-referenced project is currently in compliance with the special conditions of Environmental Resource Permit Number 36-04853-P-06. The South Florida Water Management District (District) appreciates your efforts to comply with the conditions of this permit.

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.

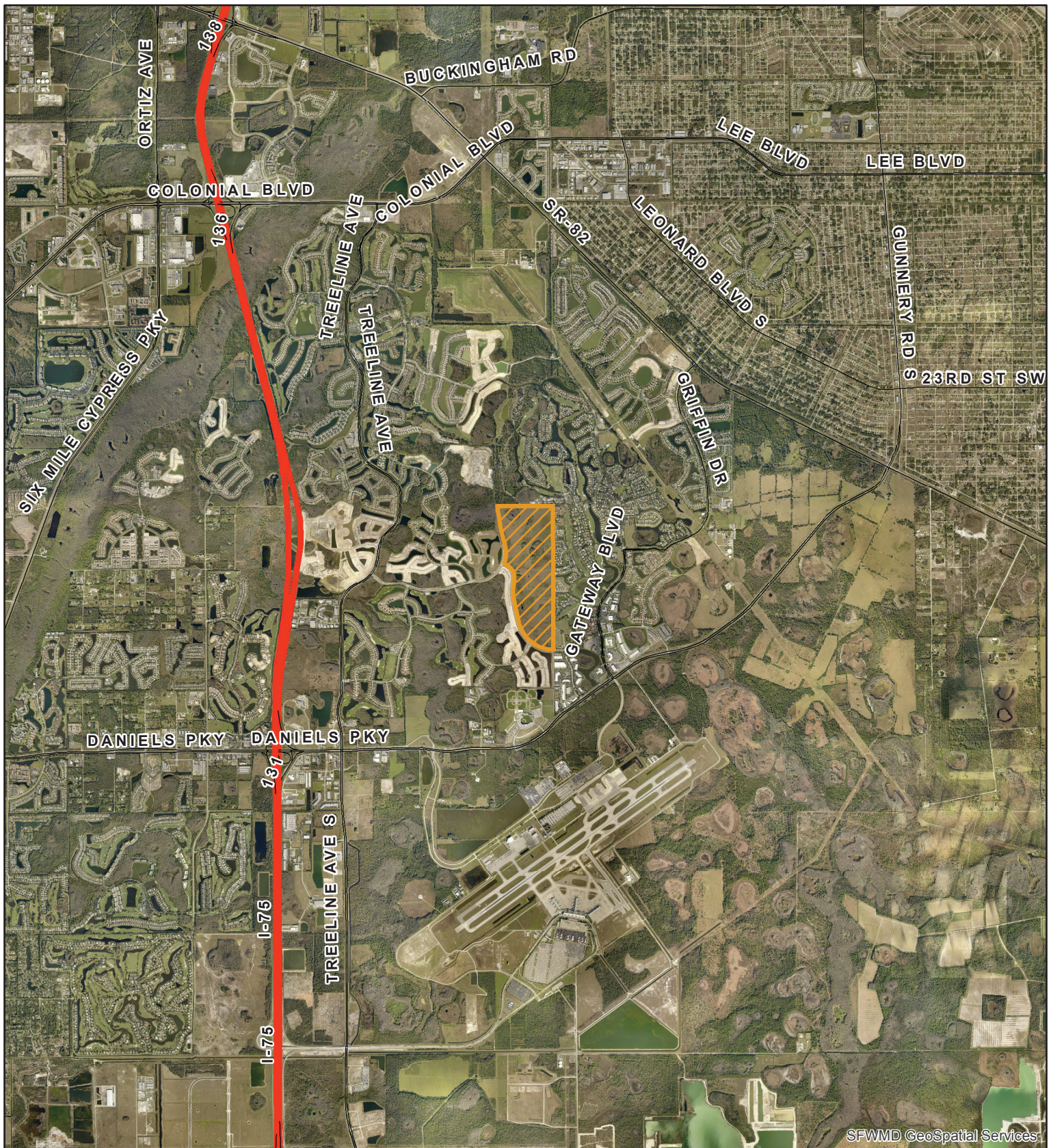
Sincerely,

A handwritten signature in black ink, appearing to read "John M. Brosious".

Matt Brosious, PWS, Environmental Analyst
Environmental Resource Bureau

Enclosures: Location Map, Deliverables Table

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



SFWMD GeoSpatial Services

Exhibit No: 1

Exhibit Created On:
2016-08-11

LEE COUNTY, FL

REGULATION DIVISION

Project Name: ARBORWOOD PRESERVE



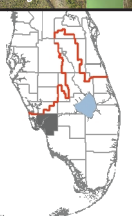
0 0.75 1.5
Miles



Application

Permit No: 36-04853-P-06

Application Number: 141215-18



Created by
IT
GEOSPATIAL
SERVICES

South Florida Water Management District

South Florida Water Management District
Revised Project Work Schedule

Application No : 141215-18

Page 1 of 1

Project Work Schedule : ARBORWOOD PRESERVE

Activity	Due Date
SUBMIT FIFTH MONITORING REPORT	01-SEP-20

Exhibit No : 2

ARBORWOOD (BRIDGETOWN PHASE)

LAKE BANK INSPECTION REPORT

JUNE 2020

PREPARED FOR:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

SPECIAL DISTRICT SERVICES, INC.

27499 RIVERVIEW CENTER BLVD, SUITE 253

BONITA SPRINGS, FL 34134

PREPARED BY:



9351 CORKSCREW ROAD DRIVE, SUITE 102

ESTERO, FLORIDA 33928

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Arborwood Stormwater Management System (SWMS), an inspection of the SWMS was performed in June of 2020. Inspections included field observations of all lake banks within the Bridgetown Phase of the Arborwood SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Arborwood, Lee County, FL
- SFWMD Master Permit No.: 36-04853-P
- Dates of Inspection:
 - Lake Banks: June 2020 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION SUMMARY

Field observation of the lakes within the Bridgetown Phase of the Arborwood SWMS was performed in June 2020. All lakes within the Bridgetown Phase were inspected. Lake stabilization consists of grassed shorelines at varying slopes and seawall stabilization.

Within the Bridgetown Phase of the SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure, and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). The exhibit also identifies reference numbers for photographs which are included as Exhibit B to this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the rainy season.

EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT



FILE DATE: 3/15/2019



J.R. EVANS ENGINEERING, P.A.

9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
www.JREVANSENGINEERING.COM
FL. COA #29226

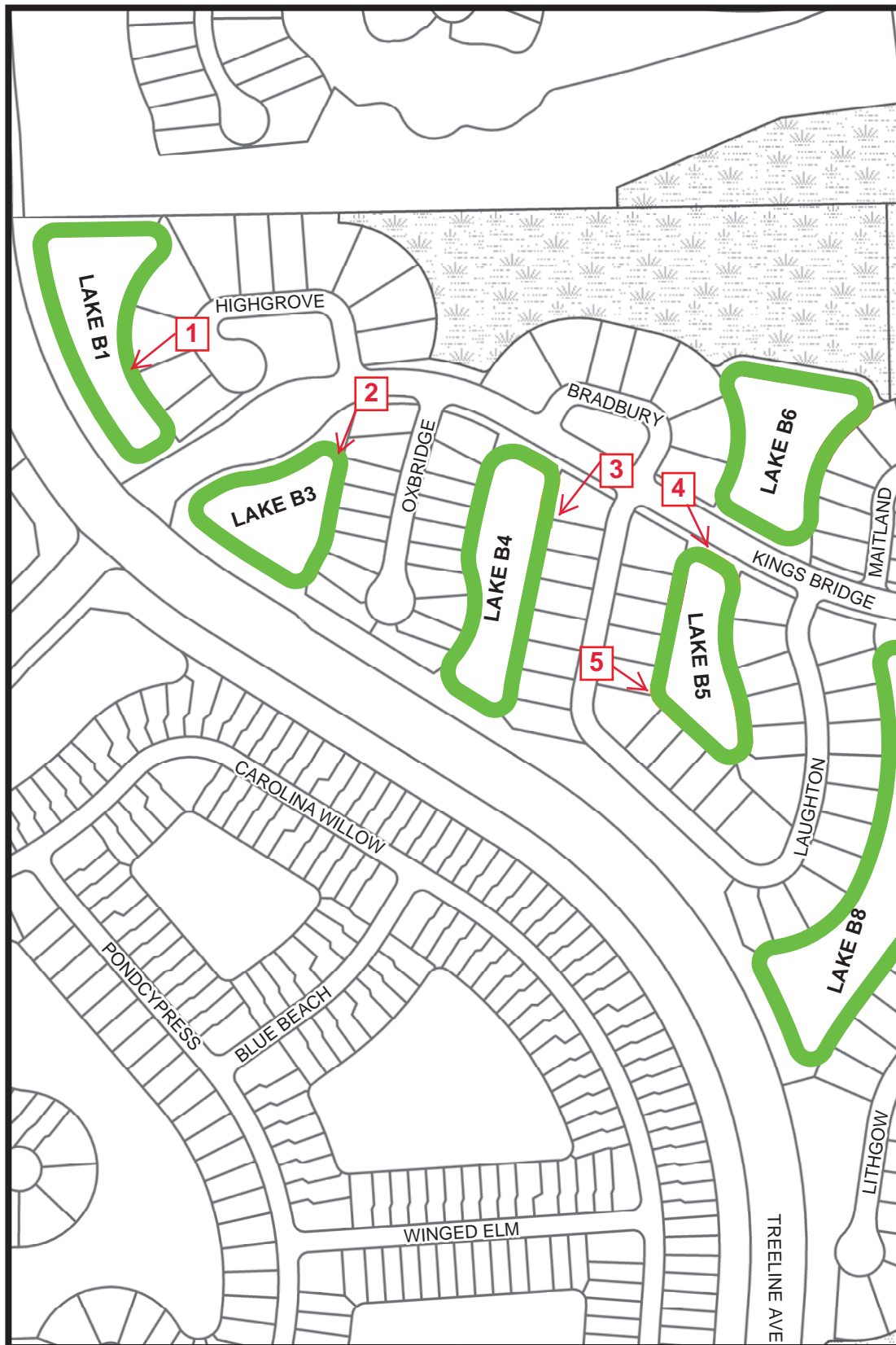
**EXHIBIT B
LAKE SUMMARY AND
IDENTIFICATION EXHIBIT**

KEY MAP

Page 61

EXHIBIT B

LAKE PHOTOS



SCALE: 1" = 350'

Legend

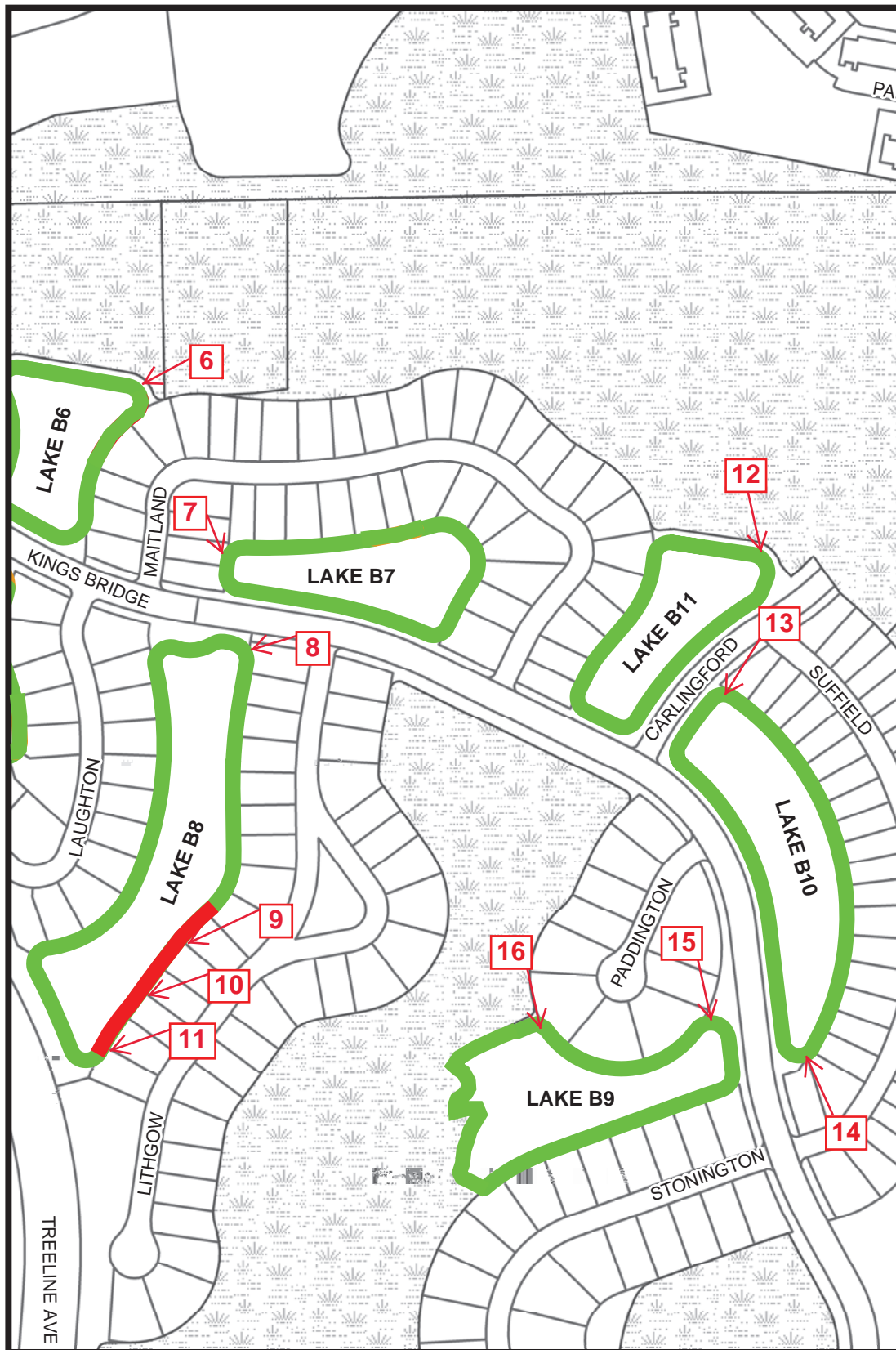
Lake's Condition

- EXTENSIVE EROSION
- MINOR EROSION
- SATISFACTORY

FILE DATE: 3/15/2019

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

RESTORATION PLAN 1



0 175 350'
SCALE: 1" = 350'

Legend

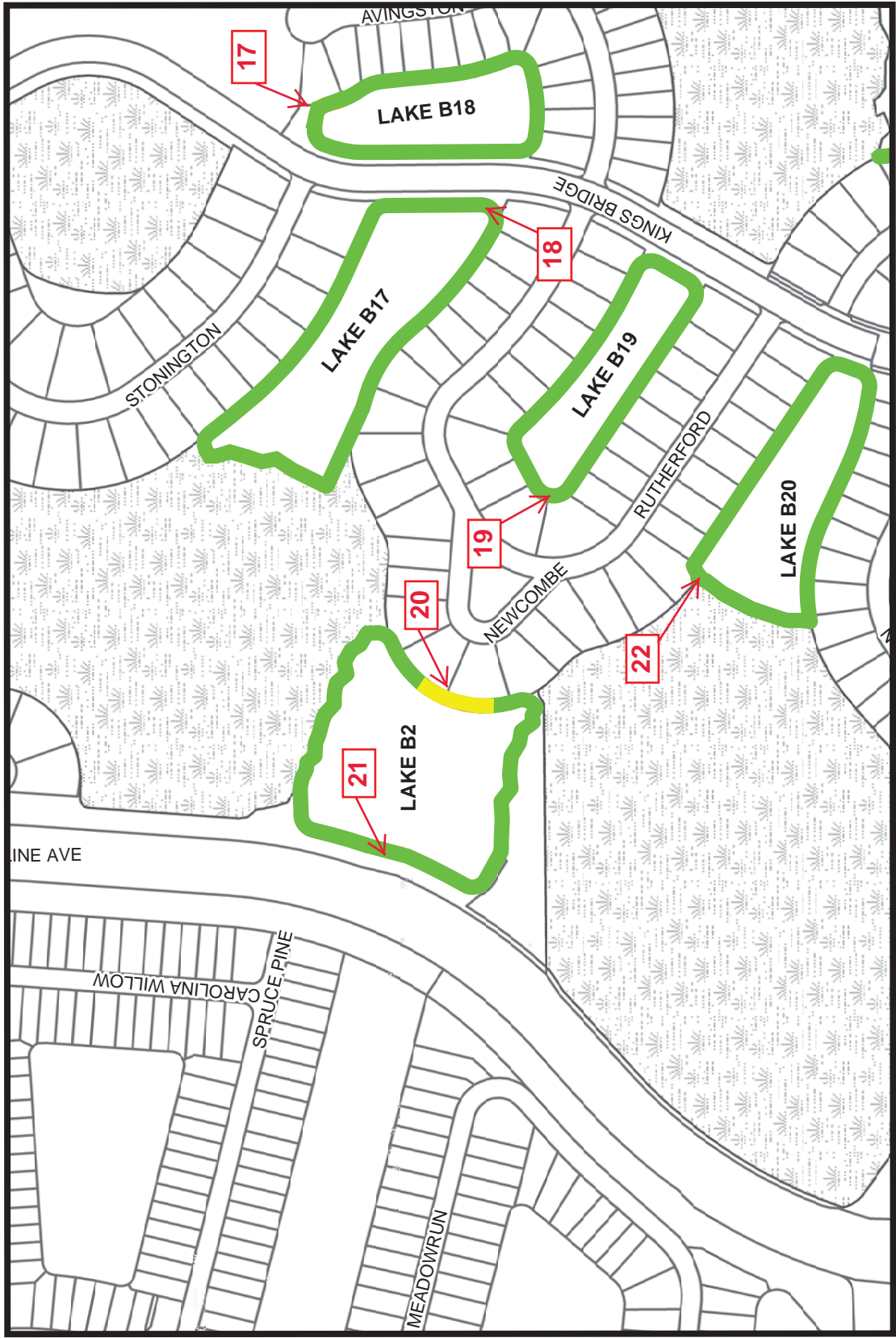
Lake's Condition

- EXTENSIVE EROSION
- MINOR EROSION
- SATISFACTORY

FILE DATE: 3/15/2019

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

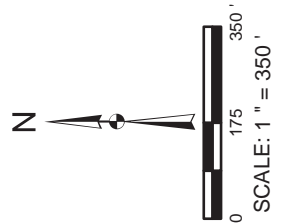
RESTORATION PLAN 2



Legend

Lake's Condition

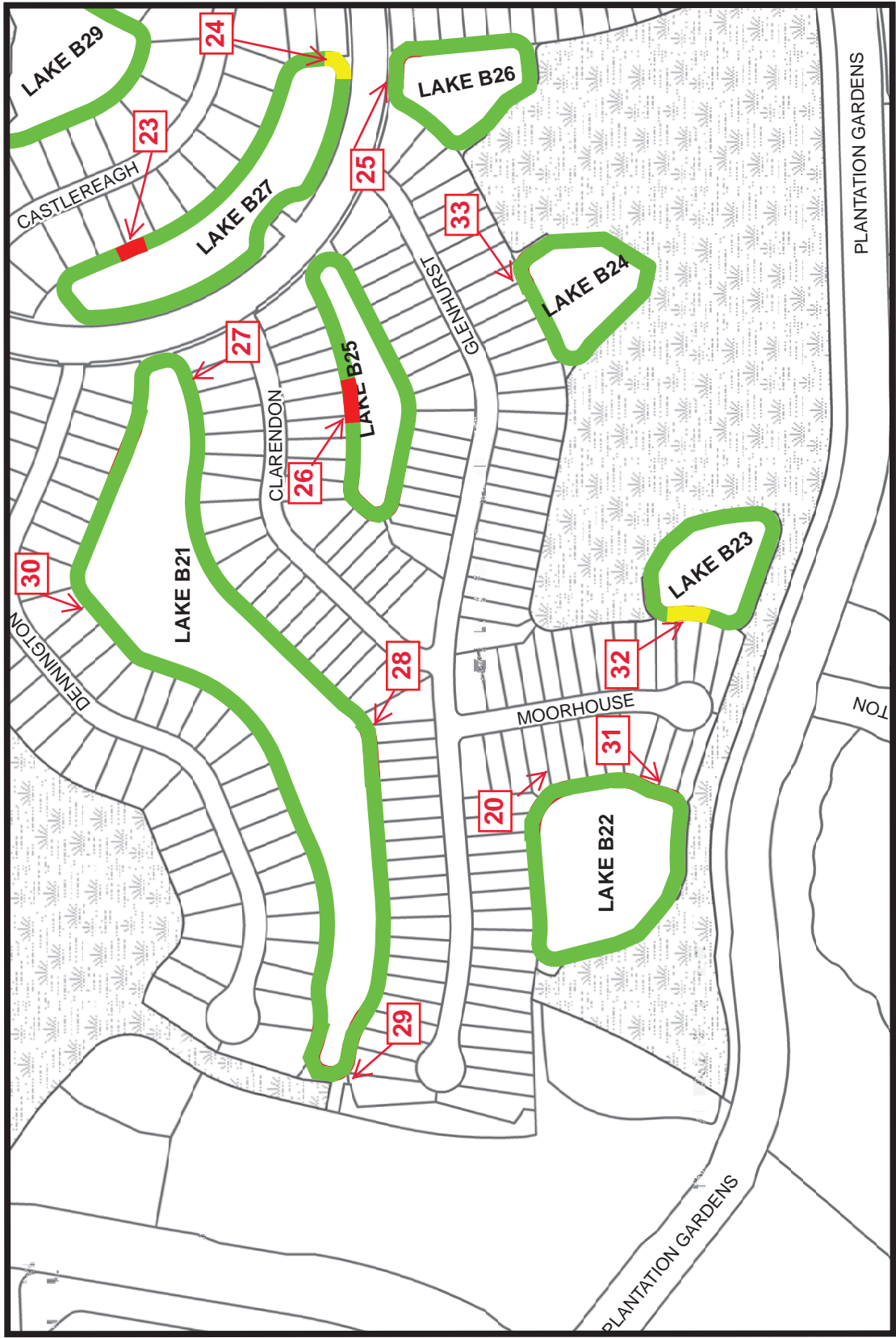
- █ EXTENSIVE EROSION
- █ MINOR EROSION
- █ SATISFACTORY



FILE DATE: 5/11/2018

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

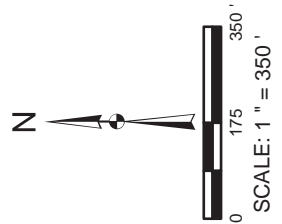
RESTORATION PLAN 3



Legend

Lake's Condition

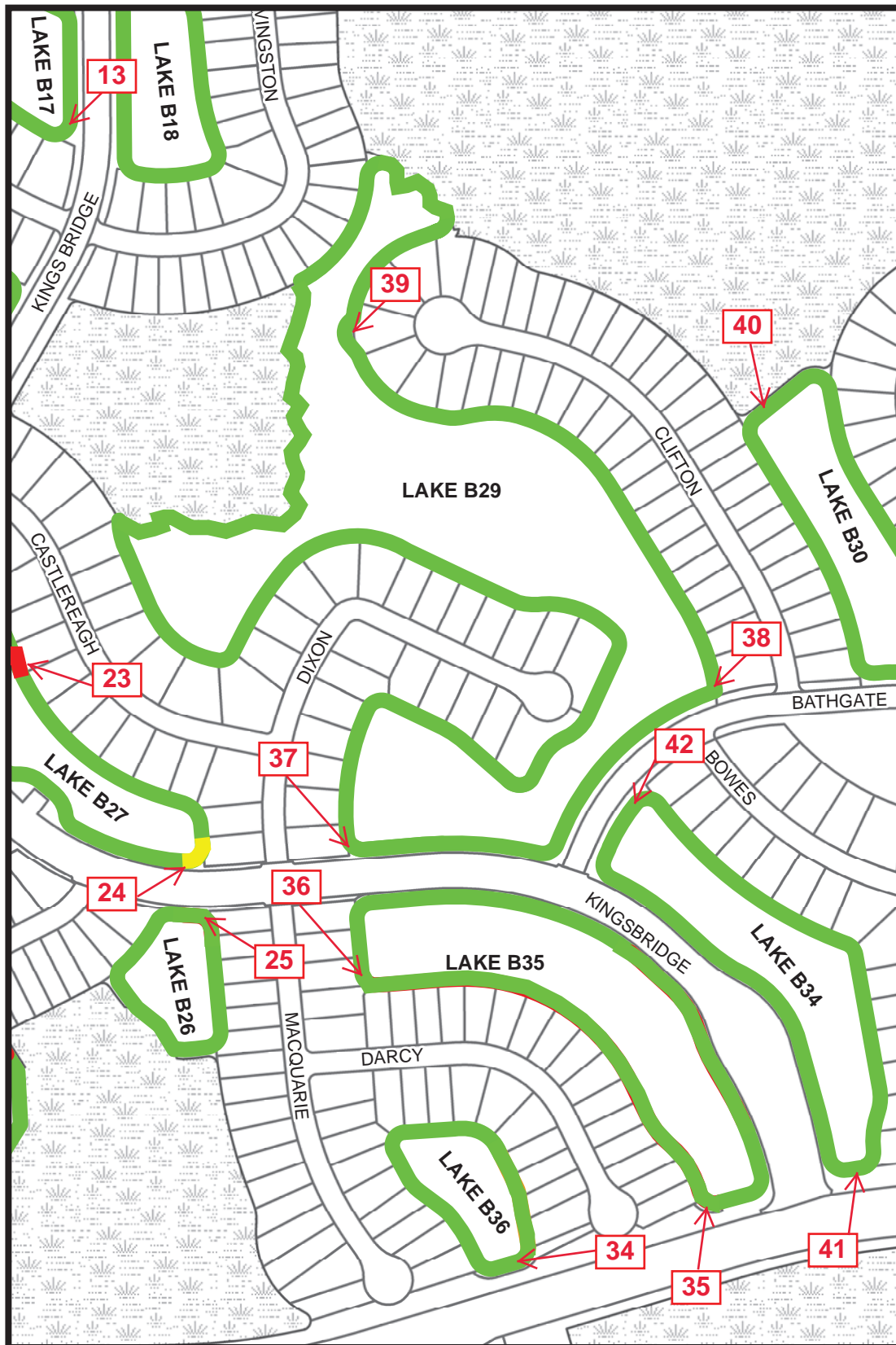
- █ EXTENSIVE EROSION
- █ MINOR EROSION
- █ SATISFACTORY



FILE DATE: 5/11/2018

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

RESTORATION PLAN 4



N



0 175 350'

SCALE: 1" = 350'

Legend

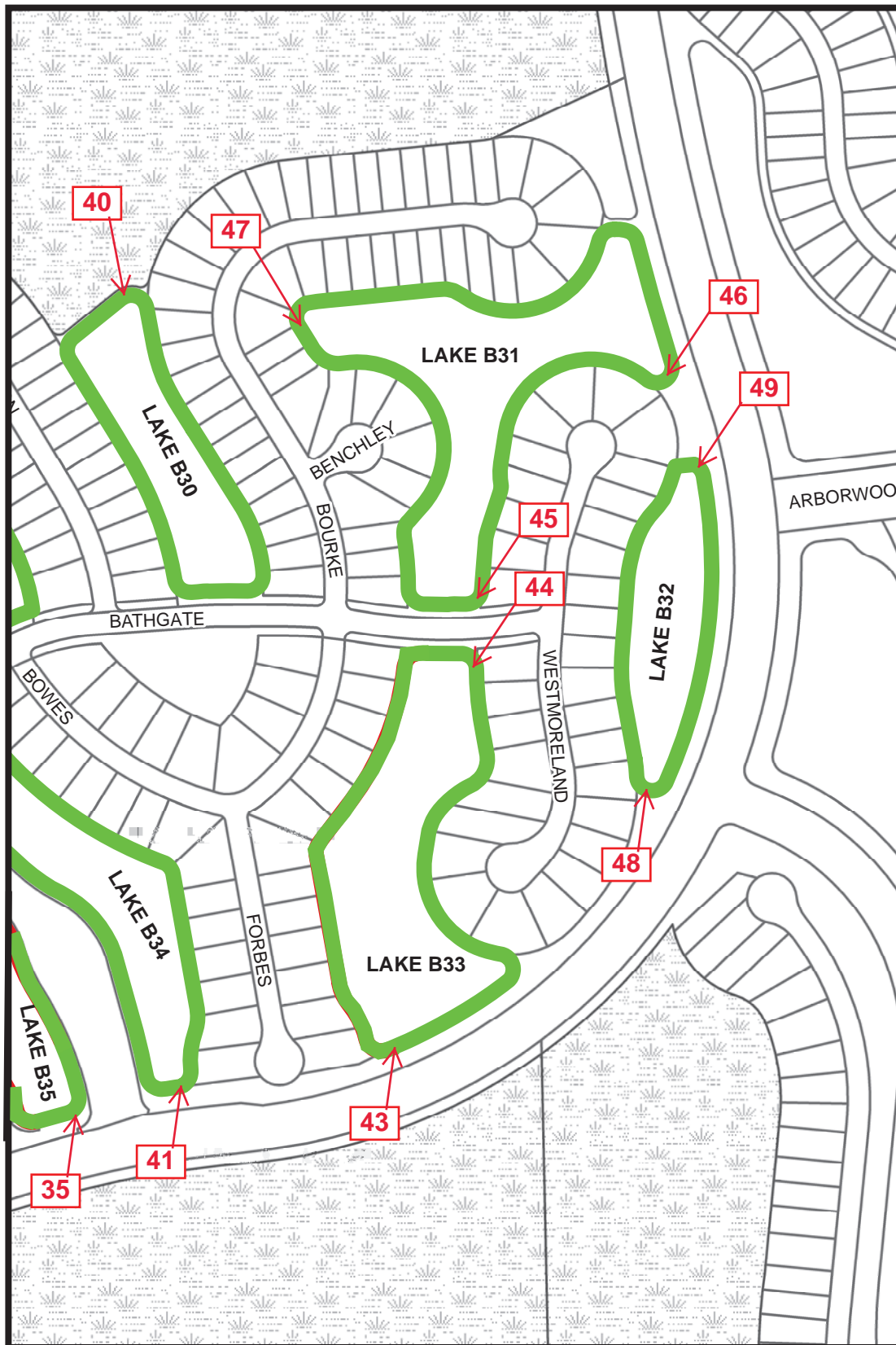
Lake's Condition

- █ EXTENSIVE EROSION
- █ MINOR EROSION
- █ SATISFACTORY

FILE DATE: 3/15/2018

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

RESTORATION PLAN 5



Legend

Lake's Condition

- EXTENSIVE EROSION
- MINOR EROSION
- SATISFACTORY

FILE DATE: 3/15/2018

ARBORWOOD CDD
2020 LAKE BANK INSPECTION

RESTORATION PLAN 6



Photo #1

Satisfactory sod is preventing erosion on the lake slope.



Photo #2

Satisfactory sod is preventing erosion on the lake slope.



Photo #3

Minor erosion on the lake slope.



Photo #4

Satisfactory sod is preventing erosion on the lake slope.



Photo #5

Satisfactory sod is preventing erosion on the lake slope.



Photo #6

Satisfactory sod is preventing erosion on the lake slope.



Photo #7

Satisfactory sod is preventing erosion on the lake slope.



Photo #8

Satisfactory sod is preventing erosion on the lake slope.



Photo #9

Minor erosion on the lake slope.



Photo #10

Extensive erosion near the bottom of the lake slope.



Photo #11

Extensive erosion near the bottom of the lake slope.



Photo #12

Satisfactory sod is preventing erosion.



Photo #13

Satisfactory sod replacement is preventing erosion on the lake slope.



Photo #14

Satisfactory sod is preventing erosion on the lake slope.



Photo #15

Satisfactory sod is preventing erosion on the lake slope.



Photo #16

Satisfactory sod is preventing erosion on the lake slope.



Photo #17

Satisfactory sod is preventing erosion on the lake slope.



Photo #18

Satisfactory sod is preventing erosion on the lake slope.



Photo #19

Satisfactory sod is preventing erosion on the lake slope.



Photo #20

Minor erosion on the lake slope.



Photo #21

Satisfactory sod is preventing erosion on the lake slope.
Control structure is in good condition.



Photo #22

Satisfactory sod is preventing erosion.



Photo #23

Extensive erosion on the lake slope.



Photo #24

Minor erosion on the lake slope.



Photo #25

Satisfactory sod replacement is preventing erosion on the lake slope.



Photo #26

Extensive erosion near the bottom of the lake slope.



Photo #27

Satisfactory sod is preventing erosion on the lake slope.



Photo #28

Satisfactory sod is preventing erosion on the lake slope.



Photo #29

Satisfactory sod is preventing erosion on the lake slope.



Photo #30

Satisfactory sod is preventing erosion on the lake slope.



Photo #31

Satisfactory sod is preventing erosion.



Photo #32

Minor erosion on the lake slope.



Photo #33

Satisfactory sod is preventing erosion.



Photo #34

Satisfactory sod is preventing erosion on the lake slope.



Photo #35

Satisfactory sod is preventing erosion on the lake slope.



Photo #36

Satisfactory sod is preventing erosion on the lake slope.



Photo #37

Satisfactory sod is preventing erosion on the lake slope.



Photo #38

Satisfactory sod is preventing erosion on the lake slope.



Photo #39

Satisfactory sod is preventing erosion.



Photo #40

Satisfactory sod is preventing erosion.



Photo #41

Satisfactory sod is preventing erosion.



Photo #42

Satisfactory sod is preventing erosion.



Photo #43

Satisfactory sod is preventing erosion.



Photo #44

Satisfactory sod is preventing erosion.



Photo #45

Satisfactory sod is preventing erosion on the lake slope.



Photo #46

Satisfactory sod is preventing erosion.



Photo #47

Satisfactory sod is preventing erosion.



Photo #48

Satisfactory sod is preventing erosion.



Photo #49

Satisfactory sod is preventing erosion.

Arborwood Community Development District
Budget vs. Actual
October 2019 through July 2020

	Oct '19 - Jul 20	19/20 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments (On-Roll)	524,618.60	521,994.00	2,624.60	100.5%
01-3300 · O & M Assessments (Off-Roll)	7,409.11	17,082.00	-9,672.89	43.37%
01-3812 · Debt Assessments (2018)	2,639,277.30	2,658,813.00	-19,535.70	99.27%
01-3818 · Debt Assessments (2014)	652,851.02	1,139,162.00	-486,310.98	57.31%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,532,900.10	-2,553,275.00	20,374.90	99.2%
01-3829 · Debt Asses-Pd To Trustee-2014	-633,864.52	-1,122,190.00	488,325.48	56.49%
01-3830 · Assessment Fees	-9,638.30	-10,000.00	361.70	96.38%
01-3831 · Assessment Discounts	-136,867.07	-143,391.00	6,523.93	95.45%
01-9400 · Other Revenue	18,152.00	0.00	18,152.00	100.0%
Total Income	529,038.04	508,195.00	20,843.04	104.1%
Expense				
01-1130 · Payroll Tax Expense	367.20	912.00	-544.80	40.26%
01-1131 · Supervisor Fees	4,800.00	12,000.00	-7,200.00	40.0%
01-1310 · Engineering	34,245.24	25,000.00	9,245.24	136.98%
01-1311 · Management Fees	30,090.00	36,108.00	-6,018.00	83.33%
01-1313 · Website Management	1,666.60	1,500.00	166.60	111.11%
01-1315 · Legal Fees	8,844.42	25,000.00	-16,155.58	35.38%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	5,350.00	5,500.00	-150.00	97.27%
01-1330 · Arbitrage Rebate Fee	1,000.00	3,500.00	-2,500.00	28.57%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	11,186.00	15,000.00	-3,814.00	74.57%
01-1480 · Legal Advertisements	1,877.45	5,500.00	-3,622.55	34.14%
01-1512 · Miscellaneous	1,441.57	2,800.00	-1,358.43	51.49%
01-1513 · Postage and Delivery	263.62	1,300.00	-1,036.38	20.28%
01-1514 · Office Supplies	939.85	2,500.00	-1,560.15	37.59%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	27,174.38	33,000.00	-5,825.62	82.35%
01-1743 · Continuing Disclosure Fee	3,000.00	5,000.00	-2,000.00	60.0%
01-1811 · Professional Fee & Permits	0.00	1,500.00	-1,500.00	0.0%
01-1814 · Electricity	107.37	200.00	-92.63	53.69%
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	14,010.40	20,000.00	-5,989.60	70.05%
01-1820 · Panther Mitigation Mnt-Exotics	90,568.54	90,000.00	568.54	100.63%
01-1821 · Mitigation Monitoring-Parcel C	0.00	6,200.00	-6,200.00	0.0%
01-1822 · Street Lighting-Utility & Maint	13,054.99	21,000.00	-7,945.01	62.17%
01-1824 · Field Inspector - Somerset Only	20,745.96	24,000.00	-3,254.04	86.44%
01-1825 · Lake Maintenance-Somerset Only	38,390.00	46,100.00	-7,710.00	83.28%

Arborwood Community Development District
Budget vs. Actual
October 2019 through July 2020

	Oct '19 - Jul 20	19/20 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)	8,826.75	10,800.00	-1,973.25	81.73%
01-1829 · Lake Bank Erosion Mte(Somerset)	34,200.00	30,000.00	4,200.00	114.0%
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	387,325.34	508,195.00	-120,869.66	76.22%
Net Income	141,712.70	0.00	141,712.70	100.0%

Bank Balance As Of 7/31/20	\$ 316,662.25
Accounts Payable As Of 7/31/20	\$ 46,303.37
Other Assets As Of 7/31/20	\$ -
Total Fund Balance As Of 7/31/20	\$ 270,358.88