



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
MARCH 21, 2022  
9:00 A.M.**

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

[www.arborwoodcdd.org](http://www.arborwoodcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
Amenity Center Community Room  
Somerset at the Plantation  
10401 Dartington Drive  
Fort Myers, Florida, 33913  
**REGULAR BOARD MEETING**  
**March 21, 2022**  
**9:00 A.M.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. February 21, 2022 Regular Board Meeting.....Page 2
- G. New Business
  - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- H. Old Business
  - 1. Update Regarding FPL Arborwood CDD Tax Exemption and Rate.....Page 27
- I. Administrative Matters
  - 1. Manager’s Report
    - a. Financials.....Page 34
    - b. Update on Meeting Location
    - c. Announcement of Qualification Period
  - 2. Attorney’s Report
  - 3. Engineer Report
  - 4. Field Inspectors Report
    - a. Update on Over Spraying Issues in Somerset
- J. Board Members Comments
- K. Adjourn

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 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 18, 2021
- November 15, 2021
- December 20, 2021
- January 17, 2022
- February 21, 2022
- March 21, 2022
- April 18, 2022
- May 16, 2022
- June 20, 2022
- July 18, 2022
- August 15, 2022
- September 19, 2022

STATE OF FLORIDA COUNTY OF LEE:

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE  
Regular Meetings of the Board of Supervisors of the Arborwood Community

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

10/06/2021

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

Sworn to and Subscribed before me this 6th of October 2021, by legal clerk who is personally known to me.

Denise Roberts  
Affiant

Vicky Felty  
Notary State of Wisconsin, County of Brown

9/19/25  
My commission expires

# of Affidavits 1

**This is not an invoice**

VICKY FELTY  
Notary Public  
State of Wisconsin

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

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

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

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

Kathleen Meneely  
District Manager  
Arborwood Community Development District

www.arborwoodcdd.org  
AD# 4937906

October 6, 2021

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2022**

**A. CALL TO ORDER**

The February 21, 2022, Regular Board Meeting of the Arborwood Community Development District (the “District”) was called to order at 9:00 a.m. in the Amenity Center Community Room at the Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

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

Chairman	Gary Franz	Present
Vice Chairman	Joan Pattison	Present
Supervisor	Jack Aycock	Present
Supervisor	Lawrence Carr	Present
Supervisor	Jeff Gordish	Present

Staff members in virtual attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock, LLC
District Engineer	Josh Evans	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Others present were: Mike Myers of Passarella & Associates; and the following District residents: David Hempleman, Ray Holter and Helen Shorey.

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

There were no additions or deletions to the agenda.

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

Mr. Holter stated that Bridgetown was discussing putting aerators in the lakes and would be bringing a proposal to the board in the future. He also stated that there was a strip of land between the water tank and the wall of Bridgetown, which is owned by the CDD that has Brazilian peppers on it. Mike Myers indicated he would let Woods & Wetlands know.

**F. APPROVAL OF MINUTES**

**1. January 17, 2022, Regular Board Meeting**

The January 17, 2022, Regular Board Meeting minutes were presented for consideration.

Mrs. Pattison stated that in section E – Mr. Brosious should be Ms. and in section I-1 a paragraph two unite should be unit. Mr. Gordish indicated that in section I-1 a paragraph 1 should read “the irrigation of Treeline at \$12.23 this year for non-used meter paid since 2005”.

A **motion** was made by Mrs. Pattison, seconded by Mr. Aycock and passed unanimously approving the January 17, 2022, Regular Board Meeting minutes, as amended.

**G. OLD BUSINESS**

There were no Old Business items to address.

**H. NEW BUSINESS**

**1. Update Regarding FPL Arborwood CDD Tax Exemption and Rate**

Ms. Meneely gave an update, stating that FPL was recoding the District and has been requested to consider a rebate of past taxes paid. Mr. Gordish asked to have them also look into the rate for streetlights as it is different than the general rate category. He also added that the non-used meter has now been turned off.

**2. Discussion Regarding Encroachment of Completed After-Market Pool into the LME at 12067 Westmoreland Way, Bridgetown**

Mr. Carr stated he became aware of the encroachment at the given location and that a survey was being done by March 1. He added that it looked like there was a 10-inch encroachment, but the survey will confirm. He noted that the HOA had not refunded the resident’s deposit at this time. Mr. Holter added that the contractor was AquaDog and they have had a lot of problems with this contractor.

**I. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

**a. Financials**

Ms. Meneely went over the financials, stating that the District was 33.3% into the fiscal year. She went over the budget schedule with the proposed budget being presented March 21 and the final being presented June 20.

Ms. Meneely asked Ms. Shorey to give an update on the renovation of the Amenity Center. Ms. Shorey advised that the construction would begin in May and was anticipated to last 6 months. Ms. Meneely asked about alternative locations to hold CDD meetings and Mr. Holter advised that he would check on the availability of Bridgetown’s Amenity Center.

**2. Engineer’s Report**

**a. Consider Drainage Improvement Proposals**

Mr. Evans went over the proposals and stated that both proposals are over the amount budgeted this year for improvements. He added that the locations can be prioritized so that the work remains within the budget. Discussion ensued about combining funds from the Lake Bank Erosion and Stormwater Drains Inspection line items in order to cover the cost of the improvements. Ms. Shorey indicated she raised the issue at last year's budget meeting that she did not think there were enough funds. Mr. Franz explained that the Board could prioritize the problems and fix those not critical in the second year. Ms. Meneely noted that assessments would need to be raised to cover all at once and Mr. Gordish opined that he was not interested in raising assessments and felt the Board was tackling the problem and hitting priorities. Mr. Haber requested to be kept in the loop for reviewing a contract on the matter.

A **motion** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously approving the proposal from Dragonfly Pond Works for the not to exceed amount of \$56,500 for drainage improvements.

#### **4. Field Inspector's Report**

Mr. Hirniak advised that the condition of the lakes were good and that the lack of rain will not be an issue very soon. He added that Clarke would soon be spraying the flow way east of Treeline. Mr. Aycock asked who maintained the flow way west of Treeline and Mr. Evans stated he would look at it during his annual lake bank inspection.

Regarding the furniture piece that was thrown on the north bank, Mr. Hirniak indicated that he had asked several people to haul it away without any response. He added that it was not in the flow way, but on the bank. Mr. Gordish advised that he would contact Lee County regarding removal.

##### **a. Update on Over Spraying Issues in Somerset**

Mr. Hirniak advised of a meeting that was held on the over spraying issue and Clarke showed up, but no one from the HOA with a background on the issue attended. He stated that he would reschedule the meeting and added that there was no agreement as to who is responsible for the over spraying, but Clarke stated that they would take responsibility. Mr. Hirniak noted that it may be the landscaper since the die off is so severe and casual over spray will not kill grass. Ms. Meneely indicated that a video of Clarke spraying was seen, which actually showed that their staff was doing exactly what they are supposed to be doing. Mr. Hirniak added that what is used to treat algae in the lakes is nothing that would kill grass. He noted that he would stay on top of the issue in order to get it resolved.

#### **J. BOARD MEMBER COMMENTS**

Mr. Gordish asked if the telecommunications tower in the District is assessed. He stated he was just curious, and discussion was that ownership had changed hands several times. Ms. Meneely stated that she could provide the assessment roll.

Mr. Aycock introduced Dave Hempleman who is a new board member at Botanica Lakes. He added that he has a background in Environmental Engineering and is enthusiastic to maintain the area.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Aycock, seconded by Mrs. Pattison and passed unanimously to adjourn the Regular Board Meeting at 9:46 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: June 20, 2022

HOUR: 9:00 a.m.

LOCATION: Amenity Center Community at Somerset  
at the Plantation  
10401 Dartington Drive  
Fort Myers, Florida 33913

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Fort Myers and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed



Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF March, 2022.**

ATTEST:

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

Arborwood  
Community Development District

**Proposed Budget**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

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# ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

## Budget Revenue & Expense Descriptions

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### REVENUES

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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.

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### EXPENDITURES

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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.

17 **LEGAL**

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

# ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

## Budget Revenue & Expense Descriptions

18 **ASSESSMENT ROLL**

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

1

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**

Electric 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

35 **ENVIROMENTAL CONSULTING - PASSARELLA**

# ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

## Budget Revenue & Expense Descriptions

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 Permit

37 **STREET LIGHTING - UTILITY & MAINT**

Maintenance on district owned streetlights

38 **CAPITAL OUTLAY - SMALL**

Small, miscellaneous construction related to district improvements.

2

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 maintenance 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 than 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%

3

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**TOTAL**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

<b>REVENUES</b>	<b>TOTAL</b>
GENERAL FUND ON ROLL ASSESSMENT	500,974
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	3,538
DEBT ON ROLL ASSESSMENT	3,212,720
DEBT DIRECT BILL ASSESSMENT - WCI	57,812
OTHER INCOME / CARRYOVER BALANCE	18,000
<b>Total Revenues</b>	<b>\$ 3,793,044</b>
<b>EXPENDITURES</b>	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	32,500
MANAGEMENT	38,568
LEGAL	22,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,350
ARBITRAGE REBATE FEE	2,000
INSURANCE	12,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	3,300
POSTAGE	1,150
OFFICE SUPPLIES	2,300
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	30,000
CONTINUING DISCLOSURE FEE	4,000
AMORTIZATION SCHEDULES	500
WEBSITE	2,000
PROFESSIONAL FEE & PERMITS	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000
DRI TRAFFIC MONITORING	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	13,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	0
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)	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
<b>Total Expenditures</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,290,571</b>
DEBT PAYMENTS (2014)	(609,673)
DEBT PAYMENTS (2018)	(2,532,350)
MISCELLANEOUS DEBT EXPENSE	0
<b>BALANCE</b>	<b>\$ 148,548</b>
DISCOUNTS FOR EARLY PAYMENTS	(148,548)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**DETAILED TOTAL**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
<b>REVENUES</b>					
GENERAL FUND ON ROLL ASSESSMENT	500,974	0	0	0	500,974
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	3,538	0	0	0	3,538
DEBT ON ROLL ASSESSMENT	0	574,855	0	2,637,865	3,212,720
DEBT DIRECT BILL ASSESSMENT - WCI	0	38,664	19,148	0	57,812
OTHER INCOME / CARRYOVER BALANCE	18,000	0	0	0	18,000
<b>Total Revenues</b>	<b>\$ 522,512</b>	<b>\$ 613,519</b>	<b>\$ 19,148</b>	<b>\$ 2,637,865</b>	<b>\$ 3,793,044</b>
<b>EXPENDITURES</b>					
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	38,568	0	0	0	38,568
LEGAL	22,000	0	0	0	22,000
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,350	0	0	0	5,350
ARBITRAGE REBATE FEE	2,000	0	0	0	2,000
INSURANCE	12,000	0	0	0	12,000
LEGAL ADVERTISING	5,500	0	0	0	5,500
MISCELLANEOUS	3,300	0	0	0	3,300
POSTAGE	1,150	0	0	0	1,150
OFFICE SUPPLIES	2,300	0	0	0	2,300
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	30,000	0	0	0	30,000
CONTINUING DISCLOSURE FEE	4,000	0	0	0	4,000
AMORTIZATION SCHEDULES	500	0	0	0	500
WEBSITE	2,000	0	0	0	2,000
PROFESSIONAL FEE & PERMITS	1,250	0	0	0	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000	0	0	0	6,000
DRI TRAFFIC MONITORING	10,000	0	0	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000	0	0	0	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	0	0	0	80,000
STREET LIGHTING - UTILITY & MAINT	13,000	0	0	0	13,000
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)	0	0	0	0	0
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)	25,500	0	0	0	25,500
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
<b>Total Expenditures</b>	<b>\$ 502,473</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>					
	<b>\$ 20,039</b>	<b>\$ 613,519</b>	<b>\$ 19,148</b>	<b>\$ 2,637,865</b>	<b>\$ 3,290,571</b>
DEBT PAYMENTS (2014)	0	(590,525)	(19,148)	0	(609,673)
DEBT PAYMENTS (2018)	0	0	0	(2,532,350)	(2,532,350)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
<b>BALANCE</b>	<b>\$ 20,039</b>	<b>\$ 22,994</b>	<b>\$ -</b>	<b>\$ 105,515</b>	<b>\$ 148,548</b>
DISCOUNTS FOR EARLY PAYMENTS	(20,039)	(22,994)	-	(105,515)	(148,548)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**BUDGET COMPARISON**  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2020/2021 ACTUAL *	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
<b>REVENUES</b>					
1	GENERAL FUND ON ROLL ASSESSMENT	512,446	504,210	500,974	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0	3,565	3,538	More lots on roll - results in less direct billed
3	GENERAL FUND DIRECT BILL ASSESSMENT - OTHER	0	0	0	
4	DEBT ON ROLL ASSESSMENT	3,165,927	3,212,720	3,212,720	More lots on roll - results in less direct billed
5	DEBT DIRECT BILL ASSESSMENT - WCI	235,481	57,812	57,812	More lots on roll - results in less direct billed
6	PREPAYMENTS	0	0	0	
7	MISCELLANEOUS DEBT INCOME	0	0	0	
8	GENERAL FUND INTEREST INCOME/OTHER INCOME	0	0	0	
9	GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE	0	15,000	18,000	Carryover Funds Being Used To Reduce Assessments
	<b>Total Revenues</b>	<b>\$ 3,913,854</b>	<b>\$ 3,793,308</b>	<b>\$ 3,793,044</b>	
<b>EXPENDITURES</b>					
10	PAYROLL TAX EXPENSE	291	880	880	
11	SUPERVISOR FEES	3,800	11,000	11,000	
12	ENGINEERING	27,075	32,500	32,500	0
13	MANAGEMENT	36,936	37,452	38,568	Annual CPI increase in contract (capped at 3%)
14	LEGAL	7,824	23,000	22,000	(1,000)
15	ASSESSMENT ROLL	5,000	5,000	5,000	
16	ANNUAL AUDIT	5,350	5,350	5,350	Accepted Amount For 2021/2022 Audit
17	ARBITRAGE REBATE FEE	1,000	2,000	2,000	
18	INSURANCE	9,646	12,000	12,000	
19	LEGAL ADVERTISING	3,897	5,500	5,500	
20	MISCELLANEOUS	1,417	3,500	3,300	
21	POSTAGE	340	1,200	1,150	
22	OFFICE SUPPLIES	479	2,300	2,300	
23	DUES & SUBSCRIPTIONS	175	175	175	
24	TRUSTEE FEES	27,174	30,000	30,000	
25	CONTINUING DISCLOSURE FEE	3,000	4,000	4,000	
26	AMORTIZATION SCHEDULES	300	500	500	
27	WEBSITE	2,000	2,000	2,000	
28	PROFESSIONAL FEE & PERMITS	0	1,250	1,250	
29	TREELINE PRESEVE MAINT - EXOTICS	7,500	6,000	6,000	Last Expenditure Was In 2015
30	DRI TRAFFIC MONITORING	0	10,000	10,000	Expenditure Occurs Every Two Years
31	ENVIROMENTAL CONSULTING - PASSARELLA	23,462	20,000	22,000	
32	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
33	STREET LIGHTING - UTILITY & MAINT	7,653	15,000	13,000	
34	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
35	COUNTY APPRAISER & TAX COLLECTOR FEE	7,900	10,000	10,000	
36	FLOWWAY MAINT	0	4,600	4,600	
37	MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	Last Expenditure Was In 2018
38	PRESERVE MAINT - (PARCEL C ONLY)	5,400	10,800	10,800	
39	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,068	46,100	46,100	
40	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	35,340	36,500	36,500	
41	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
42	FIELD INSPECTOR - (SOMERSET ONLY)	25,229	25,500	25,500	
43	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	22,225	20,000	20,000	
44	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	<b>Total Expenditures</b>	<b>431,481</b>	<b>502,608</b>	<b>502,473</b>	
	<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,482,373</b>	<b>\$ 3,290,700</b>	<b>\$ 3,290,571</b>	
45	DEBT PAYMENTS (2014)	(741,524)	(609,673)	(609,673)	
46	DEBT PAYMENTS (2018)	(2,531,022)	(2,532,350)	(2,532,350)	
47	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	<b>BALANCE</b>	<b>\$ 209,827</b>	<b>\$ 148,677</b>	<b>\$ 148,548</b>	
48	DISCOUNTS FOR EARLY PAYMENTS	(139,905)	(148,677)	(148,548)	Higher assessments on roll results in higher discount potential
	<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 69,922</b>	<b>\$ 0</b>	<b>\$ -</b>	

\* Un-audited figures

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>
<b>REVENUES</b>		
ON ROLL ASSESSMENTS	504,210	500,974
DIRECT BILL ASSESSMENTS - WCI	3,565	3,538
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	15,000	18,000
<b>Total Revenues</b>	<b>\$ 522,775</b>	<b>\$ 522,512</b>
<b>EXPENDITURES</b>		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	32,500	32,500
MANAGEMENT	37,452	38,568
LEGAL	23,000	22,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,350	5,350
ARBITRAGE REBATE FEE	2,000	2,000
INSURANCE	12,000	12,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	3,500	3,300
POSTAGE	1,200	1,150
OFFICE SUPPLIES	2,300	2,300
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	30,000	30,000
CONTINUING DISCLOSURE FEE	4,000	4,000
AMORTIZATION SCHEDULES	500	500
WEBSITE	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000	6,000
DRI TRAFFIC MONITORING	10,000	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	15,000	13,000
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)	0	0
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)	36,500	36,500
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	25,500	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000	20,000
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
<b>Total Expenditures</b>	<b>\$ 502,607</b>	<b>\$ 502,473</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 20,168</b>	<b>\$ 20,039</b>
DISCOUNTS FOR EARLY PAYMENTS	(20,168)	(20,039)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

Approximate Fund Balance as of 9-30-2022 = 260,000.00

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2014 DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

2014A-1	FISCAL YEAR 2022/2023 ANNUAL BUDGET
<b>REVENUES</b>	
Net On Roll Assessments	455,801
Direct Bill Assessments - WCI	31,934
<b>Total Revenues</b>	<b>\$ 487,735</b>
<b>EXPENDITURES</b>	
Principal Payments	190,000
Interest Payments	297,735
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 487,735</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

2014A-2	FISCAL YEAR 2022/2023 ANNUAL BUDGET
<b>REVENUES</b>	
Net On Roll Assessments	96,060
Direct Bill Assessments - WCI	6,730
<b>Total Revenues</b>	<b>\$ 102,790</b>
<b>EXPENDITURES</b>	
Principal Payments	40,000
Interest Payments	62,790
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 102,790</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

\*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 1/1/22 =	\$4,590,000

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 1/1/22 =	\$970,000

2014 B	FISCAL YEAR 2022/2023 ANNUAL BUDGET
<b>REVENUES</b>	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	19,148
<b>Total Revenues</b>	<b>\$ 19,148</b>
<b>EXPENDITURES</b>	
Principal Payments	0
Interest Payments	19,148
Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 19,148 **</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

\*\*Note: Based on current bond balance, actual amount will be lower as payoff checks are 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 1/1/22 =	\$555,000

**PROPOSED BUDGET**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2018 DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**October 1, 2022 - September 30, 2023**

**2018 A-1 & A-2**

	FISCAL YEAR
	2022/2023
	ANNUAL BUDGET
<b>REVENUES</b>	
Net On Roll Assessments	2,532,350
<b>Total Revenues</b>	<b>\$ 2,532,350</b>
<b>EXPENDITURES</b>	
Principal Payments A-1	1,150,000
Interest Payments A-1	650,249
Principal Payments A-2	355,000
Interest Payments A-2	327,634
Miscellaneous / Prepayment	49,467
<b>Total Expenditures</b>	<b>\$ 2,532,350</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</b>

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 1-1-22 =	\$21,035,000

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 1-1-22 =	\$7,260,000

**Arborwood Community Development District**  
**Assessment Recap - Parcel A**  
**Marina Bay & Botanica Lakes**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

**PARCEL A - MARINA BAY & BOTANICA LAKES**

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS
A	Villa / Townhome	240	12,030.46	71,280.00	83,310.46
A	40' SF	365	18,296.32	136,145.00	154,441.32
A	40' SF - PO	2	100.25	0.00	100.25
A	45' SF	269	13,484.14	104,910.00	118,394.14
A	45' SF / Villa *	6	300.76	2,340.00	2,640.76
A	45' SF - PO	1	50.13	0.00	50.13
A	52' SF	564	28,271.57	232,932.00	261,203.57
A	52' SF - PO	1	50.13	0.00	50.13
A	62' SF	33	1,654.19	14,949.00	16,603.19
Total		1,481	74,237.93	562,556.00	636,793.93

ON ROLL GROSS PER UNIT TOTAL
\$ 347.13
\$ 423.13
\$ 50.13
\$ 440.13
\$ 440.13
\$ 50.13
\$ 463.13
\$ 50.13
\$ 503.13

**MARINA BAY**

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	12,030.46	71,280.00	83,310.46
A	40' SF	0	0.00	0.00	0.00
A	40' SF - PO	0	0.00	0.00	0.00
A	45' SF	269	13,484.14	104,910.00	118,394.14
A	45' SF / Villa *	6	300.76	2,340.00	2,640.76
A	45' SF - PO	1	50.13	0.00	50.13
A	52' SF	247	12,381.34	102,011.00	114,392.34
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,654.19	14,949.00	16,603.19
Total		796	39,901.01	295,490.00	335,391.01

**BOTANICA LAKES**

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	0	0.00	0.00	0.00
A	40' SF	365	18,296.32	136,145.00	154,441.32
A	40' SF - PO	2	100.25	0.00	100.25
A	45' SF	0	0.00	0.00	0.00
A	45' SF - PO	0	0.00	0.00	0.00
A	52' SF	317	15,890.23	130,921.00	146,811.23
A	52' SF - PO	1	50.13	0.00	50.13
A	62' SF	0	0.00	0.00	0.00
Total		685	34,336.92	267,066.00	301,402.92

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

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

**Arborwood Community Development District**  
**Assessment Recap - Parcels B & D/E**  
**Bridgetown & Somerset**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

PARCELS B & D/E - BRIDGETOWN & SOMERSET

BRIDGETOWN

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
B	MF - (2)	66	5,998.71	84,216.00	90,214.71	\$ 1,366.89
B	MF - (3)	36	3,272.02	36,180.00	39,452.02	\$ 1,095.89
B	SF 42' - (1)	186	16,905.45	90,768.00	107,673.45	\$ 578.89
B	SF 42' - (3)	39	3,544.69	39,195.00	42,739.69	\$ 1,095.89
B	SF 55' - (1)	232	21,086.37	151,728.00	172,814.37	\$ 744.89
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,453.16	71,284.00	77,737.16	\$ 1,094.89
B	SF 67' - (1)	130	11,815.64	103,480.00	115,295.64	\$ 886.89
B	SF 67' - (2)	38	3,453.80	48,488.00	51,941.80	\$ 1,366.89
B	SF 67' - (3)	90	8,180.06	90,360.00	98,540.06	\$ 1,094.89
B	SF 67' - (4)	33	2,999.35	47,784.00	50,783.35	\$ 1,538.89
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,090.24	49,164.00	52,254.24	\$ 1,536.89
B	SF 75' - (3)	3	272.67	3,522.00	3,794.67	\$ 1,264.89
B	SF 75' - (4)	27	2,454.02	41,364.00	43,818.02	\$ 1,622.89
<b>Total</b>		<b>985</b>	<b>89,526</b>	<b>857,533</b>	<b>947,059</b>	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	11,427.26	21,414.00	32,841.26	\$ 763.75
D/E	MF - (2)	123	32,687.29	156,948.00	189,635.29	\$ 1,541.75
D/E	MF - (3)	27	7,175.26	27,135.00	34,310.26	\$ 1,270.75
D/E	MF - (4)	27	7,175.26	39,096.00	46,271.26	\$ 1,713.75
D/E	SF 55' - (1)	78	20,728.52	51,012.00	71,740.52	\$ 919.75
D/E	SF 55' - (2)	126	33,484.54	160,776.00	194,260.54	\$ 1,541.75
D/E	SF 55' - (3)	46	12,224.51	46,184.00	58,408.51	\$ 1,269.75
D/E	SF 67' - (1)	96	25,512.03	76,416.00	101,928.03	\$ 1,061.75
D/E	SF 67' - (2)	101	26,840.78	128,876.00	155,716.78	\$ 1,541.75
D/E	SF 67' - (3)	53	14,084.77	53,212.00	67,296.77	\$ 1,269.75
D/E	SF 67' - (4)	30	7,972.51	43,440.00	51,412.51	\$ 1,713.75
D/E	SF 67' - (5)	3	797.25	0.00	797.25	\$ 265.75
D/E	SF 75' - (1)	57	15,147.77	50,673.00	65,820.77	\$ 1,154.75
D/E	SF 75' - (2)	77	20,462.77	111,342.00	131,804.77	\$ 1,711.75
D/E	SF 75' - (3)	27	7,175.26	31,698.00	38,873.26	\$ 1,439.75
D/E	SF 75' - (4)	39	10,364.26	59,748.00	70,112.26	\$ 1,797.75
D/E	SF 75' - (5)	1	265.75	0.00	265.75	\$ 265.75
<b>Total</b>		<b>954</b>	<b>253,526</b>	<b>1,057,970</b>	<b>1,311,496</b>	

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

**Arborwood Community Development District**  
**Assessment Recap - WCI Parcel**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

**WCI PARCEL**

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	120	0
C	4 - plex	164	108	56
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	129	0
Total		694	638	56

**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	120	7,897.50	86,304.62
C	4 - plex	108	7,107.75	77,674.16
C	46' SF	62	4,080.37	55,420.57
C	52' SF	219	14,412.93	207,011.15
C	67' SF	129	8,489.81	148,444.22
Total		638	41,988	574,855

ON ROLL GROSS PER UNIT TOTAL	
\$	785.02
\$	785.02
\$	959.69
\$	1,011.07
\$	1,216.54

**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	0	0.00	0.00
C	4 - plex	56	3,538.08	38,664.47
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		56	3,538	38,664

# Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2022/2023

October 1, 2022 - September 30, 2023

## OTHER PARCELS

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

## OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL	TOTAL GROSS ON ROLL
D/E	Golf Course	116	37,092.85	123,556.00	160,648.85
G	Neighborhood Retail	21	2,791.88	21,850.00	24,641.88
H-1	Retail/ Commercial	11	1,483.43	11,900.00	13,383.43
H-2	RE Office	2	327.44	2,500.00	2,827.44
<b>Total</b>		<b>151</b>	<b>41,696</b>	<b>159,806</b>	<b>201,502</b>

ON ROLL GROSS TOTAL	
\$	160,648.85
\$	24,641.88
\$	13,383.43
\$	2,827.44



**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

**Total Shared O&M Expenditures**

**\$ 308,073.00** A

**Allocation of Expenditures and Assessment Per Unit**

		Allocation Per Parcel based on Gross Acreage				Assessment Per Unit		
Tract	Parcel	B		A*B=C	C/96%	D	C/D=E	E/96%
		Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)			Projected Units
1	A	560.00	23.13%	\$ 71,268	\$ 74,238	1,481	\$ 48.12	\$ 50.13
2	B	655.68	27.09%	\$ 83,445	\$ 86,922	985	\$ 84.72	\$ 88.25
2	D/E	794.42	32.82%	\$ 101,102	\$ 105,314	954	\$ 105.98	\$ 110.39
2	C	259.67	10.73%	\$ 33,047	\$ 34,424	694	\$ 47.62	\$ 49.60
<b>Total Residential Land Uses</b>		<b>2,269.77</b>	<b>93.76%</b>	<b>\$ 288,862</b>	<b>\$ 300,898</b>	<b>4,114</b>		<b>Gross Total Assmt (If On Roll)</b>
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 14,792				15,408.35
3	Neighborhood Retail-G	21.06	0.87%	\$ 2,680				2,791.88
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,424				1,483.43
5	RE Office-H-2	2.47	0.10%	\$ 314				327.44
<b>Total Non-Residential Land Uses</b>		<b>150.95</b>	<b>6.24%</b>	<b>\$ 19,211</b>				
<b>Grand Total (Gross)</b>		<b>2,420.72</b>	<b>100.00%</b>	<b>\$ 308,073</b>				

**Total -Somerset Only- O&M Expenditures**

**\$ 163,100.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 142,283	\$ 148,211	954	\$ 149.14	\$ 155.36
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 20,817	\$ 21,685			21,684.50
<b>Totals</b>		<b>910.65</b>	<b>100.00%</b>	<b>\$ 163,100</b>	<b>\$ 169,896</b>			

**Total -Parcel C Only O&M Expenditures**

**\$ 10,800.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	C	259.67	100.00%	\$ 10,800	\$ 11,250	694	\$ 15.56	\$ 16.21

**Total -Bridgetown Only O&M Expenditures**

**\$ 2,500.00**

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	B	655.68	100.00%	\$ 2,500	\$ 2,604	985	\$ 2.54	\$ 2.64

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>Net 2014 A1 &amp; A2 Principal &amp; Interest Payment Due:</b>	<b>Net Total MADs</b>	<b>% Difference</b>	*
\$ 590,525.00	\$ 598,173.89	98.721%	

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	120	\$ 719.21	\$ 86,304.62	\$ -
PARCEL C - 4 - Plex	164	108	\$ 719.21	\$ 77,674.16	\$ 38,664
PARCEL C - 46' Single Family	62	62	\$ 893.88	\$ 55,420.57	\$ -
PARCEL C - 52' Single Family	219	219	\$ 945.26	\$ 207,011.15	\$ -
PARCEL C - 67' Single Family	129	129	\$ 1,150.73	\$ 148,444.22	\$ -
<b>Grand Total</b>	<b>694</b>	<b>638</b>		<b>\$ 574,854.72</b>	<b>\$ 38,664.47</b>

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%
	<b>598.70</b>	<b>100.0000%</b>

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE  
FISCAL YEAR 2022/2023  
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>Gross MADs when all platted</b>	<b>\$2,637,865</b>
------------------------------------	--------------------

<b>Parcel - Product Type</b>	<b>Planned Units</b>	<b>Platted Units ON Roll</b>	<b>Gross Annual M.A.D</b>	<b>Total Assessments Platted</b>	<b>OFF Roll Net</b>	<b>Category Total MADs from Methodology</b>
PARCEL A - Villa / Townhome	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'	269	269	390	104,910	0	104,910
PARCEL A - Single Family 45' / Villa *	6	6	390	2,340	0	2,340
PARCEL A - Single Family 45' -PO	1	1	0	0	0	0
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
<b>Subtotal Parcel A</b>	<b>1,481</b>	<b>1,481</b>		<b>562,556</b>	<b>0</b>	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	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
<b>Subtotal Parcels B</b>	<b>985</b>	<b>985</b>		<b>857,533</b>	<b>0</b>	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	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
<b>Subtotal Parcels D/E</b>	<b>954</b>	<b>954</b>		<b>1,057,970</b>	<b>0</b>	
<b>Total Residential Units Parcels A, B, D, E</b>	<b>3,420</b>	<b>3,420</b>		<b>2,478,059</b>	<b>0</b>	
<b>Other Land Uses</b>						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
<b>Other Land UseTotal</b>				<b>159,806</b>		
<b>GRAND TOTAL</b>				<b>2,637,865</b>	<b>0</b>	<b>2,637,865</b>

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

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

**Arborwood Community Development District**  
**On Roll Assessment Comparision**  
**Fiscal Year 2022/2023**  
**October 1, 2022 - September 30, 2023**

Parcel	Product Type	Gross Fiscal Year 2021/2022 On Roll Assessment Per Unit	Gross Fiscal Year 2022/2023 On Roll Assessment Per Unit
<b>GL Homes</b>			
A	Villa / Townhome	\$347.64	<b>\$347.13</b>
A	40' SF	\$423.64	<b>\$423.13</b>
A	40' SF - PO	\$50.64	<b>\$50.13</b>
A	45' SF	\$440.64	<b>\$440.13</b>
A	45' SF / Villa *	\$440.64	<b>\$440.13</b>
A	45' SF - PO	\$50.64	<b>\$50.13</b>
A	52' SF	\$463.64	<b>\$463.13</b>
A	52' SF - PO	\$50.64	<b>\$50.13</b>
A	62' SF	\$503.64	<b>\$503.13</b>

\* The District's methodology allocates assessments based on the size of the lot, not the structure constructed on the lot size. As a result, even though the dwellings constructed on these six lots are Villas, the lots are 45' lots and are allocated assessments based on the lot.

<b>Pulte</b>			
B	MF - (2)	\$1,367.79	<b>\$1,366.89</b>
B	MF - (3)	\$1,096.79	<b>\$1,095.89</b>
B	SF 42' - (1)	\$579.79	<b>\$578.89</b>
B	SF 42' - (3)	\$1,096.79	<b>\$1,095.89</b>
B	SF 55' - (1)	\$745.79	<b>\$744.89</b>
B	SF 55' - (2)	\$0.00	<b>\$0.00</b>
B	SF 55' - (3)	\$1,095.79	<b>\$1,094.89</b>
B	SF 67' - (1)	\$887.79	<b>\$886.89</b>
B	SF 67' - (2)	\$1,367.79	<b>\$1,366.89</b>
B	SF 67' - (3)	\$1,095.79	<b>\$1,094.89</b>
B	SF 67' - (4)	\$1,539.79	<b>\$1,538.89</b>
B	SF 75' - (1)	\$0.00	<b>\$0.00</b>
B	SF 75' - (2)	\$1,537.79	<b>\$1,536.89</b>
B	SF 75' - (3)	\$1,265.79	<b>\$1,264.89</b>
B	SF 75' - (4)	\$1,623.79	<b>\$1,622.89</b>
D/E	MF - (1)	\$764.87	<b>\$763.75</b>
D/E	MF - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	MF - (3)	\$1,271.87	<b>\$1,270.75</b>
D/E	MF - (4)	\$1,714.87	<b>\$1,713.75</b>
D/E	SF 55' - (1)	\$920.87	<b>\$919.75</b>
D/E	SF 55' - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	SF 55' - (3)	\$1,270.87	<b>\$1,269.75</b>
D/E	SF 67' - (1)	\$1,062.87	<b>\$1,061.75</b>
D/E	SF 67' - (2)	\$1,542.87	<b>\$1,541.75</b>
D/E	SF 67' - (3)	\$1,270.87	<b>\$1,269.75</b>
D/E	SF 67' - (4)	\$1,714.87	<b>\$1,713.75</b>
D/E	SF 67' - (5)	\$266.87	<b>\$265.75</b>
D/E	SF 75' - (1)	\$1,155.87	<b>\$1,154.75</b>
D/E	SF 75' - (2)	\$1,712.87	<b>\$1,711.75</b>
D/E	SF 75' - (3)	\$1,440.87	<b>\$1,439.75</b>
D/E	SF 75' - (4)	\$1,798.87	<b>\$1,797.75</b>
D/E	SF 75' - (5)	\$266.87	<b>\$265.75</b>

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

<b>WCI</b>			
C	6 - Plex	\$792.25	<b>\$785.02</b>
C	4 - Plex	\$792.25	<b>\$785.02</b>
C	46' SF	\$968.56	<b>\$959.69</b>
C	52' SF	\$1,020.42	<b>\$1,011.07</b>
C	67' SF	\$1,227.82	<b>\$1,216.54</b>

<b>Others</b>			
D/E	Golf Course	\$160,805.60	<b>\$160,648.85</b>
G	Neighborhood Retail	\$24,670.28	<b>\$24,641.88</b>
H-1	Retail/ Commercial	\$13,398.52	<b>\$13,383.43</b>
H-2	RE Office	\$2,830.77	<b>\$2,827.44</b>

**From:** Tori Shamy <[tshamy@sdsinc.org](mailto:tshamy@sdsinc.org)>  
**Sent:** Tuesday, March 1, 2022 10:53 AM  
**To:** Kathleen Dailey <[kdailey@sdsinc.org](mailto:kdailey@sdsinc.org)>  
**Subject:** Arborwood FPL

Kathleen,

I received the attached in the mail last week. I have yet to hear from anyone, but it looks like they went back through 34 bills (back to April 2019) and reversed the sales tax of the accounts that are still open. I will look closely at the next bill to see what kind of rate we are classified as. Hopefully, I will still receive a callback to discuss. I will keep you posted of any further developments. At least we are moving in the right direction.

Tori Shamy  
Special District Services  
2501 A Burns Rd  
Palm Beach Gardens, FL 33410  
561-630-4922



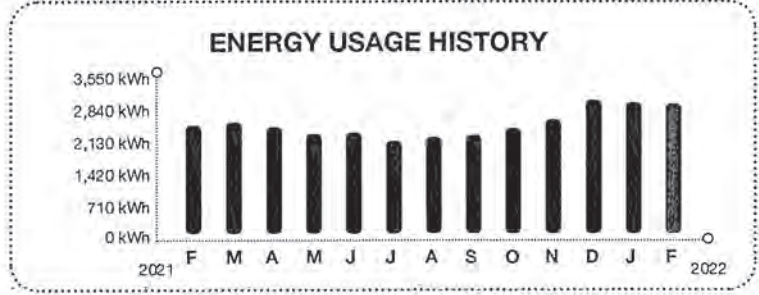
\*CORRECTED BILL\*  
For: Apr 8, 2019 to Feb 7, 2022  
Statement Date: Feb 21, 2022  
Account Number: 64172-44396  
Service Address:  
12171 TREELINE AVE # STL B  
FORT MYERS, FL 33913

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT,  
Here's what you owe for this billing period.

**CURRENT BILL**

**-\$818.11**  
TOTAL AMOUNT YOU OWE

**DO NOT PAY**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	463.00
Additional Activity	-9,442.24
Balance before new charges	-8,979.24
Total new charges	8,161.13
<b>Total amount you owe</b>	<b>-\$818.11</b>
Credit amount - DO NOT PAY	
*CORRECTED BILL*	

(See page 2 for bill details.)

**KEEP IN MIND**

- This bill is for multiple (34) billing periods.

**We're here to help**

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. FPL.com/Help

RECEIVED

FEB 24 2022

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 22 897924 5305641724439641181800000

0001 0020 450063 1  
#BWNDJNQ \*\*\*  
#2784643A1696442#  
ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT  
2501 BURNS RD STE A  
PALM BCH GDNS FL 33410-5207



The amount enclosed includes the following donation:  
FPL Care To Share: \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

64172-44396 ACCOUNT NUMBER	-\$818.11 TOTAL AMOUNT YOU OWE	Credit amount- DO NOT PAY NEW CHARGES DUE BY	\$ Credit amount- DO NOT PAY ENCLOSED
-------------------------------	-----------------------------------	--	--





Customer Name: ARBORWOOD  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
64172-44396

**BILL DETAILS**

Amount of your last bill	463.00
Additional activity	
Credit	-9,442.24
<hr/>	
Balance before new charges	-\$8,979.24

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	7,499.22
Storm charge	3.93
Gross rec. tax/Regulatory fee	192.92
Franchise charge	465.06
<hr/>	
Taxes and charges	661.91
<hr/>	
Total new charges	\$8,161.13
<hr/>	
Total amount you owe	- <del>\$818.11</del>

Credit amount - DO NOT PAY

\*CORRECTED BILL\*

**METER SUMMARY**

Multiple-month usage

Meter no. K190314 Next meter reading Mar 8, 2022

Total kWh 78,102

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**Beware of scammers**

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

**FPL.com/Protect**

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



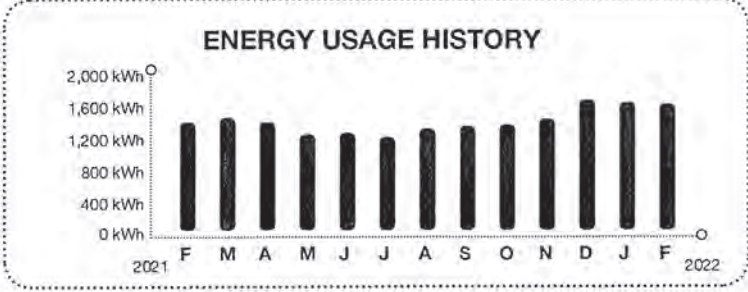
**\*CORRECTED BILL\***  
For: Apr 8, 2019 to Feb 7, 2022  
Statement Date: Feb 21, 2022  
Account Number: 59203-97246  
Service Address:  
0000 TREELINE AVE # STL C  
FORT MYERS, FL 33913

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**-\$561.42**  
TOTAL AMOUNT YOU OWE

**DO NOT PAY**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	262.63
Additional Activity	-6,057.60
Balance before new charges	-5,794.97
Total new charges	5,233.55
<b>Total amount you owe</b>	<b>-\$561.42</b>
Credit amount - DO NOT PAY	
<b>*CORRECTED BILL*</b>	

*(See page 2 for bill details.)*

**KEEP IN MIND**  
• This bill is for multiple (34) billing periods.

**We're here to help**  
Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](http://FPL.com/Help)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 22 579497 5305592039724672416500000

0021 0040 450220

ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT  
2501 BURNS RD STE A  
PALM BCH GDNS FL 33410-5207

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

59203-97246  
ACCOUNT NUMBER

-\$561.42  
TOTAL AMOUNT YOU OWE

Credit amount-  
DO NOT PAY  
NEW CHARGES DUE BY

\$ Credit amount-  
DO NOT PAY  
AMOUNT ENCLOSED





Customer Name: ARBORWOOD  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
59203-97246

**BILL DETAILS**

Amount of your last bill	262.63
Additional activity	
Credit	-6,057.60
Balance before new charges	-\$5,794.97

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	4,808.27
Storm charge	3.41
Gross rec. tax/Regulatory fee	123.67
Franchise charge	298.20
Taxes and charges	425.28
Total new charges	\$5,233.55
<b>Total amount you owe</b>	<b>-\$561.42</b>

Credit amount - DO NOT PAY

\*CORRECTED BILL\*

**METER SUMMARY**

Multiple-month usage  
Meter no. K190551 Next meter reading Mar 8, 2022  
Total kWh 48,702

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**FPL.com/MobileApp**

**Beware of scammers**

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

**FPL.com/Protect**

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



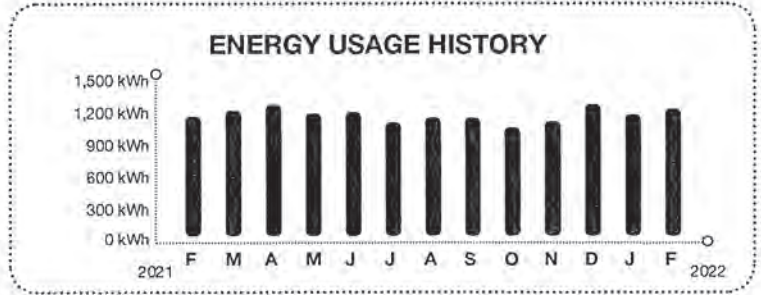
**\*CORRECTED BILL\***  
For: Apr 15, 2019 to Feb 14, 2022  
Statement Date: Feb 21, 2022  
Account Number: 05793-07034  
Service Address:  
12850 TREELINE AVE # STL A  
FORT MYERS, FL 33913

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**-\$156.87**  
TOTAL AMOUNT YOU OWE

**DO NOT PAY**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	362.81
Payments received	-175.07
Additional Activity	-4,968.50
Balance before new charges	-4,780.76
<b>Total new charges</b>	<b>4,623.89</b>
<b>Total amount you owe</b>	<b>-\$156.87</b>
Credit amount - DO NOT PAY	
*CORRECTED BILL*	

*(See page 2 for bill details.)*

**KEEP IN MIND**  
• This bill is for multiple (34) billing periods.

**We're here to help**  
Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](http://FPL.com/Help)

RECEIVED  
FEB 24 2022

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 22 478076 5310057930703497865100000

0001 0040 450220 1  
#BWNDJNQ \*\*\*  
#3925043A1439702#  
ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT  
2501 BURNS RD STE A  
PALM BCH GDNS FL 33410-5207



The amount enclosed includes the following donation:  
FPL Care To Share: \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

05793-07034 ACCOUNT NUMBER	-\$156.87 TOTAL AMOUNT YOU OWE	Credit amount- DO NOT PAY NEW CHARGES DUE BY	\$ Credit amount- DO NOT PAY AMOUNT ENCLOSED
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Customer Name: ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
 Account Number: 05793-07034

**BILL DETAILS**

Amount of your last bill	362.81
Payment received - Thank you	-175.07
Additional activity	
Credit	-4,968.50
<hr/>	
Balance before new charges	-\$4,780.76

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	4,306.19
Storm charge	3.22
Gross rec. tax/Regulatory fee	110.72
Franchise charge	203.76
<hr/>	
Taxes and charges	317.70

Total new charges \$4,623.89

**Total amount you owe -\$156.87**

Credit amount - DO NOT PAY

\*CORRECTED BILL\*

**METER SUMMARY**

Multiple-month usage  
 Meter no. K190555 Next meter reading Mar 15, 2022  
 Total kWh 43,418

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**Arborwood Community Development District**  
**Budget vs. Actual**  
**October 2021 through February 2022**

	<b>Oct '21 - Feb 22</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · O & M Assessments (On-Roll)	487,028.09	504,210.00	-17,181.91	96.59%
01-3305 · O&M Assesmnts-Off Roll-WCI-LNNR	0.00	3,565.00	-3,565.00	0.0%
01-3812 · Debt Assessments (2018)	2,547,893.50	2,637,865.00	-89,971.50	96.59%
01-3818 · Debt Assessments (2014)	560,446.20	812,114.00	-251,667.80	69.01%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,440,445.10	-2,532,350.00	91,904.90	96.37%
01-3829 · Debt Asses-Pd To Trustee-2014	-536,811.65	-788,905.00	252,093.35	68.05%
01-3830 · Assessment Fees	-9,966.60	-10,000.00	33.40	99.67%
01-3831 · Assessment Discounts	-141,655.57	-148,892.00	7,236.43	95.14%
01-9400 · Other Revenue	0.00	15,000.00	-15,000.00	0.0%
<b>Total Income</b>	<b>466,488.87</b>	<b>492,607.00</b>	<b>-26,118.13</b>	<b>94.7%</b>
<b>Expense</b>				
01-1130 · Payroll Tax Expense	290.70	880.00	-589.30	33.03%
01-1131 · Supervisor Fees	3,800.00	11,000.00	-7,200.00	34.55%
01-1310 · Engineering	11,115.25	32,500.00	-21,384.75	34.2%
01-1311 · Management Fees	15,605.00	37,452.00	-21,847.00	41.67%
01-1313 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1315 · Legal Fees	1,200.50	23,000.00	-21,799.50	5.22%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,350.00	-5,350.00	0.0%
01-1330 · Arbitrage Rebate Fee	500.00	2,000.00	-1,500.00	25.0%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	9,983.00	12,000.00	-2,017.00	83.19%
01-1480 · Legal Advertisements	935.88	5,500.00	-4,564.12	17.02%
01-1512 · Miscellaneous	914.45	3,500.00	-2,585.55	26.13%
01-1513 · Postage and Delivery	116.57	1,200.00	-1,083.43	9.71%
01-1514 · Office Supplies	375.45	2,300.00	-1,924.55	16.32%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	12,174.38	30,000.00	-17,825.62	40.58%
01-1743 · Continuing Disclosure Fee	0.00	4,000.00	-4,000.00	0.0%

**Arborwood Community Development District**  
**Budget vs. Actual**  
**October 2021 through February 2022**

	<u>Oct '21 - Feb 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	0.00	6,000.00	-6,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	2,247.50	20,000.00	-17,752.50	11.24%
01-1820 · Panther Mitigation Mnt-Exotics	0.00	80,000.00	-80,000.00	0.0%
01-1822 · Street Lighting-Utility & Maint	4,138.06	15,000.00	-10,861.94	27.59%
01-1824 · Field Inspector - Somerset Only	9,805.12	25,500.00	-15,694.88	38.45%
01-1825 · Lake Maintenance-Somerset Only	19,195.00	46,100.00	-26,905.00	41.64%
01-1826 · Preserve Maint - Somerset Only	0.00	35,000.00	-35,000.00	0.0%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	0.00	10,800.00	-10,800.00	0.0%
01-1829 · Lake Bank Erosion Mte(Somerset)	0.00	36,500.00	-36,500.00	0.0%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	0.00	20,000.00	-20,000.00	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%
<b>Total Expense</b>	<u>93,405.16</u>	<u>492,607.00</u>	<u>-399,201.84</u>	<u>18.96%</u>
<b>Net Income</b>	<u><b>373,083.71</b></u>	<u><b>0.00</b></u>	<u><b>373,083.71</b></u>	<u><b>100.0%</b></u>

Bank Balance As Of 2/28/22	\$ 722,116.85
Accounts Payable As Of 2/28/22	\$ 74,389.84
Other Assets As Of 2/28/22	\$ -
<b>Total Fund Balance As Of 2/28/22</b>	<b>\$ 647,727.01</b>