



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 20, 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**  
Bridgetown at the Plantation Amenity Center - Barbados Room  
11741 Kingsbridge Boulevard  
Fort Myers, Florida 33913  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**June 20, 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. May 16, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
  - 4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Assessment Roll.....Page 29
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 33
- J. Administrative Matters
  - 1. Manager’s Report
    - a. Financials.....Page 35
    - b. Update on FPL Streetlight Classification
  - 2. Attorney’s Report
    - a. Update on Alvarez Partial Release of Easement Agreement
  - 3. Engineer Report
    - a. Update on Plantation Golf and Country Club Request for Repair of Lake Bank Erosion Behind Number 13 Green
  - 4. Field Inspectors Report
- K. Board Members Comments
- L. Adjourn

# The News-Press media group

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Attn:  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
**2501 BURNS RD STE A**  
**PALM BEACH GARDENS, FL 33410**

STATE OF FLORIDA COUNTY OF LEE:

Before, the undersigned authority personally appeared Nicole Jacobs, 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**  
**REVISED FISCAL YEAR 2021/2022 REGULAR MEETING**  
**SCHEDULE Regular Meetings of the Board of Supervisors of the Arborwood C**

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

04/08/2022

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 8th of April 2022, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits 1

**This is not an invoice**

SHELLY HORA  
Notary Public  
State of Wisconsin

## ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT REVISED 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 Bridgetown at the Plantation Amenity Center - Barbados Room located at 11741 Kingsbridge Boulevard, Fort Myers, Florida 33913 on the following dates:

April 18, 2022  
May 16, 2022  
June 20, 2022  
July 18, 2022  
August 15, 2022  
September 19, 2022

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#5200936 Apr. 8, 2022

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 16, 2022**

**A. CALL TO ORDER**

The May 16, 2022, Regular Board Meeting of the Arborwood Community Development District (the “District”) was called to order at 9:01 a.m. in the Barbados Room Bridgetown at the Plantation Amenity Center located at 11741 Kingsbridge Boulevard, 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 April 8, 2022, 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 via phone
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: Bethany Brosious of Passarella & Associates and the following District residents: Helen Shorey and Gene Crawford.

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

Mr. Aycock requested and it was the consensus of the Board to add a Discussion on the Flow Way East pf Treeline under Board Member Comments.

**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. April 18, 2022, Regular Board Meeting**

The April 18, 2022, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Aycock, seconded by Mrs. Pattison and passed unanimously approving the April 18, 2022, Regular Board Meeting minutes, as presented.

## **G. NEW BUSINESS**

### **1. Update on Alvarez Partial Release of Easement Agreement**

Mr. Haber advised that the agreement had been approved for signature at the last meeting by the Chair, but he is still awaiting a legal description of the area and a survey in order to finalize the agreement. Mr. Crawford indicated that the surveyor had been sick and the information would be obtained as soon as possible.

## **H. OLD BUSINESS**

### **1. Update on Somerset's Request for Memorial Bench**

Mr. Haber stated advised he had reviewed the agreement between Somerset, the developer and the CDD on easement rights. He added that he believed the easement is for ingress and egress for undertaking recreation, which would not allow a bench and concrete pad. Mr. Haber went on to state that the safest approach would be to do an actual license agreement. Mr. Gordish disagreed and believes that the document would allow a bench as a recreational item. Discussion ensued regarding the concept with Mrs. Pattison stating that she did not agree with allowing a bench and believes it would set a precedent. Ms. Meneely indicated that the addition information requested from the HOA had not been provided. Mr. Crawford asked why the HOA would not just put the bench in the HOA common area instead of CDD property.

After further discussion, a **motion** was made by Mrs. Pattison, seconded by Mr. denying the request to install a bench on CDD property. Upon being put to a vote, the **motion** carried 3 to 2 with Messrs. Carr and Aycock dissenting.

### **2. Discussion Regarding Plantation Golf and Country Club Request for Repairs of Lake Bank Erosion behind Number 13 Green**

Mr. Evans advised that he was looking at the area today to determine if it is the golf course pipe equipment that is causing the erosion.

## **I. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

#### **a. Financials**

Ms. Meneely went over the financials. Mr. Gordish asked then the next panther mitigation would be done to which Ms. Brosious replied it is done twice per year with the second treatment being completed in the next few weeks.

Ms. Meneely advised that the next meeting was scheduled for June 20, 2022, and would include the Public Hearing on the budget.

Ms. Meneely reminded the Board that the qualifying period runs from noon on June 13 through noon on June 17, noting that Seats 1, 2 and 3 expire this year.

## **b. Update on FPL Streetlight Classification**

Ms. Meneely reported that there was no update at this time.

## **2. Attorney's Report**

### **a. Update on Aeration Agreement**

Mr. Haber stated that two agreements were prepared: one for a construction easement and one for a perpetual access easement. Ms. Meneely advised that both agreements had been signed earlier today before the start of the meeting.

## **3. Engineer's Report**

### **a. Update on Erosion at 10311 Glastonbury and 12894 Epping Way Locations**

Mr. Evans advised that individual homeowners had issues at two locations. He reviewed the areas and recommended that these be added to the current erosion repair project that started today. He noted the repairs would cost \$2,500 and would be a change order to the Dragonfly contract. There was general discussion on funding and Mr. Gordish asked that a property on Crasford Chase also be considered for repairs.

After further discussion, a **motion** was made by Mr. Gordish, seconded by Mrs. Pattison and passed unanimously approving the Dragonfly change order in amount not to exceed \$6,000 for the additional repairs.

Mr. Evans reported that Bridgetown had completed their repairs and he would be inspecting the work in the near future.

Mrs. Pattison asked about the erosion at the edge of the grass and bank at Hole 9 as being the CDD's responsibility. Mr. Evans noted that it could be caused by the golf course's irrigation, but if it is a result of normal erosion, the lake bank is the CDD's responsibility. Mr. Evans added that he would take a look at the area.

Mr. Evans asked about changing the schedule for annual inspections. He went over the current schedule with repairs and then inspections, which are difficult to do during rainy season. Mr. Franz indicated that a revised schedule would impact budget season. Mr. Evans agreed it would, but normally, he has a good idea of what has deteriorated over time and will require repairs. He added that he could always do a draft check and then a full check when lakes are at their lowest outside of rainy season, around October. After a brief discussion, it was the consensus of the Board to change the schedule of annual inspections.

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

Mr. Hirniak stated that the lakes and water quality was good. He added that the rains had helped with lake levels.

Mr. Hirniak indicated that it was reported that a person was spraying the littorals in their backyard. He noted that he had been monitoring the area since it happened. Mr. Franz asked about the attorney sending a formal cease and desist notice. Mr. Evans added that spraying violates the permits and protection plan. It was the consensus of the Board to send the homeowner such a letter. Mr. Haber advised he would work with Ms. Meneely to put together such a notice.

## **J. BOARD MEMBER COMMENTS**

Mr. Aycock advised that the Botanica Lakes' Board had voted to proceed with the baffle installation and they were trying to find out if it was considered maintenance work or a permit modification.

Mr. Aycock indicated that the flow way on the east side of Treeline versus the west side was severely overgrown. Mr. Evans indicated he would check on that area.

Mr. Gordish advised of some errors in the GIS map on the Arborwood side in the NW corner of Somerset. Mr. Evans noted he would take a look at it.

Mr. Gordish noted that there were still streetlights that required repairs. Ms. Meneely advised that AIS had been contacted and she will contact them again about the additional repairs. There was a general discussion about the lack of inspections and timely repairs with Mr. Evans noting that he can ask around to see if there are other contractors who do streetlight repairs.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Gordish, seconded by Mr. Carr and passed unanimously to adjourn the Regular Board Meeting at 10:36 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

## Miscellaneous Notices



Published in The News-Press on May 31, 2022

### Location

Lee County, Florida

### Notice Text

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; 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 June 20, 2022, at 9:00 a.m., or as soon thereafter as can be heard, in the Amenity Center Barbados Room located at Bridgetown at the Plantation, 11741 Kingsbridge Boulevard, 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, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023"). 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/>. 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 Meneely District Manager ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT [www.arborwoodcdd.org](http://www.arborwoodcdd.org) AD# 5274539 May 31, June 7, 2022



## RESOLUTION 2022-02

### **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, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") 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 1<sup>st</sup> 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, 2023.”
- 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 2022/2023, the sum of \$3,775,044 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>504,512</u>
DEBT SERVICE FUND (SERIES 2014A-1)	\$ <u>506,727</u>
DEBT SERVICE FUND (SERIES 2014A-2)	\$ <u>106,793</u>
DEBT SERVICE FUND (SERIES 2014B)	\$ <u>19,148</u>
DEBT SERVICE FUND (SERIES 2018A-1)	\$ <u>1,912,451</u>
DEBT SERVICE FUND (SERIES 2018A-2)	\$ <u>725,413</u>
TOTAL ALL FUNDS	\$ <u>3,775,044</u>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 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 20<sup>th</sup> DAY OF June, 2022.**

ATTEST:

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

# Arborwood Community Development District

**Final 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.

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### 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



**FINAL 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>

**FINAL 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	
		A-1 & A-2	B	A-1 & A-2	TOTAL
<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

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

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ANNUAL BUDGET
<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

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

2014A-1		2014A-2	
	FISCAL YEAR 2022/2023 ANNUAL BUDGET		FISCAL YEAR 2022/2023 ANNUAL BUDGET
<b>REVENUES</b>		<b>REVENUES</b>	
Net On Roll Assessments	455,801	Net On Roll Assessments	96,060
Direct Bill Assessments - WCI	31,934	Direct Bill Assessments - WCI	6,730
<b>Total Revenues</b>	<b>\$ 487,735</b>	<b>Total Revenues</b>	<b>\$ 102,790</b>
<b>EXPENDITURES</b>		<b>EXPENDITURES</b>	
Principal Payments	190,000	Principal Payments	40,000
Interest Payments	297,735	Interest Payments	62,790
Miscellaneous	0	Miscellaneous	0
<b>Total Expenditures</b>	<b>\$ 487,735</b>	<b>Total Expenditures</b>	<b>\$ 102,790</b>
<b>Excess / (Shortfall)</b>	<b>\$ -</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 =	Nov 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

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

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

	<b>FISCAL YEAR</b>
	<b>2022/2023</b>
	<b>ANNUAL BUDGET</b>
<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>

<b>Series 2018 A-1 Bond Information</b>	
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

<b>Series 2018 A-2 Bond Information</b>	
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	ON ROLL GROSS PER UNIT TOTAL
A	Villa / Townhome	240	12,030.46	71,280.00	83,310.46	\$ 347.13
A	40' SF	365	18,296.32	136,145.00	154,441.32	\$ 423.13
A	40' SF - PO	2	100.25	0.00	100.25	\$ 50.13
A	45' SF	269	13,484.14	104,910.00	118,394.14	\$ 440.13
A	45' SF / Villa *	6	300.76	2,340.00	2,640.76	\$ 440.13
A	45' SF - PO	1	50.13	0.00	50.13	\$ 50.13
A	52' SF	564	28,271.57	232,932.00	261,203.57	\$ 463.13
A	52' SF - PO	1	50.13	0.00	50.13	\$ 50.13
A	62' SF	33	1,654.19	14,949.00	16,603.19	\$ 503.13
Total		1,481	74,237.93	562,556.00	636,793.93	

**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

Tract Parcel		Allocation Per Parcel based on Gross Acreage				Assessment Per Unit		
		B		A*B=C	C/96%	D		E/96%
		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)
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
Total Residential Land Uses		2,269.77	93.76%	\$ 288,862	\$ 300,898	4,114		Gross Total Assmt (If On Roll)
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
Total Non-Residential Land Uses		150.95	6.24%	\$ 19,211				
Grand Total (Gross)		2,420.72	100.00%	\$ 308,073				

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
Totals		910.65	100.00%	\$ 163,100	\$ 169,896			

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/Plttd. 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>

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 - 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>

## RESOLUTION 2022-03

**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 2022/2023; 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), 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 2022/2023; 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, 2022; 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, 2023 and 50% due no later than September 30, 2023. 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 2022/2023, 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 20<sup>th</sup> day of June, 2022.

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. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of June, 2022.

**ATTEST:**

**ARBORWOOD  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 Bridgetown at the Plantation Amenity Center - Barbados Room located at 11741 Kingsbridge Boulevard, Fort Myers, Florida 33913 on the following dates:

**October 17, 2022  
November 21, 2022  
December 19, 2022  
January 16, 2023  
February 20, 2023  
March 20, 2023  
April 17, 2023  
May 15, 2023  
June 19, 2023  
July 17, 2023  
August 21, 2023  
September 18, 2023**

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](http://www.arborwoodcdd.org)

**PUBLISH: FORT MYERS NEWS-PRESS 0/08/22**

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

	<u>Oct '21 - May 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3100 · O & M Assessments (On-Roll)	499,255.97	504,210.00	-4,954.03	99.02%
01-3305 · O&M Assesments (Off-Roll)	0.00	3,565.00	-3,565.00	0.0%
01-3812 · Debt Assessments (2018)	2,611,865.55	2,637,865.00	-25,999.45	99.01%
01-3818 · Debt Assessments (2014)	574,518.00	812,114.00	-237,596.00	70.74%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,504,196.30	-2,532,350.00	28,153.70	98.89%
01-3829 · Debt Asses-Pd To Trustee-2014	-550,835.05	-788,905.00	238,069.95	69.82%
01-3830 · Assessment Fees	-9,993.54	-10,000.00	6.46	99.94%
01-3831 · Assessment Discounts	-141,940.34	-148,892.00	6,951.66	95.33%
01-9400 · Other Revenue	0.00	15,000.00	-15,000.00	0.0%
<b>Total Income</b>	<b>478,674.29</b>	<b>492,607.00</b>	<b>-13,932.71</b>	<b>97.17%</b>
<b>Expense</b>				
01-1130 · Payroll Tax Expense	520.20	880.00	-359.80	59.11%
01-1131 · Supervisor Fees	6,800.00	11,000.00	-4,200.00	61.82%
01-1310 · Engineering	27,772.26	32,500.00	-4,727.74	85.45%
01-1311 · Management Fees	24,968.00	37,452.00	-12,484.00	66.67%
01-1313 · Website Management	1,333.28	2,000.00	-666.72	66.66%
01-1315 · Legal Fees	7,187.00	23,000.00	-15,813.00	31.25%
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	1,000.00	2,000.00	-1,000.00	50.0%
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	1,218.32	5,500.00	-4,281.68	22.15%
01-1512 · Miscellaneous	1,484.65	3,500.00	-2,015.35	42.42%
01-1513 · Postage and Delivery	288.85	1,200.00	-911.15	24.07%
01-1514 · Office Supplies	881.85	2,300.00	-1,418.15	38.34%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	27,174.38	30,000.00	-2,825.62	90.58%
01-1743 · Continuing Disclosure Fee	3,000.00	4,000.00	-1,000.00	75.0%
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%

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

	<b>Oct '21 - May 22</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
01-1815 · Miscellaneous Maintenance	488.60	0.00	488.60	100.0%
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	5,170.00	20,000.00	-14,830.00	25.85%
01-1820 · Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
01-1822 · Street Lighting-Utility & Maint	4,100.67	15,000.00	-10,899.33	27.34%
01-1824 · Field Inspector - Somerset Only	16,404.72	25,500.00	-9,095.28	64.33%
01-1825 · Lake Maintenance-Somerset Only	30,712.00	46,100.00	-15,388.00	66.62%
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>	<b>250,662.78</b>	<b>492,607.00</b>	<b>-241,944.22</b>	<b>50.89%</b>
<b>Net Income</b>	<b>228,011.51</b>	<b>0.00</b>	<b>228,011.51</b>	<b>100.0%</b>

Bank Balance As Of 5/31/22	\$ 636,771.94
Accounts Payable As Of 5/31/22	\$ 134,117.13
Other Assets As Of 5/31/22	\$ -
Total Fund Balance As Of 5/31/22	\$ 502,654.81