



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 20, 2023
9:00 A.M.**

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

www.arborwoodcdd.org
561.630.4922 Telephone
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AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
March 20, 2023
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 20, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Tree Line/Plantation Gardens New Developments Assessment Analysis
- H. New Business
 - 1. Update on Tree Line Lighting and Repairs
 - 2. Discussion Regarding Plantings in Preserve and Plant Inspector
 - 2. Consider Resolution No. 2023-02 – Adopting a Public Records Retention Policy.....Page 5
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 16
 - 2. Attorney’s Report
 - a. Update Regarding Road and School Impact Fee Credits
 - 3. Engineer Report
 - 4. Field Inspectors Report
- J. Board Members Comments
- K. Adjourn

Miscellaneous Notices

Published in The News-Press on March 10, 2023

Location

Lee County, Florida

Notice Text

NOTICE OF REGULAR BOARD MEETING ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors (the "Board") of the Arborwood Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") on March 20, 2023, at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Meeting may be obtained from the District's website or by contacting the District Manager, Special District Services, at (941) 223-2475. 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 this Meeting 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. 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 the 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. District Manager Arborwood Community Development District www.arborwoodcdd.org Ad#5617760 March 10, 2023

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 20, 2023**

A. CALL TO ORDER

The February 20, 2023, 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 of 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 February 10, 2023, 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	Joan Pattison	Present
Vice Chairman	Jeff Gordish	Present
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
Supervisor	Karin Hagen	Present

Staff members in attendance were:

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

Also present was Bethany Brosious of Passarella & Associates and Helen Shoney.

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

Ms. Shoney asked about the monuments on the easement. Mr. Haber explained that they were not CDD property. There is a likelihood that the new owners will remove the monuments.

F. APPROVAL OF MINUTES

1. January 16, 2023, Regular Board Meeting

The January 16, 2023, Regular Board Meeting minutes were presented for consideration.

It was noted that Bethany Brosious had a Woods and Wetland proposal, but her employer is Passarella & Associates.

A **motion** was then made by Mr. Schrotenboer, seconded by Mr. Gordish and passed unanimously approving the January 16, 2023, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Update on Tree Line Lighting and Repairs

It was noted that Josh Evans was coordinating a review of the streetlights with the Todd Lannis from American Infrastructure Services. While removing a pole that was down, Todd noticed some lights that could potentially need service. Mr. Gordish will participate in the streetlight review. The results will be shared with the Board at the next meeting.

Mr. Gordish will follow up with the County on conveying the lights to the County instead of the District owning the lights.

2. Update on FPL Account

The 3 accounts have been converted to one account and the sales tax has been removed from the bill. This should provide an energy savings for the District.

3. Update on Arborwood Preserve Sharing on Drain Inspection Costs

Arborwood Preserve has agreed to pay half and information was shared, so the payment can be processed.

4. Update on Tree Line/Plantation Gardens New Developments Assessment Analysis

A rough estimate of updating the methodology was shared, given the information we currently have. Before updating the methodology, we need confirmation of the occupancy of the buildings from the builder. We are still anticipating an updated assessment concurrent with the budget process.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

The budget was shared with the Board. A question was asked, since we are 33% through the year, do we expect to be over budget in engineering and panther mitigation, since we are above 33% in those areas? Mr. Evans shared that the bulk of his work tends to be during this season. The hurricane put him a little over, but he is not anticipating being over budget at this time. Panther mitigation is a set number and should not go over budget.

b. Meeting Schedule

The Board was advised of the next Board Meetings were scheduled for March 20, 2023, and April 17, 2023.

2. Attorney's Report

Mr. Haber shared 2 bills that were currently being discussed, but not yet passed at this time. One bill would require CDD Board Members to undergo training. Mr. Haber will keep everyone updated on this.

The second bill under discussion would change the sovereign immunity limits to \$500,000. If this passes, insurance costs could increase.

3. Engineer's Report

The lake bank report has been completed and will be available in the next 30 days.

4. Field Inspector's Report

Mr. Hirniak advised that the lakes looked good and healthy with a normal dropping of lake levels. There is bird life, alligators and an occasional turtle.

J. BOARD MEMBER COMMENTS

Mr. Aycock questioned planting in the preserves. There are some houses in Marina Bay with no easement and the preserve is 5 feet from the lanai. The residents were concerned about fire issues. Mr. Gordish has previously spoken with the fire department and was told it was not a concern. Mr. Gordish volunteered to draft a letter for the HOA to send out explaining the preserve rules.

The ownership of a parcel was questioned and it appears GL homes did not convey it to the District. Mr. Aycock will speak with Mr. Haber and search for conveyance documents.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Aycock, seconded by Mr. Gordish and passed unanimously adjourning the Regular Board Meeting at 10:13 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

MEMORANDUM

TO: ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

FROM: WESLEY S. HABER

DATE: MARCH 13, 2023

RE: PUBLIC RECORDS RETENTION

The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

OPTION 1

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of March 2023.

ATTEST:

ARBORWOOD DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

OPTION 2

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason.

Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the District's development of electronic record keeping systems.
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of March 2023.

ATTEST:

**ARBORWOOD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: General Records Schedules, GS1-SL and GS3

Composite Exhibit A

General Records Schedules Established by the Division (GS1-SL and GS3)

[attach, if Option 2 adopted]

Arborwood Community Development District
Budget vs. Actual
October 2022 through February 2023

	<u>Oct '22 - Feb 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments (On-Roll)	485,551.80	503,606.00	-18,054.20	96.42%
01-3305 · O&M Assesments-Off Roll-Lennar	0.00	1,011.00	-1,011.00	0.0%
01-3812 · Debt Assessments (2018)	2,542,199.55	2,636,069.00	-93,869.45	96.44%
01-3818 · Debt Assessments (2014)	582,301.75	603,623.00	-21,321.25	96.47%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,434,530.00	-2,530,626.00	96,096.00	96.2%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-557,639.70	-609,673.00	52,033.30	91.47%
01-3830 · Assessment Fees	-10,069.50	-10,000.00	-69.50	100.7%
01-3831 · Assessment Discounts	-142,827.03	-149,732.00	6,904.97	95.39%
01-3922 · Debt Direct Bill - Lennar(2014)	0.00	30,195.00	-30,195.00	0.0%
01-9400 · Other Revenue	0.00	18,000.00	-18,000.00	0.0%
Total Income	464,986.87	492,473.00	-27,486.13	94.42%
Expense				
01-1130 · Payroll Tax Expense	198.90	880.00	-681.10	22.6%
01-1131 · Supervisor Fees	2,600.00	11,000.00	-8,400.00	23.64%
01-1310 · Engineering	16,836.00	32,500.00	-15,664.00	51.8%
01-1311 · Management Fees	16,070.00	38,568.00	-22,498.00	41.67%
01-1313 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1315 · Legal Fees	2,338.00	22,000.00	-19,662.00	10.63%
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	150.00	500.00	-350.00	30.0%
01-1450 · Insurance	10,839.00	12,000.00	-1,161.00	90.33%
01-1480 · Legal Advertisements	928.50	5,500.00	-4,571.50	16.88%
01-1512 · Miscellaneous	614.57	3,300.00	-2,685.43	18.62%
01-1513 · Postage and Delivery	154.62	1,150.00	-995.38	13.45%
01-1514 · Office Supplies	289.25	2,300.00	-2,010.75	12.58%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	4,246.25	30,000.00	-25,753.75	14.15%
01-1743 · Continuing Disclosure Fee	0.00	4,000.00	-4,000.00	0.0%

Arborwood Community Development District
Budget vs. Actual
October 2022 through February 2023

	<u>Oct '22 - Feb 23</u>	<u>22/23 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%
01-1815 · Miscellaneous Maintenance	13,556.01	0.00	13,556.01	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	6,177.50	22,000.00	-15,822.50	28.08%
01-1820 · Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1822 · Street Lighting-Utility & Maint	2,238.12	13,000.00	-10,761.88	17.22%
01-1824 · Field Inspector - Somerset Only	10,616.48	25,500.00	-14,883.52	41.63%
01-1825 · Lake Maintenance-Somerset Only	19,195.00	46,100.00	-26,905.00	41.64%
01-1826 · Preserve Maint - Somerset Only	4,500.00	35,000.00	-30,500.00	12.86%
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%
Total Expense	<u>153,056.50</u>	<u>492,473.00</u>	<u>-339,416.50</u>	<u>31.08%</u>
Net Income	<u>311,930.37</u>	<u>0.00</u>	<u>311,930.37</u>	<u>100.0%</u>

Bank Balance As Of 2/28/23	\$ 801,768.31
Accounts Payable As Of 2/28/23	\$ 177,262.82
Other Assets As Of 2/28/23	\$ -
Total Fund Balance As Of 2/28/23	\$ 624,505.49

Series 2014A-1 Bond Balance As Of 2/28/23	\$ 4,410,000.00
Series 2014A-2 Bond Balance As Of 2/28/23	\$ 930,000.00
Series 2018A-1 Bond Balance As Of 2/28/23	\$ 19,900,000.00
<u>Series 2018A-2 Bond Balance As Of 2/28/23</u>	<u>\$ 6,870,000.00</u>
Total Bond Balance As Of 2/28/23	\$ 32,110,000.00