



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
APRIL 24, 2023  
9:00 A.M.**

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

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

**AGENDA**  
**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**  
Amenity Center Community Room  
Somerset at the Plantation  
10401 Dartington Drive  
Fort Myers, Florida, 33913  
**REGULAR BOARD MEETING**  
**April 24, 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. March 20, 2023 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update on Tree Line/Plantation Gardens New Developments Assessment Analysis
  - 2. Update Regarding Road and School Impact Fee Credits
- H. New Business
  - 1. Consider Proposal for Tree Line Lighting and Repairs.....Page 6
  - 2. Consider Approval Lake Bank Repairs.....Page 7
- I. Administrative Matters
  - 1. Manager's Report
    - a. Financials.....Page 35
  - 2. Attorney's Report
  - 3. Engineer Report
  - 4. Field Inspectors Report
  - 5. Woods and Wetlands Report
- J. Board Members Comments
- K. Adjourn

## Miscellaneous Notices

Published in The News-Press on April 10, 2023

### Location

Lee County, Florida

### Notice Text

NOTICE OF CHANGE OF DATE 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 April 24, 2023, at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913, instead of April 17, 2023, as previously advertised. 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](http://www.arborwoodcdd.org) No. 5649105 April 10, 2023

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

**A. CALL TO ORDER**

The March 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 March 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	Absent

Staff members in attendance were:

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

Also present was Bethany Brosious of Passarella & Associates.

**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. February 20, 2023, Regular Board Meeting**



The February 20, 2023, Regular Board Meeting minutes were presented for consideration.

Under Items C and E, Helen Shoney should read Helen Shorey.

Under H3, it was noted that “sot he payment can be processed.” should read “so the payment can be processed.”

A **motion** was then made by Mr. Schrotenboer, seconded by Mr. Aycock and passed unanimously approving the February 20, 2023, Regular Board Meeting minutes, as amended.

## **G. OLD BUSINESS**

### **1. Update on Tree Line/Plantation Gardens New Developments Assessment Analysis**

Mr. Haber explained that the debt analysis would be unchanged due to the wording in the bond documents and original methodology. The Board was disappointed with that finding but understood. Mr. Gordish requested training and a look at O&M to see if changing the O&M would be beneficial.

A **motion** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously authorizing Mr. Schrotenboer to work with staff to facilitate a review of District process and dive deep into the O&M to see if we can make assessment changes.

## **H. NEW BUSINESS**

### **1. Update on Tree Line Lighting and Repairs**

Mr. Gordish met with the owner of American Infrastructure, Todd. During that meeting they inspected every light pole, The tenons at the top of the poles are bent on a significant amount of poles. The option to shim the lights back square or replace the poles was verbally presented. Mr. Gordish instructed him to provide a proposal and send it to the District Manager. The District Manager has followed up on this item but had not yet received it at the time of this meeting. Ms. Krizen will continue to follow up with American Infrastructure.

### **2. Discussion Regarding Plantings in Preserve and Plant Inspector**

Mr. Aycock noted that the previous policy was no planting in the preserves; however there is a list of allowable plants. A discussion ensued. Should the Board allow planting? Who would monitor it? Marina Bay preserves are in the HOA name and the HOA is responsible. Why are those preserves not the CDD’s responsibility? Mr. Aycock will look into why they are not the CDD’s responsibility and Ms. Brosious will look at the e-permitting to see how it was permitted.

### **3. Consider Resolution No. 2023-02 – Adopting a Public Records Retention Policy Option 2**

Resolution No. 2023-02 was presented, entitled:

#### **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.**

Mr. Haber explained there were two options, both of which make the electronic records the official records with no hard copy requirements. The difference in the options is the transitory records (replying about meeting status or other communications) are not required to be saved with Option 1. Option 2 saves everything.

A **motion** was made by Mr. Schrotenboer, seconded by Mr. Gordish and passed unanimously adopting Resolution No. 2023-02 Option 2, as presented.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

**a. Financials**

The year-to-date budget was shared with the Board. There were no questions.

It was noted that the next meeting was scheduled for April 17, 2023. There was a consensus of the Board to change the date to April 24, 2023. It was also noted that the preliminary budget was scheduled for May 15, 2023.

**2. Attorney's Report**

**a. Update Regarding Road and School Impact Fee Credits**

Mr. Haber explained this was a topic that had been previously addressed. The County has the CDD owning credits that were allocated to the County. Jon Asher, a former CDD Chair, was signing the credits divided amongst the property owners (builders). There are credits from 2005 and 2007 the County has said were never transferred. Mr. Schrotenboer stated if the builder had them, they would use the credits, as they are close to \$1 Million.

A **motion** was made by Mr. Aycock, seconded by Mr. Gordish and passed unanimously authorizing Mr. Schrotenboer to work with District staff to determine how the credits were assigned to confirm the ownership of the remaining credits.

**3. Engineer's Report**

The Lake Bank Report has been emailed to the Board for review. The lake bank issue remedies will be presented at the next meeting.

**4. Field Inspector's Report**

Mr. Hirniak noted that the lakes looked good, the levels were doing what they were supposed to do. A resident reached out concerning a dead tree in the preserve. The owner was concerned it would fall and damage his property. Both the District Engineer and Bethany Brosious from Passarella & Associates will follow up on this matter. Since the tree is in a preserve and it is a habitat, an inspection and a permit must be issued from South Florida Water Management District before any action can be taken.

**J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Aycock, seconded by Mr. Schrotenboer and passed unanimously adjourning the Regular Board Meeting at 10:05 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



11341 Lindbergh Blvd.  
Fort Myers, FL 33913

PROJECT NUMBER : LeeTLAWHI  
COUNTY: Lee  
LOCATION : Tree Line at Arborwood  
BID DATE : April 10, 2023

BID ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	44.00	LF Adjust Level Arm and Fixture	\$580.00	\$25,520.00
2	7.00	LF Replace Fixture	\$2,800.00	\$19,600.00
3	2.00	EA Replace Pole Completely	\$11,050.00	\$22,100.00
4	1.00	EA Replace Arm and Fixture	\$6,530.00	\$6,530.00
5	1.00	EA Replace shield	\$840.00	\$840.00
Lighting Sub-Total				\$74,590.00

<b>BID TOTAL</b>	<b>\$74,590.00</b>
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NOTES :

- 1.) The above quoted prices are good for a period of 60 days. All work according to applicable D.O.T. Specifications.
- 2.) Taxes and Insurance are included.

Doug McIntyre

04/10/2023

# Dragonfly Pond Works

PO BOX 32637  
Charlotte, NC 28232-2637  
877-766-3979 Telephone  
General Contractor License No: 83018



## Proposal

April 14, 2023

Proposal No: 8497

### Submitted To

Kathleen Dailey  
2501 A Burns Rd  
Palm Beach Gardens, FL33410

On behalf of: Arborwood CDD

Hereinafter collectively referred to as "Client" or  
"Owner."

### Project

Arborwood CDD  
Gladstone Way  
Ft Myers, FL 33913

### Proposal Notes

Dragonfly will provide pond maintenance and repair services as described below. This proposal scope and price is valid for for a period of 90 days. Please note:

- For jobs \$25k or greater, a 20% down payment is required prior to mobilizing
- Any additional repairs found during initial work and not included in this scope will be brought to your attention and can be addressed at additional cost with prior approval
- Unless otherwise stated below, all Professional Engineering and survey work will be provided by others
- Any damage to the curbs, sidewalks, or parking lot will be addressed separately and at additional cost with client approval; we will take care to avoid damage

### 12887 Epping Way

Includes labor and material to install 2 (2) 12 x 12 " catch basins and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

Subtotal

7,400.00

**12871 / 12875 Epping Way**

Includes labor and material to install 1 (1) 12 x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00****12807 / 12802 /12808 Epping Way**

Includes labor and material to install (3) 12" x 12 " catch basins and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****10,300.00****12808 Epping Way**

Includes labor and material to repair erosion with compacted fill and sod.

**Subtotal****1,950.00****12872 / 12874 Chadsford Circle**

Includes labor and material to install (1) 12" x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00****12878 / 12884 Chadsford Circle**

Includes labor and material to install (4) 12" x 12 " catch basins and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****12,500.00****12368 / 12909 Hadley Ct**

Includes labor and material to repair erosion with compacted fill and sod.

**Subtotal****6,500.00**

**12636 / 12905 Hadley Ct**

Includes labor and material to install 1 (1) 12 x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00****12737 Gladstone Way**

Includes labor and material to install 1 (1) 12 x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00****10142 / 10136 Salisbury**

Includes labor and material to install 1 (1) 12 x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00****12820 (2) - 12844 (2) Kingsmill Way**

Includes labor and material to install (4) 12" x 12 " catch basins and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****12,500.00****Golf Hole (12509 Chrasfield Chase)**

Includes labor and material to repair erosion with compacted fill and sod.

Approximately 100 LF.

**Subtotal****3,635.00****10301 / 10311 Glastonbury Cir**

Includes labor and material to install (1) 12" x 12 " catch basin and steel galvanized grate. 8" PVC pipe will be extended in to lake at approximately 43+/- from basin site. Area surrounding basin will be shaped according to plan provided by JR Evans Engineering. Existing erosion will be repaired by importing fill. Repaired area will be covered with Floratam sod.

**Subtotal****3,700.00**



Golf Hole Lake 60 (Dartington Dr / Plantation Entrance)

Includes labor and material to repair erosion with compacted fill and sod.

2 areas approximately 100 LF total.

Subtotal	3,635.00
Proposal Total	80,620.00

**Terms & Conditions****TERMS & CONDITIONS:**

1. **OFFER.** This proposal constitutes an offer by Dragonfly Pond Works, LLC to perform the services described in the proposal (the "Work") for Client in accordance with these terms and conditions. The proposal, including these terms and conditions and all other documents incorporated by reference shall, when accepted by Client, constitute the entire agreement of the parties regarding the Work. This proposal is good for a period of 90 days from Proposal Date.
2. **ACCESS AND AUTHORIZATION.** Client shall provide Dragonfly Pond Works with all necessary access to the area(s) in which the Work is to be performed. Unless otherwise specified, Client warrants that it has obtained (or will obtain prior to performance of the Work) all necessary permits, licenses, consents and authorizations required in connection with the performance of the Work. Delays related to Client's (1) change in schedule, (2) failure to provide access to the property, and/or (3) failure to obtain required documentation may result in additional fees charged to the Client. Client shall maintain property insurance at or above the limits and coverage that are in place at the time of executing this agreement.
3. **STRUCTURES AND UTILITIES.** In the execution of the Work, Dragonfly Pond Works will take reasonable precautions to avoid damage to subterranean structures, roads, sidewalks and utilities. Any repairs to structures not specified or included on the repair scope and/or not accurately located and called out by the Client will be billed back to the Client on a time and materials basis plus a 15% fee. Any stumps, culverts, rocks or other obstacle will not be removed during project execution without a written change order signed by the Client and an authorized representative of Dragonfly Pond Works, which shall include the cost of removal and associated replacement and an extension of the project completion deadline, if applicable.
4. **WARRANTY.** Dragonfly Pond Works will perform the Work in a competent, professional manner in accordance with the customary standards of performance of the industry. Unless specifically set forth in this Agreement, Dragonfly Pond Works does not warrant or represent that the Work or any products will achieve any specific result, outcome, or performance. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Dragonfly Pond Works and that the data interpretations and recommendations of Dragonfly Pond Works' personnel are based solely on the information available to them. Dragonfly Pond Works is not licensed to provide professional engineering and/or surveying opinions on the appropriate scope of work necessary to achieve a particular result. Dragonfly Pond Works encourages Client to retain a licensed engineer and/or surveyor to assess Client's needs and approve of the scope of work set forth herein. If Client declines to retain a licensed engineer and/or surveyor, Client assumes that risk that the scope of work contained herein will not achieve the desired results. If equipment is supplied as part of this agreement, Client agrees that Dragonfly Pond Works will not be liable for any claims due to defective equipment or materials manufactured by third parties other than Dragonfly Pond Works.
5. **RELATIONSHIP OF THE PARTIES.** In performing the Work, Dragonfly Pond Works shall be acting in the capacity of an independent contractor to Client, and nothing herein shall be deemed to create a partnership, agency, joint venture or any other relationship between the parties.
6. **INDEMNIFICATION.** Client agrees to indemnify and hold Dragonfly Pond Works harmless from and against any and all damages, claims, delays, or costs (including court costs and attorneys' fees) associated with or arising out of the Work to the fullest extent permitted by law, except to the extent any damages, claims, delays, or costs are ruled by a Court (or, if applicable, an arbitrator with jurisdiction over Dragonfly Pond Works) to have been caused by the negligence of Dragonfly Pond Works.
7. **FORCE MAJEURE.** Neither party shall be liable to the other party for its failure or delay in performing its obligations hereunder due to any contingency beyond such party's reasonable control, including, without limitation, acts of God; fires; floods; wars; acts of war; sabotage; accidents; labor disputes or shortages; changes or interpretations of governmental laws, ordinances, rules and regulations; inability to obtain power, material, equipment or transportation; and any other similar or dissimilar contingency.
8. **CHANGE ORDERS.** Client may, upon written notice to Dragonfly Pond Works, request Dragonfly Pond Works to make changes in the scope of the Work. Dragonfly Pond Works shall thereupon use reasonable efforts to make such changes provided that if any requested changes cause an increase in the cost or time required for Dragonfly Pond Works' performance and delivery, Client shall execute an agreement, in form and substance satisfactory to Dragonfly Pond Works, providing for an equitable adjustment in the compensation payable for the Work and the time for its performance and delivery. This includes additional costs as related to unforeseen permits, fees and changes in required coverages.
9. **NON-SOLICITATION OF EMPLOYEES.** During the term of this agreement, and for a period of two (2) years thereafter, neither party shall, directly or indirectly, for such party's own benefit or for the benefit of others, solicit for hire as an employee, consultant or otherwise any of the other party's personnel who have performed services under this agreement, without the other party's express written consent.
10. **COMPENSATION.** Client shall pay Dragonfly Pond Works for the Work in the amounts and at the times and in the manner set forth in the proposal.
11. **PAYMENT TERMS.** Dragonfly Pond Works expects prompt payment for its Work. Toward that end, payment terms are as follows: the client will be billed in equal payments on the 15th day of the service month. An interest charge of 5% per month shall be applied to all balances over 30 days old. Dragonfly Pond Works and Client understand and agree that the prevailing party in a dispute, whether in a court of competent jurisdiction or in arbitration, shall be entitled to recovery of all costs, including attorney's fees, collection fees, interest and court costs and/or arbitration fees.
12. **NOTICES.** Any notice required or permitted to be given hereunder shall be deemed to have been duly given if delivered by hand or sent by registered or certified mail, return receipt requested, and addressed: if to Dragonfly Pond Works, LLC PO Box 1089, Apex NC 27502; the address shown on the front hereof, or to such other address(es) which the parties may respectively designate to one another in

accordance herewith. Notices shall be deemed to have been given on the date of mailing or hand delivery. The post office receipt showing the date of mailing shall be "prime facie" evidence thereof.

13. GOVERNING LAW and ARBITRATION. The agreement between the parties regarding the Work and their rights and obligation thereunder shall be governed by and construed in accordance with laws of the State of North Carolina. The parties agree that, to the fullest extent permissible under applicable law, any claims, disputes, or lawsuits arising out of or relating to this agreement or the Work shall be subject to final and binding arbitration. The arbitration shall be conducted pursuant to the Federal Arbitration Act and the North Carolina Revised Uniform Arbitration Act, using one arbitrator, applying North Carolina law, and conducting the arbitration in Raleigh, North Carolina. The parties intend to expedite the arbitration and limit discovery so as to reduce the costs of arbitration, and expressly agree to conduct the arbitration and obtain a final ruling from the arbitrator within six months of the arbitrator being appointed. The parties expressly agree that the arbitrator shall have the power, jurisdiction, and authority to award the prevailing party all costs, including attorney's fees, collection fees, interest, court costs and/or arbitration fees.

By: \_\_\_\_\_ Accepted: \_\_\_\_\_  
Dragonfly Pond Works Date Arborwood CDD Date

To be completed by client:

Billing Email & Contact \_\_\_\_\_  
Billing Phone \_\_\_\_\_  
Billing Address \_\_\_\_\_



## GENERAL INFORMATION

Property Name	Somerset
User/Assessor Name	Ryan Miller
Assessment Date	04/12/2023
Owner or Management Company	JR Evans
Types of Devices	
Drainage	

## SITE OBSERVATIONS

Device Type and/or Number	12887 Epping Way
Observation #1	
2 basins	
Image 1.1	





Image 1.2



Access Considerations

Lot  
Access Image 1



Device Type and/or Number

12871/12867 Epping Way





Site Inspection & Assessment

Date: 04/13/2023

Observation #1

1 basin

Image 1.1



Access Considerations

Lot

Access Image 1





Site Inspection & Assessment

Date: 04/13/2023

Device Type and/or Number

12807/12804 Epping Way

Observation #1

12804-7 3 basins

Image 1.1



Image 1.2







Image 1.3



Access Considerations

Lot  
Access Image 1



Device Type and/or Number

12808 Epping Way





Site Inspection & Assessment

Date: 04/13/2023

Observation #1

Needs basin

Image 1.1



Access Considerations

Lot

Access Image 1





Site Inspection & Assessment

Date: 04/13/2023

Device Type and/or Number

12872/12874

Observation #1

1 basin

Image 1.1



Access Considerations

Lot





Access Image 1



Device Type and/or Number

12878/12884 Chadsford

Observation #1

4 basins

Image 1.1



Image 1.2



Image 1.3



Observation #2

W





Image 2.1



Access Considerations

Lot  
Access Image 1



Device Type and/or Number

12909 Hadley Ct



## Site Inspection & Assessment

Date: 04/13/2023

Observation #1

Fill sod

Image 1.1



Image 1.2



Access Considerations

Lot





Access Image 1



Device Type and/or Number

12905/12636 Hadley Ct

Observation #1

1 basin

Image 1.3





Site Inspection & Assessment

Date: 04/13/2023

Access Considerations

Lot

Access Image 1



Device Type and/or Number

12737 Gladstone

Observation #1

Basin?



Image 1.1



Image 1.2



Access Considerations

Lot



Access Image 1



Device Type and/or Number

1820/12850 Kingsmill

Observation #1

4 basins

Image 1.1





Image 1.2



Image 1.3





Image 2.1



Access Considerations

Lot  
Access Image 1



Device Type and/or Number

Golf 12509 Chadsford





Image 1.1



Access Considerations

Path

Access Image 1



Device Type and/or Number

10311 Glastonbury



Site Inspection & Assessment

Date: 04/13/2023

Observation #1

1 basin

Image 1.1



Access Considerations

Lot

Access Image 1





Site Inspection & Assessment

Date: 04/13/2023

Device Type and/or Number

Dart- Golf

Observation #1

Wash out

Image 1.1



Access Considerations

Path





Access Image 1



## ADMIN AUTHORIZATION

Date

04/13/2023



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

	<u>Oct '22 - Mar 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3100 · O & M Assessments (On-Roll)	488,726.68	503,606.00	-14,879.32	97.05%
01-3305 · O&M Assesments-Off Roll-Lennar	0.00	1,011.00	-1,011.00	0.0%
01-3812 · Debt Assessments (2018)	2,558,822.30	2,636,069.00	-77,246.70	97.07%
01-3818 · Debt Assessments (2014)	586,109.25	603,623.00	-17,513.75	97.1%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,450,962.25	-2,530,626.00	79,663.75	96.85%
01-3829 · Debt Asses-Pd To Trustee-2014	-561,403.60	-609,673.00	48,269.40	92.08%
01-3830 · Assessment Fees	-10,069.50	-10,000.00	-69.50	100.7%
01-3831 · Assessment Discounts	-143,097.58	-149,732.00	6,634.42	95.57%
01-3922 · Debt Direct Bill - Lennar(2014)	0.00	30,195.00	-30,195.00	0.0%
01-9400 · Other Revenue	<u>1,375.00</u>	<u>18,000.00</u>	<u>-16,625.00</u>	<u>7.64%</u>
<b>Total Income</b>	<b>469,500.30</b>	<b>492,473.00</b>	<b>-22,972.70</b>	<b>95.34%</b>
<b>Expense</b>				
01-1130 · Payroll Tax Expense	260.10	880.00	-619.90	29.56%
01-1131 · Supervisor Fees	3,400.00	11,000.00	-7,600.00	30.91%
01-1310 · Engineering	25,222.12	32,500.00	-7,277.88	77.61%
01-1311 · Management Fees	19,284.00	38,568.00	-19,284.00	50.0%
01-1313 · Website Management	999.96	2,000.00	-1,000.04	50.0%
01-1315 · Legal Fees	3,508.50	22,000.00	-18,491.50	15.95%
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	1,210.94	5,500.00	-4,289.06	22.02%
01-1512 · Miscellaneous	822.80	3,300.00	-2,477.20	24.93%
01-1513 · Postage and Delivery	219.95	1,150.00	-930.05	19.13%
01-1514 · Office Supplies	357.45	2,300.00	-1,942.55	15.54%
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 March 2023**

	<u>Oct '22 - Mar 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	9,327.50	22,000.00	-12,672.50	42.4%
01-1820 · Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1822 · Street Lighting-Utility & Maint	3,550.43	13,000.00	-9,449.57	27.31%
01-1824 · Field Inspector - Somerset Only	12,879.20	25,500.00	-12,620.80	50.51%
01-1825 · Lake Maintenance-Somerset Only	23,034.00	46,100.00	-23,066.00	49.97%
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%
<b>Total Expense</b>	<u>178,043.21</u>	<u>492,473.00</u>	<u>-314,429.79</u>	<u>36.15%</u>
<b>Net Income</b>	<u><b>291,457.09</b></u>	<u><b>0.00</b></u>	<u><b>291,457.09</b></u>	<u><b>100.0%</b></u>

Bank Balance As Of 3/31/23	\$ 644,462.27
Accounts Payable As Of 3/31/23	\$ 40,430.06
Other Assets As Of 3/31/23	\$ -
<b>Total Fund Balance As Of 3/31/23</b>	<b>\$ 604,032.21</b>

Series 2014A-1 Bond Balance As Of 3/31/23	\$ 4,410,000.00
Series 2014A-2 Bond Balance As Of 3/31/23	\$ 930,000.00
Series 2018A-1 Bond Balance As Of 3/31/23	\$ 19,900,000.00
<u>Series 2018A-2 Bond Balance As Of 3/31/23</u>	<u>\$ 6,870,000.00</u>
<b>Total Bond Balance As Of 3/31/23</b>	<b>\$ 32,110,000.00</b>