



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JULY 17, 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
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
July 17, 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. June 19, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Road and School Impact Fee Credits
 - 2. Update Regarding Tree Line Lighting and Repairs
 - 3. Update Regarding Lee County Assuming the District’s Treeline Streetlights.....Page 5
 - 4. Discussion Regarding Individual Environmental Resource Permit
- H. New Business
 - 1. Discussion Regarding Fiscal Year 2023/2024 Budget.....Page 6
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 25
 - 2. Attorney’s Report
 - 3. Engineer Report
 - 4. Field Inspectors Report
 - 5. Woods and Wetlands Report
- J. Board Members Comments
- K. Adjourn

Public Notice

07/07/2023

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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 July 17, 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 No. 5758376 July 7, 2023

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 19, 2023**

A. CALL TO ORDER

The June 19, 2023, Regular Board Meeting of the Arborwood Community Development District (the "District") was called to order at 9:02 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 June 12, 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	Ryan Lorenz	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Also present were: Phil Lewis; Dick Nardi; and 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

Mr. Nardi of Bridgetown noted he was a member of their pond committee. They purchased aerators to help prevent muck build-up. Is there a level or guideline for how much build-up can occur before dredging is required? Mr. Lorenz explained that the goal of the aerator was to prevent the build-up. Mr. Hirniak added that the water quality was not usually affected, but a good water testing program would be a good idea.

F. APPROVAL OF MINUTES

1. May 23, 2023, Regular Board Meeting

The May 23, 2023, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously approving the May 23, 2023, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update Regarding Road and School Impact Fee Credits

Mr. Haber reported that he had been unable to find a process to quiet title to allow the District to claim these credits. There is no statute of limitations specific to impact fee credits. This will continue to be researched.

2. Update Regarding Treeline Lighting and Repairs

The contract is being signed today and the insurance check has been deposited for the hurricane repairs.

Regarding the car accident, we have received the accident report and a quote for repairs, which is still in process with the driver's insurance company.

3. Update Regarding Lee County Assuming Some of District's Treeline Streetlights

Mr. Gordish met with Lee County who made a verbal offer to assume all of the District's lights if the District provides 5 extra poles. The decorative lights are not something the County currently has in inventory. Mr. Gordish will follow up with the County to get specific details. Ms. Krizen will reach out to get pricing for the 5 extra poles.

4. Discussion Regarding Individual Environmental Resource Permit

Mr. Schrotenboer met with Josh Evans and Wes Haber wherein they determined the lake was purchased with bond funds. Conveying this to a private entity would be problematic. Granting an easement will be necessary. A discussion ensued regarding the type of easement, construction or perpetual. The Board would like to negotiate for the property owner to pay for the ongoing maintenance as well as professional costs that were incurred by the CDD in the easement process.

H. NEW BUSINESS

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

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Krizen advised that the next meetings scheduled were July 17, 2023 and the Public Hearing on the budget, which is scheduled for August 21, 2023. At the August meeting, the meeting schedule will be set for the coming fiscal year. There was a consensus of the Board to continue with the same day of the month and time for future meetings.

a. Financials

The financials were presented and the Supervisors had no questions.

2. Attorney's Report

Mr. Haber had nothing to report but provided an opportunity for questions. Mr. Schrotenboer asked about the required training. Mr. Haber explained that this was not required until 2024 and he will provide more information as he receives it regarding how to meet the requirement.

3. Engineer's Report

Mr. Lorenz advised that he had been called to an area that had some pooling. Upon inspection, he determined that the grate was covered. Once cleared, the pooling should be resolved.

4. Field Inspector's Report

It was reported that the lakes looked good and storage was not compromised. Gators are visible in the lakes. Rainfall is 47% month-to-date and 77% year-to-date. Some erosion has been noticed on Fairways 4, 9 and 13.

5. Woods and Wetlands Report

Treatments have begun and Woods and Wetlands will follow-up to inspect the treatments.

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 Ms. Hagen and passed unanimously adjourning the Regular Board Meeting at 10:07 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Customer Quote For: COD

RAYBRO/CED - CAPE CORAL

Quote: Q1013431

Revision #: 001

1202 SE 9TH LANE SUITE B
CAPE CORAL FL 33990
Tel: (239)772-5111 Fax: (239)772-9995

Contact Name: FRANK OSKVAREK

Job Name:

Attn:

Ship To: COD

1202 SE 9TH LANE SUITE B
CAPE CORAL, FL 33990-0000

Quote Date: 06/30/23

Updated On: 06/30/23

Expires On: 07/30/23

Customer PO #: MICHELLE SDS INC

Customer PO Date:

FOB: SHIPPING POINT

Freight: PICKUP

LN	Product	Qty	Price	Per *	Ext Price
01	CED NOVA POLES NOVA POLES QUOTE	5	\$7,500.00	E	\$37,500.00
02	COMPLETE ASSEMBLIES FOR ARBORWOOD				
03	DOES NOT INCLUDE ANCHOR BOLTS				
04	INCLUDES FREIGHT				
Merchandise:					\$37,500.00
Tax:					\$2,437.50
Total:					\$39,937.50

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

Arborwood Community Development District

**Proposed Budget Option B (New - Net Acres)
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

1 **GENERAL FUND ON ROLL ASSESSMENTS**

All assessments placed on the tax roll for Operations & Maintenance.

2 **GENERAL FUND DIRECT BILL ASSESSMENTS**

Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance Assessments.

3 **DEBT ON ROLL ASSESSMENTS**

Debt Assessments collected via the property tax roll for Bond Debt

4 **DEBT DIRECT BILL ASSESSMENTS**

Individual parcels not placed on the tax roll are billed directly by mail for Debt Assessments.

5 **DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS**

Debt Assessments used to pay down Bond debt before the required payments by individuals or the District as a whole.

6 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance and any item that does not fall into the other income categories is recorded in this category.

7 **GENERAL FUND OTHER REVENUES**

This is usually carry over funds from a prior year.

EXPENDITURES

8 **PAYROLL TAX EXPENSE**

For taxes associated with the payroll to supervisors.

9 **SUPERVISOR FEES**

Fees paid to supervisors for their service to the District.

10 **ENGINEERING**

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

11 **MANAGEMENT**

State statute requires the District to have a manager and pay for his or her services.

12 **LEGAL**

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

13 **ASSESSMENT ROLL**

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

14 **ANNUAL AUDIT**

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

15 **ARBITRAGE REBATE FEE**

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

16 **INSURANCE**

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

17 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

18 **MISCELLANEOUS**

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

19 **POSTAGE**

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

20 **OFFICE SUPPLIES**

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

21 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

22 **TRUSTEE FEES**

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

23 **CONTINUING DISCLOSURE FEE**

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

24 **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.

25 **WEBSITE**

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

26 **PROFESSIONAL FEE & PERMITS**

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

27 **TREELINE PRESEVE MAINT - EXOTICS**

Removal of exotics annually

28 **DRI TRAFFIC MONITORING**

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

29 **ENVIROMENTAL CONSULTING - PASSARELLA**

Ecological consultant and management of preserve maintenance

30 **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

31 **STREET LIGHTING - UTILITY & MAINT**

Maintenance on district owned streetlights

32 **CAPITAL OUTLAY - SMALL**

Small, miscellaneous construction related to district improvements.

33 **COUNTY APPRAISER & TAX COLLECTOR FEE**

Fees charged to the District by the County Appraiser and Tax Collector for collecting the District's NAV Assessments.

34 **FLOWWAY MAINT**

Removal of plant material of east/west ditch on an annual basis to improve conveyance

35 **MISCELLANEOUS MAINTENANCE**

Any District wide maintenance that does not fit into any of the other maintenance categories.

36 **MITIGATION MONITORING - (PARCEL C ONLY)**

Inspection of the preserve located in Parcel C

37 **PRESERVE MAINT - (PARCEL C ONLY)**

Removal of exotics in Parcel C preserves

38 **LAKE MAINT - AQUATIC CONTROL MAINT- (SOMERSET ONLY)**

Maintenance of aquatic vegetation in Somerset lakes

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

- 39 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**
Maintenance of lake banks from erosion in Somerset lakes
- 40 **PRESERVE MAINT - (SOMERSET ONLY)**
Removal of exotics annually in the preserve in Somerset
- 41 **FIELD INSPECTOR - (SOMERSET ONLY)**
Staff person for public relations and coordination of maintenance
- 42 **STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)**
Inspection and maintenance of the stormwater drainage pipes in Somerset
- 43 **LAKE BANK INSPECTION - (SOMERSET ONLY)**
Inspection of Lake Banks in Somerset Only
- 44 **LAKE BANK INSPECTION - (BRIDGETOWN ONLY)**
Inspection of Lake Banks in Bridgetown only.
- 45 **STORMWATER DRAINS INS & MAINT - (BRIDGETOWN ONLY)**
Inspection of the stormwater drainage pipes in Bridgetown and submitting report to Bridgetown HOA
- 46 **DEBT PAYMENT (2014)**
Total Interest and Principal Payment for the year for all the Parcel C Series 2014 Bonds
- 47 **DEBT PAYMENT (2018)**
Total Interest and Principal Payment for the year for all parcels except C for the Series 2018 Bonds
- 48 **MISCELLANEOUS DEBT EXPENSE**
Any debt expense other than the regularly scheduled principal and interest payments
- 49 **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%

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	553,828
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	1,150
DEBT ON ROLL ASSESSMENT	3,243,209
DEBT DIRECT BILL ASSESSMENT - LENNAR	11,111
OTHER INCOME / CARRYOVER BALANCE	18,000
Total Revenues	\$ 3,827,299
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	50,000
MANAGEMENT	39,720
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	10,000
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)	7,000
LAKE MAINT - (SOMERSET ONLY)	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	60,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	6,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
Total Expenditures	\$ 550,825
EXCESS / (SHORTFALL)	\$ 3,276,474
DEBT PAYMENTS (2014)	(593,966)
DEBT PAYMENTS (2018)	(2,530,626)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 151,881
DISCOUNTS FOR EARLY PAYMENTS	(151,881)
NET EXCESS / (SHORTFALL)	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	553,828	0	0	0	553,828
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	1,150	0	0	0	1,150
DEBT ON ROLL ASSESSMENT	0	607,140	0	2,636,069	3,243,209
DEBT DIRECT BILL ASSESSMENT - WCI	0	11,111	0	0	11,111
OTHER INCOME / CARRYOVER BALANCE	18,000	0	0	0	18,000
Total Revenues	\$ 572,978	\$ 618,252	\$ -	\$ 2,636,069	\$ 3,827,299
EXPENDITURES					
PAYROLL TAX EXPENSE	880	0	0	0	880
SUPERVISOR FEES	11,000	0	0	0	11,000
ENGINEERING	50,000	0	0	0	50,000
MANAGEMENT	39,720	0	0	0	39,720
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	10,000	0	0	0	10,000
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)	7,000	0	0	0	7,000
LAKE MAINT - (SOMERSET ONLY)	46,100	0	0	0	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	60,000	0	0	0	60,000
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
LAKE BANK INSPECTION - (SOMERSET ONLY)	6,500				6,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500				6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 550,825	\$ -	\$ -	\$ -	\$ 550,825
EXCESS / (SHORTFALL)	\$ 22,153	\$ 618,252	\$ -	\$ 2,636,069	\$ 3,276,474
DEBT PAYMENTS (2014)	0	(593,966)	0	0	(593,966)
DEBT PAYMENTS (2018)	0	0	0	(2,530,626)	(2,530,626)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 22,153	\$ 24,286	\$ -	\$ 105,443	\$ 151,881
DISCOUNTS FOR EARLY PAYMENTS	(22,153)	(24,286)	-	(105,443)	(151,881)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

		FISCAL YEAR 2021/2022 ACTUAL *	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION
	REVENUES				
1	GENERAL FUND ON ROLL ASSESSMENT	504,700	500,974	553,828	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	3,565	3,538	1,150	More lots on roll - results in less direct billed
3	DEBT ON ROLL ASSESSMENT	3,219,375	3,212,720	3,243,209	More lots on roll - results in less direct billed
4	DEBT DIRECT BILL ASSESSMENT - LENNAR	51,624	57,812	11,111	More lots on roll - results in less direct billed
5	DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS	0	0	0	
6	GENERAL FUND INTEREST INCOME/MISC INCOME	2,846	0	0	
7	GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE	0	18,000	18,000	Carryover Funds Being Used To Reduce Assessments
	Total Revenues	\$ 3,782,110	\$ 3,793,044	\$ 3,827,299	
	EXPENDITURES				
8	PAYROLL TAX EXPENSE	704	880	880	
9	SUPERVISOR FEES	9,200	11,000	11,000	
10	ENGINEERING	43,346	32,500	50,000	
11	MANAGEMENT	37,452	38,568	39,720	Annual CPI increase in contract (capped at 3%)
12	LEGAL	12,101	22,000	22,000	
13	ASSESSMENT ROLL	5,000	5,000	5,000	
14	ANNUAL AUDIT	5,350	5,350	5,350	Estimated Amount For 2023/2024 Audit
15	ARBITRAGE REBATE FEE	1,000	2,000	2,000	
16	INSURANCE	9,983	12,000	12,000	
17	LEGAL ADVERTISING	3,149	5,500	5,500	
18	MISCELLANEOUS	2,120	3,300	3,300	
19	POSTAGE	496	1,150	1,150	
20	OFFICE SUPPLIES	1,419	2,300	2,300	
21	DUES & SUBSCRIPTIONS	175	175	175	
22	TRUSTEE FEES	27,174	30,000	30,000	
23	CONTINUING DISCLOSURE FEE	3,000	4,000	4,000	
24	AMORTIZATION SCHEDULES	150	500	500	
25	WEBSITE	2,000	2,000	2,000	
26	PROFESSIONAL FEE & PERMITS	0	1,250	1,250	
27	TREELINE PRESEVE MAINT - EXOTICS	0	6,000	6,000	Last Expenditure Was In 2015
28	DRI TRAFFIC MONITORING	0	10,000	10,000	Expenditure Occurs Every Two Years
29	ENVIROMENTAL CONSULTING - PASSARELLA	11,199	22,000	22,000	
30	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
31	STREET LIGHTING - UTILITY & MAINT	6,005	13,000	10,000	On pace for ~\$7,100 by years end
32	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
33	COUNTY APPRAISER & TAX COLLECTOR FEE	8,448	10,000	10,000	
34	FLOWWAY MAINT	2,350	4,600	4,600	
35	MISCELLANEOUS MAINTENANCE	20,900	0	0	Mainly Erosion Restoration Project
36	MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	Last Expenditure Was In 2018
37	PRESERVE MAINT - (PARCEL C ONLY)	1,900	10,800	7,000	Under \$10,000 last 2 years
38	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,068	46,100	46,100	
39	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	62,200	36,500	60,000	
40	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
41	FIELD INSPECTOR - (SOMERSET ONLY)	24,701	25,500	25,500	
42	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	20,000	20,000	
43	LAKE BANK INSPECTION - (SOMERSET ONLY)	0	0	6,500	New Line Item
44	LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	0	0	6,500	New Line Item
45	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	Total Expenditures	462,590	502,473	550,825	
	EXCESS / (SHORTFALL)	\$ 3,319,520	\$ 3,290,571	\$ 3,276,474	
46	DEBT PAYMENTS (2014)	(608,408)	(609,673)	(593,966)	
47	DEBT PAYMENTS (2018)	(2,531,239)	(2,532,350)	(2,530,626)	
48	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 179,873	\$ 148,548	\$ 151,881	
49	DISCOUNTS FOR EARLY PAYMENTS	(141,941)	(148,548)	(151,881)	Higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ 37,932	\$ -	\$ -	

* Un-audited figures

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	500,974	553,828
DIRECT BILL ASSESSMENTS - WCI	3,538	1,150
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	18,000	18,000
Total Revenues	\$ 522,512	\$ 572,978
EXPENDITURES		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	32,500	50,000
MANAGEMENT	38,568	39,720
LEGAL	22,000	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	3,300	3,300
POSTAGE	1,150	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	22,000	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	13,000	10,000
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	7,000
LAKE MAINT - AQUATIC CONTROL - (SOMERSET ONLY)	46,100	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	36,500	60,000
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
LAKE BANK INSPECTION - (SOMERSET ONLY)	0	6,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	0	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
Total Expenditures	\$ 502,473	\$ 550,825
EXCESS / (SHORTFALL)	\$ 20,039	\$ 22,153
DISCOUNTS FOR EARLY PAYMENTS	(20,039)	(22,153)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Approximate Fund Balance as of 9-30-2023 = 300,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

2014A-1		2014A-2	
FISCAL YEAR 2023/2024 ANNUAL BUDGET		FISCAL YEAR 2023/2024 ANNUAL BUDGET	
REVENUES		REVENUES	
Net On Roll Assessments	479,958	Net On Roll Assessments	102,896
Direct Bill Assessments - WCI	9,150	Direct Bill Assessments - WCI	1,962
Total Revenues	\$ 489,108	Total Revenues	\$ 104,858
EXPENDITURES		EXPENDITURES	
Principal Payments	205,000	Principal Payments	45,000
Interest Payments	284,108	Interest Payments	59,858
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 489,108	Total Expenditures	\$ 104,858
Excess / (Shortfall)	\$ -	Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information		Series 2014 A-2 Bond Information	
Initial Par Amount =	\$4,939,888	Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$5,430,000	Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%	Interest Rate =	6.90%
Issue Date =	Dec 2014	Issue Date =	Dec 2014
Maturity Date =	May 2036	Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st	Annual Principal Payments Due =	Nov 1st
Annual Interest Payments Due =	May 1st & Nov 1st	Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/23 =	\$4,410,000	Par Amount As Of 1/1/23 =	\$930,000

2014 B	
FISCAL YEAR 2023/2024 ANNUAL BUDGET	
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - Lennar	0
Total Revenues	\$ -
EXPENDITURES	
Principal Payments	0
Interest Payments	0
Miscellaneous	0
Total Expenditures	\$ -
Excess / (Shortfall)	\$ -

Series 2014B Bond Was Paid In Full On 5/2/22

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 1/1/23 =	\$0

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

2018 A-1 & A-2

	FISCAL YEAR
	2023/2024
	<u>ANNUAL BUDGET</u>
REVENUES	
Net On Roll Assessments	2,530,626
Total Revenues	\$ 2,530,626
EXPENDITURES	
Principal Payments A-1	1,180,000
Interest Payments A-1	620,212
Principal Payments A-2	370,000
Interest Payments A-2	309,562
Miscellaneous / Prepayment	50,852
Total Expenditures	\$ 2,530,626
Excess / (Shortfall)	\$ -

Series 2018 A-1 Bond Information	
Original Par Amount =	\$24,465,000
Average Interest Rate =	3.02%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-23 =	\$19,900,000

Series 2018 A-2 Bond Information	
Original Par Amount =	\$8,740,000
Average Interest Rate =	4.65%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-23 =	\$6,870,000

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

PARCEL A - MARINA BAY & BOTANICA LAKES

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS
A	Villa / Townhome	240	14,522.48	71,280.00	85,802.48
A	40' SF	365	22,086.27	136,145.00	158,231.27
A	40' SF - PO	2	121.02	0.00	121.02
A	45' SF	269	16,277.28	104,910.00	121,187.28
A	45' SF / Villa *	6	363.06	2,340.00	2,703.06
A	45' SF - PO	1	60.51	0.00	60.51
A	52' SF	564	34,127.83	232,932.00	267,059.83
A	52' SF - PO	1	60.51	0.00	60.51
A	62' SF	33	1,996.84	14,949.00	16,945.84
Total		1,481	89,615.81	562,556.00	652,171.81

ON ROLL GROSS PER UNIT TOTAL
\$ 357.51
\$ 433.51
\$ 60.51
\$ 450.51
\$ 450.51
\$ 60.51
\$ 473.51
\$ 60.51
\$ 513.51

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	14,522.48	71,280.00	85,802.48
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	16,277.28	104,910.00	121,187.28
A	45' SF / Villa *	6	363.06	2,340.00	2,703.06
A	45' SF - PO	1	60.51	0.00	60.51
A	52' SF	247	14,946.05	102,011.00	116,957.05
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,996.84	14,949.00	16,945.84
Total		796	48,166.23	295,490.00	343,656.23

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	22,086.27	136,145.00	158,231.27
A	40' SF - PO	2	121.02	0.00	121.02
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	19,181.78	130,921.00	150,102.78
A	52' SF - PO	1	60.51	0.00	60.51
A	62' SF	0	0.00	0.00	0.00
Total		685	41,449.58	267,066.00	308,515.58

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 2023/2024
October 1, 2023 - September 30, 2024

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	6,362.87	84,216.00	90,578.87	\$ 1,372.41
B	MF - (3)	36	3,470.66	36,180.00	39,650.66	\$ 1,101.41
B	SF 42' - (1)	185	17,835.32	90,280.00	108,115.32	\$ 584.41
B	SF 42' - (3)	39	3,759.88	39,195.00	42,954.88	\$ 1,101.41
B	SF 42' - (5)	1	96.41	0.00	96.41	\$ 96.41
B	SF 55' - (1)	230	22,173.64	150,420.00	172,593.64	\$ 750.41
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,844.91	71,284.00	78,128.91	\$ 1,100.41
B	SF 55' - (5)	2	192.81	0.00	192.81	\$ 96.41
B	SF 67' - (1)	130	12,532.93	103,480.00	116,012.93	\$ 892.41
B	SF 67' - (2)	38	3,663.47	48,488.00	52,151.47	\$ 1,372.41
B	SF 67' - (3)	90	8,676.64	90,360.00	99,036.64	\$ 1,100.41
B	SF 67' - (4)	33	3,181.44	47,784.00	50,965.44	\$ 1,544.41
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,277.84	49,164.00	52,441.84	\$ 1,542.41
B	SF 75' - (3)	3	289.22	3,522.00	3,811.22	\$ 1,270.41
B	SF 75' - (4)	27	2,602.99	41,364.00	43,966.99	\$ 1,628.41
Total		985	94,961	855,737	950,698	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	10,903.42	21,414.00	32,317.42	\$ 751.57
D/E	MF - (2)	123	31,188.86	156,948.00	188,136.86	\$ 1,529.57
D/E	MF - (3)	27	6,846.34	27,135.00	33,981.34	\$ 1,258.57
D/E	MF - (4)	27	6,846.34	39,096.00	45,942.34	\$ 1,701.57
D/E	SF 55' - (1)	78	19,778.30	51,012.00	70,790.30	\$ 907.57
D/E	SF 55' - (2)	126	31,949.57	160,776.00	192,725.57	\$ 1,529.57
D/E	SF 55' - (3)	46	11,664.13	46,184.00	57,848.13	\$ 1,257.57
D/E	SF 67' - (1)	96	24,342.53	76,416.00	100,758.53	\$ 1,049.57
D/E	SF 67' - (2)	101	25,610.37	128,876.00	154,486.37	\$ 1,529.57
D/E	SF 67' - (3)	53	13,439.10	53,212.00	66,651.10	\$ 1,257.57
D/E	SF 67' - (4)	30	7,607.04	43,440.00	51,047.04	\$ 1,701.57
D/E	SF 67' - (5)	3	760.70	0.00	760.70	\$ 253.57
D/E	SF 75' - (1)	57	14,453.38	50,673.00	65,126.38	\$ 1,142.57
D/E	SF 75' - (2)	77	19,524.74	111,342.00	130,866.74	\$ 1,699.57
D/E	SF 75' - (3)	27	6,846.34	31,698.00	38,544.34	\$ 1,427.57
D/E	SF 75' - (4)	39	9,889.15	59,748.00	69,637.15	\$ 1,785.57
D/E	SF 75' - (5)	1	253.57	0.00	253.57	\$ 253.57
Total		954	241,904	1,057,970	1,299,874	

- (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 - Lennar Parcel
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

LENNAR PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	120	0
C	4 - plex	164	148	16
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	129	0
Total		694	678	16

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	8,987.91	86,807.52
C	4 - plex	148	11,085.09	107,062.61
C	46' SF	62	4,643.75	55,743.51
C	52' SF	219	16,402.93	208,217.41
C	67' SF	129	9,662.00	149,309.20
Total		678	50,782	607,140

ON ROLL GROSS PER UNIT TOTAL
\$ 798.30
\$ 798.30
\$ 973.99
\$ 1,025.66
\$ 1,232.34

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	16	1,150.45	11,111.36
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		16	1,150	11,111

Arborwood Community Development District
Assessment Recap - Other Parcels
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

OTHER PARCELS

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

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL	TOTAL GROSS ON ROLL
D/E	Golf Course	116	69,215.06	123,556.00	192,771.06
G	Neighborhood Retail	21	4,205.19	21,850.00	26,055.19
H-1	Retail/ Commercial	11	2,517.01	11,900.00	14,417.01
H-2	RE Office	2	627.98	2,500.00	3,127.98
Total		151	76,565	159,806	236,371

ON ROLL GROSS TOTAL	
\$	192,771.06
\$	26,055.19
\$	14,417.01
\$	3,127.98

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

Total Shared O&M Expenditures

\$ 323,725.00 A

Allocation of Expenditures and Assessment Per Unit

Tract Parcel		Allocation Per Parcel based on Gross Acreage						Assessment Per Unit		
		B	C	D = B-C	E	F = A*D	G = E/96%	H	I = F/H	J = I/96%
		Gross Acreage	Preserve and Lake Acreage	Net 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	560.38	207.90	352.48	26.58%	\$ 86,031	\$ 89,616	1,481	\$ 58.09	\$ 60.51
2	B	669.06	332.43	336.63	25.38%	\$ 82,163	\$ 85,586	985	\$ 83.41	\$ 86.89
2	D/E	817.73	481.41	336.32	25.36%	\$ 82,087	\$ 85,507	954	\$ 86.05	\$ 89.63
2	C	259.16	83.39	175.77	13.25%	\$ 42,901	\$ 44,688	694	\$ 61.82	\$ 64.39
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.57%	\$ 293,182	\$ 305,397	4,114		
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	7.26%	\$ 23,487	\$ 24,465.87			
3	Neighborhood Retail-G	21.06	4.52	16.54	1.25%	\$ 4,037	\$ 4,205.19			
4	Retail/ Commercial H-1	11.19	1.29	9.90	0.75%	\$ 2,416	\$ 2,517.01			
5	RE Office-H-2	2.47	-	2.47	0.19%	\$ 603	\$ 627.98			
Total Non-Residential Land Uses		150.95	25.81	125.14	9.43%	\$ 30,543	\$ 31,816			
Grand Total (Gross)		2,457.28	1,130.94	1,326.34	100.00%	\$ 323,725	\$ 337,214			

Total -Somerset Only- O&M Expenditures

\$ 193,100.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	817.73	481.41	336.32	77.75%	\$ 150,141	\$ 156,397	954	\$ 157.38	\$ 163.94
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	22.25%	\$ 42,959	\$ 44,749			
Totals		933.96	501.41	432.55	100.00%	\$ 193,100	\$ 201,146			

Total -Parcel C Only O&M Expenditures

\$ 7,000.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	259.16	83.39	175.77	100.00%	\$ 7,000	\$ 7,292	694	\$ 10.09	\$ 10.51

Total -Bridgetown Only O&M Expenditures

\$ 9,000.00

Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net 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	669.06	332.43	336.63	100.00%	\$ 9,000	\$ 9,375	985	\$ 9.14	\$ 9.52

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 593,966.00	\$ 598,173.89	99.297%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	120	120	\$ 723.40	\$ 86,807.52	\$ -
PARCEL C - 4 - Plex	164	148	\$ 723.40	\$ 107,062.61	\$ 11,111
PARCEL C - 46' Single Family	62	62	\$ 899.09	\$ 55,743.51	\$ -
PARCEL C - 52' Single Family	219	219	\$ 950.76	\$ 208,217.41	\$ -
PARCEL C - 67' Single Family	129	129	\$ 1,157.44	\$ 149,309.20	\$ -
Grand Total	694	678		\$ 607,140.25	\$ 11,111.36

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

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

Gross MADs when all platted
\$2,636,069

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' - PO	365	365	373	136,145	0	136,145
PARCEL A - Single Family 45'	2	2	0	0	0	0
PARCEL A - Single Family 45' / Villa *	269	269	390	104,910	0	104,910
PARCEL A - Single Family 45' -PO	6	6	390	2,340	0	2,340
PARCEL A - Single Family 52'	1	1	0	0	0	0
PARCEL A - Single Family 52' - PO	564	564	413	232,932	0	232,932
PARCEL A - Single Family 62'	1	1	0	0	0	0
PARCEL A - Single Family 62'	33	33	453	14,949	0	14,949
Subtotal Parcel A	1,481	1,481		562,556	0	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	36	36	1,005	36,180	0	36,180
PARCELS B - Single Family 42' - (1)	185	185	488	90,280	0	90,280
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 42' - (5)	1	1	0	0	0	0
PARCELS B - Single Family 55' - (1)	230	230	654	150,420	0	150,420
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 55' - (5)	2	2	0	0	0	0
PARCELS B - Single Family 67' - (1)	130	130	796	103,480	0	103,480
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	90	90	1,004	90,360	0	90,360
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	0	0	889	0	0	0
PARCELS B - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
PARCELS B - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
PARCELS B - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Parcels B	985	985		855,737	0	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	96	96	796	76,416	0	76,416
PARCELS D/E - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
PARCELS D/E - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
PARCELS D/E - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
PARCELS D/E - Single Family 67' - (5)	3	3	0	0	0	0
PARCELS D/E - Single Family 75' - (1)	57	57	889	50,673	0	50,673
PARCELS D/E - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
PARCELS D/E - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
PARCELS D/E - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
PARCELS D/E - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Parcels D/E	954	954		1,057,970	0	
Total Residential Units Parcels A, B, D, E	3,420	3,420		2,476,263	0	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
Other Land UseTotal				159,806		
GRAND TOTAL				2,636,069	0	2,636,069

- (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 Comparsion
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

Parcel	Product Type	Gross Fiscal Year 2022/2023 On Roll Assessment Per Unit	Gross Fiscal Year 2023/2024 On Roll Assessment Per Unit
GL Homes			
A	Villa / Townhome	\$347.13	\$357.51
A	40' SF	\$423.13	\$433.51
A	40' SF - PO	\$50.13	\$60.51
A	45' SF	\$440.13	\$450.51
A	45' SF / Villa *	\$440.13	\$450.51
A	45' SF - PO	\$50.13	\$60.51
A	52' SF	\$463.13	\$473.51
A	52' SF - PO	\$50.13	\$60.51
A	62' SF	\$503.13	\$513.51

* 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.

Pulte			
B	MF - (2)	\$1,366.89	\$1,372.41
B	MF - (3)	\$1,095.89	\$1,101.41
B	SF 42' - (1)	\$578.89	\$584.41
B	SF 42' - (3)	\$1,095.89	\$1,101.41
B	SF 42' - (5)	\$90.89	\$96.41
B	SF 55' - (1)	\$744.89	\$750.41
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,094.89	\$1,100.41
B	SF 55' - (5)	\$90.89	\$96.41
B	SF 67' - (1)	\$886.89	\$892.41
B	SF 67' - (2)	\$1,366.89	\$1,372.41
B	SF 67' - (3)	\$1,094.89	\$1,100.41
B	SF 67' - (4)	\$1,538.89	\$1,544.41
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,536.89	\$1,542.41
B	SF 75' - (3)	\$1,264.89	\$1,270.41
B	SF 75' - (4)	\$1,622.89	\$1,628.41
D/E	MF - (1)	\$763.75	\$751.57
D/E	MF - (2)	\$1,541.75	\$1,529.57
D/E	MF - (3)	\$1,270.75	\$1,258.57
D/E	MF - (4)	\$1,713.75	\$1,701.57
D/E	SF 55' - (1)	\$919.75	\$907.57
D/E	SF 55' - (2)	\$1,541.75	\$1,529.57
D/E	SF 55' - (3)	\$1,269.75	\$1,257.57
D/E	SF 67' - (1)	\$1,061.75	\$1,049.57
D/E	SF 67' - (2)	\$1,541.75	\$1,529.57
D/E	SF 67' - (3)	\$1,269.75	\$1,257.57
D/E	SF 67' - (4)	\$1,713.75	\$1,701.57
D/E	SF 67' - (5)	\$265.75	\$253.57
D/E	SF 75' - (1)	\$1,154.75	\$1,142.57
D/E	SF 75' - (2)	\$1,711.75	\$1,699.57
D/E	SF 75' - (3)	\$1,439.75	\$1,427.57
D/E	SF 75' - (4)	\$1,797.75	\$1,785.57
D/E	SF 75' - (5)	\$265.75	\$253.57

(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

Lennar			
C	6 - Plex	\$785.02	\$798.30
C	4 - Plex	\$785.02	\$798.30
C	46' SF	\$959.69	\$973.99
C	52' SF	\$1,011.07	\$1,025.66
C	67' SF	\$1,216.54	\$1,232.34

Others			
D/E	Golf Course	\$160,648.85	\$192,771.06
G	Neighborhood Retail	\$24,641.88	\$26,055.19
H-1	Retail/ Commercial	\$13,383.43	\$14,417.01
H-2	RE Office	\$2,827.44	\$3,127.98

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

	<u>Oct '22 - Jun 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments (On-Roll)	499,998.12	503,606.00	-3,607.88	99.28%
01-3305 · O&M Assesments-Off Roll-Lennar	0.00	1,011.00	-1,011.00	0.0%
01-3812 · Debt Assessments (2018)	2,617,838.60	2,636,069.00	-18,230.40	99.31%
01-3818 · Debt Assessments (2014)	599,627.45	603,623.00	-3,995.55	99.34%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,509,958.35	-2,530,626.00	20,667.65	99.18%
01-3829 · Debt Asses-Pd To Trustee-2014	-574,917.20	-609,673.00	34,755.80	94.3%
01-3830 · Assessment Fees	-10,069.50	-10,000.00	-69.50	100.7%
01-3831 · Assessment Discounts	-143,126.27	-149,732.00	6,605.73	95.59%
01-3922 · Debt Direct Bill - Lennar(2014)	0.00	30,195.00	-30,195.00	0.0%
01-9400 · Other Revenue (Insurance Claims)	74,566.45	18,000.00	56,566.45	414.26%
Total Income	553,959.30	492,473.00	61,486.30	112.49%
Expense				
01-1130 · Payroll Tax Expense	489.60	880.00	-390.40	55.64%
01-1131 · Supervisor Fees	6,400.00	11,000.00	-4,600.00	58.18%
01-1310 · Engineering	33,198.89	32,500.00	698.89	102.15%
01-1311 · Management Fees	28,926.00	38,568.00	-9,642.00	75.0%
01-1313 · Website Management	1,499.94	2,000.00	-500.06	75.0%
01-1315 · Legal Fees	7,072.00	22,000.00	-14,928.00	32.15%
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	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	2,006.60	5,500.00	-3,493.40	36.48%
01-1512 · Miscellaneous	1,613.35	3,300.00	-1,686.65	48.89%
01-1513 · Postage and Delivery	358.24	1,150.00	-791.76	31.15%
01-1514 · Office Supplies	755.70	2,300.00	-1,544.30	32.86%
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	3,000.00	4,000.00	-1,000.00	75.0%

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

	<u>Oct '22 - Jun 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	13,916.01	0.00	13,916.01	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	13,967.50	22,000.00	-8,032.50	63.49%
01-1820 · Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
01-1822 · Street Lighting-Utility & Maint	5,068.87	13,000.00	-7,931.13	38.99%
01-1824 · Field Inspector - Somerset Only	17,216.08	25,500.00	-8,283.92	67.51%
01-1825 · Lake Maintenance-Somerset Only	34,551.00	46,100.00	-11,549.00	74.95%
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)	10,020.00	36,500.00	-26,480.00	27.45%
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>280,970.03</u>	<u>492,473.00</u>	<u>-211,502.97</u>	<u>57.05%</u>
Net Income	<u>272,989.27</u>	<u>0.00</u>	<u>272,989.27</u>	<u>100.0%</u>

Bank Balance As Of 6/30/23	\$ 650,397.67
Accounts Payable As Of 6/30/23	\$ 64,833.28
Other Assets As Of 6/30/23	\$ -
Total Fund Balance As Of 6/30/23	\$ 585,564.39

Series 2014A-1 Bond Balance As Of 6/30/23	\$ 4,220,000.00
Series 2014A-2 Bond Balance As Of 6/30/23	\$ 890,000.00
Series 2018A-1 Bond Balance As Of 6/30/23	\$ 18,750,000.00
<u>Series 2018A-2 Bond Balance As Of 6/30/23</u>	<u>\$ 6,470,000.00</u>
Total Bond Balance As Of 6/30/23	\$ 30,330,000.00