



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 21, 2023
9:00 A.M.**

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

www.arborwoodcdd.org

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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 & PUBLIC HEARING
August 21, 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. July 17, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 6
 - 4. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Assessment Roll.....Page 29
- H. Old Business
 - 1. Update Regarding Road and School Impact Fee Credits
 - 2. Update Regarding Treeline Streetlighting.....Page 33
 - 3. Discussion Regarding Individual Environmental Resource Permit
- I. New Business
 - 1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 34
 - 2. Discussion Regarding Required Ethics Training
- J. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 17
 - 2. Attorney’s Report
 - 3. Engineer Report
 - 4. Field Inspectors Report
 - 5. Woods and Wetlands Report
- K. Board Members Comments
- L. Adjourn

Miscellaneous Notices

Published in The News-Press on August 1, 2023

Location

Lee County, Florida

Notice Text

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Arborwood Community Development District ("District") will hold a public hearing on August 21, 2023, at 9:00 a.m., or as soon thereafter as can be heard, in the Amenity Center Barbados Room located at Bridgetown at the Plantation, 11741 Kingsbridge Boulevard, Fort Myers, Florida 33913, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 ("District Manager's Office"), during normal business hours, or by visiting the District's website

at <https://arborwoodcdd.org/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kathleen Meneely District Manager ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT www.arborwoodcdd.org AD #

5783418 8/1, 8/8/2023

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 17, 2023**

A. CALL TO ORDER

The July 17, 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 July 7, 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 was Bethany Brosious of Passarella & Associates.

D. ADDITIONS OR DELETIONS TO THE AGENDA

A Discussion Regarding Drain Inspections was added under New Business.

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

There were no members of the public present.

F. APPROVAL OF MINUTES

1. June 19, 2023, Regular Board Meeting

The June 19, 2023, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Schrotenboer, seconded by Ms. Hagen and passed unanimously approving the June 19, 2023, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding Road and School Impact Fee Credits

Mr. Haber advised there was nothing new to report regarding this matter. He is still working on ensuring that the credits get into the correct hands.

2. Update Regarding Treeline Lighting and Repairs

Ms. Krizen advised that all the necessary parts had been ordered and repairs would be done as soon as possible.

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

A **motion** was made by Mr. Gordish, seconded by Mr. Schrotenboer and passed unanimously accepting the County's offer to assume responsibility for the District's lights for a not to exceed amount of \$40,000 for the purchase of 5 lights.

4. Discussion Regarding Individual Environmental Resource Permit

Mr. Schrotenboer was unable to get in touch with the party. The district cannot convey the property. The CDD would propose a perpetual maintenance agreement.

H. NEW BUSINESS

1. Discussion Regarding Fiscal Year 2023/2024 Budget

There was discussion regarding the increase to Lake Bank Erosion Maintenance (Somerset Only). The current budget is \$36,500 and the proposed budget is \$60,000.

A **motion** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously decreasing the Lake Bank Erosion Maintenance – Somerset Only line item from \$60,000 to \$45,000.

2. Discussion Regarding Drain Inspections

Mr. Lorenz presented the drain inspection proposal in the amount of \$16,250. There is only \$6,400 in Sommerset's budget and \$2,500 in Bridgetown's budget. The Board requested that the proposal be broken down by development and the revised proposal be presented at the August meeting.

There was a new area of significant erosion on Hadley Court. The proposal for that repair alone was \$3,700. There are no remaining funds in lake bank maintenance. A discussion ensued about swapping Hadley Court with another area less severe.

A **motion** was made by Mr. Gordish, seconded by Ms. Hagen authorizing JR Engineering to evaluate and negotiate a replacement area on the current Dragonfly proposal with Hadley Court, incurring no increase to the contract.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Krizen advised that the next meeting was scheduled for August 21, 2023, and would include the Public Hearing on the budget.

a. Financials

Ms. Krizen presented the financial. The Board had no questions.

2. Attorney's Report

Mr. Haber had nothing further.

3. Engineer's Report

Mr. Lorenz had nothing further.

4. Field Inspector's Report

It was reported that the lakes were functioning as intended. The Year-To-Date rainfall is 2/3 of the typical rainfall.

There was a resident who was worried about the spikrush. It was explained that it was a benefit to the ponds and was not an issue.

5. Woods and Wetlands Report

Preserve treatment has been completed and inspected in Bridgetown and Aborwood Preserve. Somerset is currently being treated and will be inspected once it has been completed.

J. BOARD MEMBER COMMENTS

Mr. Schrotenboer advised that a property was being sold to the City to become a fire station. Mr. Haber explained that because it was a government entity the CDD could not tax the City. The bond needed to be paid prior to the sale of the property. Ms. Krizen will reach out to the listing Broker to confirm and notify the seller of the bond requirement.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Schrotenboer, seconded by Mr. Aycock and passed unanimously adjourning the Regular Board Meeting at 10:28 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Miscellaneous Notices

Published in The News-Press on August 1, 2023

Location

Lee County, Florida

Notice Text

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RESOLUTION 2023-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Arborwood Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Arborwood Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$3,781,412 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>538,203</u>
DEBT SERVICE FUND (SERIES 2014A-1)	\$ <u>499,957</u>
DEBT SERVICE FUND (SERIES 2014A-2)	\$ <u>107,183</u>
DEBT SERVICE FUND (SERIES 2018A-1)	\$ <u>1,911 679</u>
DEBT SERVICE FUND (SERIES 2018A-2)	\$ <u>742,390</u>
TOTAL ALL FUNDS	\$ <u>3,781,412</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2023.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

Arborwood Community Development District

**Final Budget
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 who pay early and receive a discount off their property tax bill, which can be up to 4%

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

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	538,203
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	\$ 3,811,674
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)	45,000
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	\$ 535,825
EXCESS / (SHORTFALL)	\$ 3,275,849
DEBT PAYMENTS (2014)	(593,966)
DEBT PAYMENTS (2018)	(2,530,626)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 151,256
DISCOUNTS FOR EARLY PAYMENTS	(151,256)
NET EXCESS / (SHORTFALL)	\$ -

FINAL 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	538,203	0	0	0	538,203
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	\$ 557,353	\$ 618,252	\$ -	\$ 2,636,069	\$ 3,811,674
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)	45,000	0	0	0	45,000
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	\$ 535,825	\$ -	\$ -	\$ -	\$ 535,825
EXCESS / (SHORTFALL)	\$ 21,528	\$ 618,252	\$ -	\$ 2,636,069	\$ 3,275,849
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	\$ 21,528	\$ 24,286	\$ -	\$ 105,443	\$ 151,256
DISCOUNTS FOR EARLY PAYMENTS	(21,528)	(24,286)	-	(105,443)	(151,256)
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				
	GENERAL FUND ON ROLL ASSESSMENT	504,700	500,974	538,203	More platted lots on roll and assessment raised because carryover has been depleted
	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	3,565	3,538	1,150	More lots on roll - results in less direct billed
	DEBT ON ROLL ASSESSMENT	3,219,375	3,212,720	3,243,209	More lots on roll - results in less direct billed
	DEBT DIRECT BILL ASSESSMENT - LENNAR	51,624	57,812	11,111	More lots on roll - results in less direct billed
	DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS	0	0	0	
	GENERAL FUND INTEREST INCOME/MISC INCOME	2,846	0	0	
	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	\$ 3,811,674	
	EXPENDITURES				
	PAYROLL TAX EXPENSE	704	880	880	
	SUPERVISOR FEES	9,200	11,000	11,000	
	ENGINEERING	43,346	32,500	50,000	
	MANAGEMENT	37,452	38,568	39,720	Annual CPI increase in contract (capped at 3%)
	LEGAL	12,101	22,000	22,000	
	ASSESSMENT ROLL	5,000	5,000	5,000	
	ANNUAL AUDIT	5,350	5,350	5,350	Estimated Amount For 2023/2024 Audit
	ARBITRAGE REBATE FEE	1,000	2,000	2,000	
	INSURANCE	9,983	12,000	12,000	
	LEGAL ADVERTISING	3,149	5,500	5,500	
	MISCELLANEOUS	2,120	3,300	3,300	
	POSTAGE	496	1,150	1,150	
	OFFICE SUPPLIES	1,419	2,300	2,300	
	DUES & SUBSCRIPTIONS	175	175	175	
	TRUSTEE FEES	27,174	30,000	30,000	
	CONTINUING DISCLOSURE FEE	3,000	4,000	4,000	
	AMORTIZATION SCHEDULES	150	500	500	
	WEBSITE	2,000	2,000	2,000	
	PROFESSIONAL FEE & PERMITS	0	1,250	1,250	
	TREELINE PRESEVE MAINT - EXOTICS	0	6,000	6,000	Last Expenditure Was In 2015
	DRI TRAFFIC MONITORING	0	10,000	10,000	Expenditure Occurs Every Two Years
	ENVIROMENTAL CONSULTING - PASSARELLA	11,199	22,000	22,000	
	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
	STREET LIGHTING - UTILITY & MAINT	6,005	13,000	10,000	On pace for ~\$7,100 by years end
	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
	COUNTY APPRAISER & TAX COLLECTOR FEE	8,448	10,000	10,000	
	FLOWWAY MAINT	2,350	4,600	4,600	
	MISCELLANEOUS MAINTENANCE	20,900	0	0	Mainly Erosion Restoration Project
	MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	Last Expenditure Was In 2018
	PRESERVE MAINT - (PARCEL C ONLY)	1,900	10,800	7,000	Under \$10,000 last 2 years
	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,068	46,100	46,100	
	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	62,200	36,500	45,000	
	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
	FIELD INSPECTOR - (SOMERSET ONLY)	24,701	25,500	25,500	
	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	20,000	20,000	
	LAKE BANK INSPECTION - (SOMERSET ONLY)	0	0	6,500	New Line Item
	LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	0	0	6,500	New Line Item
	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	Total Expenditures	462,590	502,473	535,825	
	EXCESS / (SHORTFALL)	\$ 3,319,520	\$ 3,290,571	\$ 3,275,849	
	DEBT PAYMENTS (2014)	(608,408)	(609,673)	(593,966)	
	DEBT PAYMENTS (2018)	(2,531,239)	(2,532,350)	(2,530,626)	
	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 179,873	\$ 148,548	\$ 151,256	
	DISCOUNTS FOR EARLY PAYMENTS	(141,941)	(148,548)	(151,256)	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	538,203
DIRECT BILL ASSESSMENTS - WCI	3,538	1,150
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	18,000	18,000
Total Revenues	\$ 522,512	\$ 557,353
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	45,000
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	\$ 535,825
EXCESS / (SHORTFALL)	\$ 20,039	\$ 21,528
DISCOUNTS FOR EARLY PAYMENTS	(20,039)	(21,528)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

FINAL 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	10,355.83	21,414.00	31,769.83	\$ 738.83
D/E	MF - (2)	123	29,622.50	156,948.00	186,570.50	\$ 1,516.83
D/E	MF - (3)	27	6,502.50	27,135.00	33,637.50	\$ 1,245.83
D/E	MF - (4)	27	6,502.50	39,096.00	45,598.50	\$ 1,688.83
D/E	SF 55' - (1)	78	18,785.00	51,012.00	69,797.00	\$ 894.83
D/E	SF 55' - (2)	126	30,345.00	160,776.00	191,121.00	\$ 1,516.83
D/E	SF 55' - (3)	46	11,078.33	46,184.00	57,262.33	\$ 1,244.83
D/E	SF 67' - (1)	96	23,120.00	76,416.00	99,536.00	\$ 1,036.83
D/E	SF 67' - (2)	101	24,324.17	128,876.00	153,200.17	\$ 1,516.83
D/E	SF 67' - (3)	53	12,764.17	53,212.00	65,976.17	\$ 1,244.83
D/E	SF 67' - (4)	30	7,225.00	43,440.00	50,665.00	\$ 1,688.83
D/E	SF 67' - (5)	3	722.50	0.00	722.50	\$ 240.83
D/E	SF 75' - (1)	57	13,727.50	50,673.00	64,400.50	\$ 1,129.83
D/E	SF 75' - (2)	77	18,544.17	111,342.00	129,886.17	\$ 1,686.83
D/E	SF 75' - (3)	27	6,502.50	31,698.00	38,200.50	\$ 1,414.83
D/E	SF 75' - (4)	39	9,392.50	59,748.00	69,140.50	\$ 1,772.83
D/E	SF 75' - (5)	1	240.83	0.00	240.83	\$ 240.83
Total		954	229,755	1,057,970	1,287,725	

- (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	65,738.95	123,556.00	189,294.95
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	73,089	159,806	232,895

ON ROLL GROSS TOTAL	
\$	189,294.95
\$	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

\$ 178,100.00

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%	\$ 138,478	\$ 144,248	954	\$ 145.15	\$ 151.20
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	22.25%	\$ 39,622	\$ 41,273			
Totals		933.96	501.41	432.55	100.00%	\$ 178,100	\$ 185,521			

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'	365	365	373	136,145	0	136,145
PARCEL A - Single Family 40' - PO	2	2	0	0	0	0
PARCEL A - Single Family 45'	269	269	390	104,910	0	104,910
PARCEL A - Single Family 45' / Villa *	6	6	390	2,340	0	2,340
PARCEL A - Single Family 45' -PO	1	1	0	0	0	0
PARCEL A - Single Family 52'	564	564	413	232,932	0	232,932
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	33	33	453	14,949	0	14,949
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 Comparision
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	\$738.83
D/E	MF - (2)	\$1,541.75	\$1,516.83
D/E	MF - (3)	\$1,270.75	\$1,245.83
D/E	MF - (4)	\$1,713.75	\$1,688.83
D/E	SF 55' - (1)	\$919.75	\$894.83
D/E	SF 55' - (2)	\$1,541.75	\$1,516.83
D/E	SF 55' - (3)	\$1,269.75	\$1,244.83
D/E	SF 67' - (1)	\$1,061.75	\$1,036.83
D/E	SF 67' - (2)	\$1,541.75	\$1,516.83
D/E	SF 67' - (3)	\$1,269.75	\$1,244.83
D/E	SF 67' - (4)	\$1,713.75	\$1,688.83
D/E	SF 67' - (5)	\$265.75	\$240.83
D/E	SF 75' - (1)	\$1,154.75	\$1,129.83
D/E	SF 75' - (2)	\$1,711.75	\$1,686.83
D/E	SF 75' - (3)	\$1,439.75	\$1,414.83
D/E	SF 75' - (4)	\$1,797.75	\$1,772.83
D/E	SF 75' - (5)	\$265.75	\$240.83

- (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	\$189,294.95
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

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2024 and 50% due no later than September 30, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2023.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

ARBORWOOD CDD - ROADWAY LIGHTING - TREELINE AVE - LOAD CENTER A							
#	PLAN POLE #	LEE COUNTY SUPPORT #	LEE COUNTY FIXTURE #	MH	FIXTURE	POLE/ARM MFG	COMMENTS
1	1-A-1	TBD	TBD	25 FT	MGLED4	HAPCO	2 PUCKS OUT ON FIXTURE
2	2-A-1	TBD	TBD	25 FT	MGLED4	HAPCO	MISSING 1 BOLT COVER ON BREAKAWAY BASE
3	3-A-1	TBD	TBD	25 FT	MGLED4	HAPCO	2 PUCKS OUT ON FIXTURE, MISSING 4 BOLT COVERS ON BREAKAWAY BASE
4	4-A-1	TBD	TBD	25 FT	MGLED4	HAPCO	NOT WORKING, MISSING 4 BOLT COVERS
5	5-A-1	TBD	TBD	25 FT	MGLED4	HAPCO	MISSING 4 BOLT COVERS
6	1-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	2 PUCKS OUT ON FIXTURE
7	2-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	
8	3-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	
9	4-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	NOT WORKING
10	5-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	
11	6-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	TBASE DOOR LAYING IN GRASS, INSTALLED AND TIGHTENED
12	7-A-2	TBD	TBD	25 FT	MGLED4	HAPCO	TBASE DOOR LAYING IN GRASS, INSTALLED AND TIGHTENED
13	1-A-3	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS
14	2-A-3	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS
15	3-A-3	TBD	TBD	40 FT	MGLED7	HAPCO	
16	4-A-3	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS, ARM TWISTED
17	1-A-4	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS
18	2-A-4	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS
19	3-A-4	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS
20	4-A-4	TBD	TBD	40 FT	MGLED7	HAPCO	SCREW IN BASE, CHECK ARM FOR TIGHTNESS

ARBORWOOD CDD - ROADWAY LIGHTING - TREELINE AVE - LOAD CENTER B							
#	PLAN POLE #	LEE COUNTY SUPPORT #	LEE COUNTY FIXTURE #	MH	FIXTURE		COMMENTS
1	1-B-1	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, 2 PUCKS OUT ON FIXTURE
2	1-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
3	2-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
4	3-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	NOT WORKING, ARM TWISTED, LOOSE
5	4-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
6	5-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	POLE MISSING, WIRES EXPOSED
7	6-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
8	7-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
9	8-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	NOT WORKING, ARM TWISTED, LOOSE, TBASE DOOR LAYING IN GRASS, INSTALLED AND TIGHTENED
10	9-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
11	10-B-2	TBD	TBD	40 FT	MGLED7	HAPCO	POLE MISSING
12	11-B-2	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
13	12-B-2	TBD	TBD	40 FT	MGLED7	NOVA	1/2 OF LEDS DIMMED, MISSING 4 BOLT CAPS
14	13-B-2	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
15	14-B-2	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
16	1-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
17	2-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
18	3-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	MISSING ARM, SCREW IN BASE
19	4-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
20	5-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
21	6-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	
22	7-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	
23	8-B-4	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
24	9-B-4	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
25	10-B-4	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
26	11-B-4	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
27	12-B-4	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
28	13-B-4	TBD	TBD	40 FT	MGLED7	NOVA	MISSING 4 BOLT CAPS
29	14-B-4	TBD	TBD	NA	NA		FOUNDATION AND T-BASE ONLY PER PLANS, FOUNDATION IN CROOKED/LEANING

ARBORWOOD CDD - ROADWAY LIGHTING - TREELINE AVE - LOAD CENTER C							
#	PLAN POLE #	LEE COUNTY SUPPORT #	LEE COUNTY FIXTURE #	MH	FIXTURE		COMMENTS
1	2-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
2	3-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
3	4-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
4	5-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
5	6-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
6	7-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	2 PUCKS OUT, ARM LOOSE, 1 BOLT CAP MISSING
7	8-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
8	9-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
9	10-C-2	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE, 1 BOLT CAP BROKEN
10	2-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
11	3-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED, LOOSE
12	4-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	SLIGHTLY TWISTED, LOOSE
13	5-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	2 PUCKS OUT, CHECK ARM FOR TIGHTNESS
14	6-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	CHECK ARM FOR TIGHTNESS
15	7-C-4	TBD	TBD	40 FT	MGLED7	NOVA	
16	8-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	ARM TWISTED LOOSE
17	9-C-4	TBD	TBD	40 FT	MGLED7	HAPCO	FOUNDATION AND T-BASE ONLY PER PLANS

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Arborwood Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of August, 2023.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

Regular Meetings of the Board of Supervisors of the Arborwood Community Development District will be held at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913 on the following dates:

**October 16, 2023
November 20, 2023
December 18, 2023
January 15, 2024
February 19, 2024
March 18, 2024
April 15, 2024
May 20, 2024
June 17, 2024
July 15, 2024
August 19, 2024
September 16, 2024**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 941-223-2475 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, who can aid you in contacting the District Office.

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

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

Michelle Krizen
District Manager
Arborwood Community Development District

www.arborwoodcdd.org

PUBLISH: FORT MYERS NEWS-PRESS 00/00/2023

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

	<u>Oct '22 - Jul 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments (On-Roll)	504,563.37	503,606.00	957.37	100.19%
01-3305 · O&M Assesments-Off Roll-Lennar	0.00	1,011.00	-1,011.00	0.0%
01-3812 · Debt Assessments (2018)	2,636,606.35	2,636,069.00	537.35	100.02%
01-3818 · Debt Assessments (2014A-1)	603,743.05	603,623.00	120.05	100.02%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,528,722.95	-2,530,626.00	1,903.05	99.93%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-579,032.15	-609,673.00	30,640.85	94.97%
01-3830 · Assessment Fees	-10,069.50	-10,000.00	-69.50	100.7%
01-3831 · Assessment Discounts	-143,130.91	-149,732.00	6,601.09	95.59%
01-3922 · Debt Direct Bill - Lennar(2014)	0.00	30,195.00	-30,195.00	0.0%
01-9400 · Other Revenue	74,566.45	18,000.00	56,566.45	414.26%
Total Income	558,523.71	492,473.00	66,050.71	113.41%
Expense				
01-1130 · Payroll Tax Expense	566.10	880.00	-313.90	64.33%
01-1131 · Supervisor Fees	7,400.00	11,000.00	-3,600.00	67.27%
01-1310 · Engineering	39,372.22	32,500.00	6,872.22	121.15%
01-1311 · Management Fees	32,140.00	38,568.00	-6,428.00	83.33%
01-1313 · Website Management	1,666.60	2,000.00	-333.40	83.33%
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	2,281.66	5,500.00	-3,218.34	41.49%
01-1512 · Miscellaneous	2,150.29	3,300.00	-1,149.71	65.16%
01-1513 · Postage and Delivery	2,622.93	1,150.00	1,472.93	228.08%
01-1514 · Office Supplies	3,624.65	2,300.00	1,324.65	157.59%
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 July 2023

	<u>Oct '22 - Jul 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	15,380.00	22,000.00	-6,620.00	69.91%
01-1820 · Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
01-1822 · Street Lighting-Utility & Maint	5,478.13	13,000.00	-7,521.87	42.14%
01-1824 · Field Inspector - Somerset Only	21,175.84	25,500.00	-4,324.16	83.04%
01-1825 · Lake Maintenance-Somerset Only	38,390.00	46,100.00	-7,710.00	83.28%
01-1826 · Preserve Maint - Somerset Only	50,300.00	35,000.00	15,300.00	143.71%
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>352,966.68</u>	<u>492,473.00</u>	<u>-139,506.32</u>	<u>71.67%</u>
Net Income	<u>205,557.03</u>	<u>0.00</u>	<u>205,557.03</u>	<u>100.0%</u>

Bank Balance As Of 7/31/23	\$ 548,701.42
Accounts Payable As Of 7/31/23	\$ 30,569.27
Other Assets As Of 7/31/23	\$ -
Total Fund Balance As Of 7/31/23	\$ 518,132.15

Series 2014A-1 Bond Balance As Of 7/31/23	\$ 4,220,000.00
Series 2014A-2 Bond Balance As Of 7/31/23	\$ 890,000.00
Series 2018A-1 Bond Balance As Of 7/31/23	\$ 18,750,000.00
Series 2018A-2 Bond Balance As Of 7/31/23	\$ 6,470,000.00
Total Bond Balance As Of 7/31/23	\$ 30,330,000.00