



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 15, 2024
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
April 15, 2024
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 18, 2024 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Treeline Streetlighting
 - 2. Update Regarding Tree Removal
- H. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
 - 2. Consider Acceptance of the Lake Bank Inspections.....Page 27
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 40
 - 2. Attorney’s Report
 - 3. Engineer Report
 - 4. Field Inspectors Report
 - 5. Preserves Compliance Updates
- J. Board Members Comments
- K. Adjourn

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 April 15, 2024, 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 Districts 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

PUBLISH: FORT MYERS NEWS-PRESS 04/05/24

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 18, 2024**

A. CALL TO ORDER

The March 18, 2024, Regular Board Meeting of the Arborwood Community Development District (the “District”) was called to order at 9:00 a.m. in the Amenity Center Community Room of the Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on March 8, 2024, 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

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 19, 2024, Regular Board Meeting

The February 19, 2024, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Schrottenboer, seconded by Mr. Gordish and passed unanimously approving the February 19, 2024, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding Road and School Impact Fee Credits

Ms. Krizen reported that there had been no contact with either entity this month. Mr. Haber advised that there was nothing further to do at this time since we made contact and provided the information.

2. Update Regarding Treeline Streetlighting

Ms. Krizen and Mr. Gordish have had contact with FPL and AIS to coordinate the repairs. FPL and AIS have been out and there are approximately 4 lights still not working. As soon as all repairs have been completed, AIS has an appointment with the City to assume maintenance of the lights. There are two poles that are listed on the plans as “blank” that have poles installed. AIS has assured me this was at the direction of the City.

3. Update Regarding Tree Removal

Ms. Krizen has not received an update on this issue. Ms. Brosious will reach out for an update.

H. NEW BUSINESS

1. Consider Proposals for Annual Exotic Removal at Arborwood Preserve (Parcel C) and the Treeline Mitigation Parcel

Ms. Brosious presented two proposals from Woods & Wetlands for annual exotic removal. The treatment is required pursuant to permitting and is in alignment with the budget. There were no questions from the Board.

A **motion** was made by Mr. Gordish, seconded by Mr. Schrottenboer and passed unanimously approving the proposals from Woods & Wetlands in the amounts of \$7,000 and \$6,000 to perform preserve maintenance.

I. ADMINISTRATIVE MATTERS

1. Manager’s Report

a. Financials

The financials were shared with the Board. There were no questions.

Ms. Krizen noted that the next meeting was scheduled for April 15, 2024, at which time the proposed budget would be presented.

2. Attorney’s Report

Mr. Haber had nothing further to report but was available for questions.

Mr. Gordish reported that the City was looking to acquire a park in the area. Can the mitigation parcels (two) be given to the City to use as a park? Mr. Haber explained that the Water Management District would be required to give approval, as the parcel is related to permits. The City could potentially have some mitigation

requirements. Mrs. Pattison asked if traffic would be impacted, to which Mr. Gordish explained the location of the parcels should not impact traffic.

A **motion** was made by Ms. Hagen, seconded by Mr. Aycock and passed unanimously authorizing Mr. Gordish to enter discussions with the City to discuss the possibility and requirements of the City receiving ownership of the parcels.

3. Engineer's Report

Lake bank inspection fieldwork has been completed and the reports are almost done. The reports are anticipated to be finalized this week. Conversations with Dragonfly will begin and will be available for presentation at the next Board meeting.

Drainage inspections will be scheduled with Sewer Viewer within the next month.

The control structure by Kingsmill was not accessible when Ryan Lorenz inspected it due to high water. This area will be revisited to determine the issue.

4. Field Inspector's Report

Mr. Hirniak shared a concern from the Plantation HOA regarding some weed growth in an area with Rip-Rap. The HOA reported the area for looking unsightly. Since this is a cosmetic, not a functional issue, the Board is not in a position to take action. Mr. Hirniak will ask if the HOA wishes for the District Board to obtain a proposal, authorize treatment and then invoice the HOA. Their HOA should not treat it independently due to the concern of potential unintentional harmful effects to other areas.

The flow way has been treated for cattails and they are dying. A repeat visit in two weeks will occur to determine if another treatment is necessary.

5. Preserves Compliance Report

Inspections are ongoing. Woods and Wetlands anticipate treating in April and May when everything starts budding and growing. A question was asked regarding trimming the preserve in areas of overgrowth encroaching onto private/HOA property. Ms. Brousius and Mr. Haber confirmed that trimming to the property line is permissible.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board at this time.

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 9:38 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2024

HOUR: 9:00 a.m.

LOCATION: Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Ft. Myers and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF April, 2024.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Arborwood
Community Development District

Proposed Budget
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

CONTENTS

- 1 - 3 REVENUE AND EXPENSE DESCRIPTIONS
- 4 PROPOSED TOTAL BUDGET
- 5 PROPOSED TOTAL BUDGET DETAIL
- 6 BUDGET COMPARISON
- 7 PROPOSED GENERAL FUND BUDGET
- 8 PROPOSED DEBT SERVICE FUND BUDGET - 2014 BOND
- 9 PROPOSED DEBT SERVICE FUND BUDGET - 2018 BOND
- 10 ASSESSMENTS RECAP - PARCEL A - MARINA BAY & BOTANICA LAKES
- 11 ASSESSMENTS RECAP - PARCELS B & D/E - BRIDGETOWN & SOMERSET
- 12 ASSESSMENTS RECAP - LENNAR PARCELS
- 13 ASSESSMENTS RECAP - OTHER PARCELS
- 14 GENERAL FUND METHODOLOGY
- 15 2014 BOND METHODOLOGY
- 16 2018 BOND METHODOLOGY
- 17 ON ROLL ASSESSMENT COMPARISON

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.

19 **POSTAGE**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

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

2

39 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**

Maintenance of lake banks from erosion in Somerset lakes

40 **PRESERVE MAINT - (SOMERSET ONLY)**

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT Budget Revenue & Expense Descriptions

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 2024/2025
October 1, 2024 - September 30, 2025

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	537,774
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0
DEBT ON ROLL ASSESSMENT	3,252,345
DEBT DIRECT BILL ASSESSMENT - LENNAR	0
OTHER INCOME / CARRYOVER BALANCE	10,000
Total Revenues	\$ 3,800,119
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	50,000
MANAGEMENT	40,908
LEGAL	20,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,350
ARBITRAGE REBATE FEE	1,000
INSURANCE	13,000
LEGAL ADVERTISING	5,250
MISCELLANEOUS	3,300
POSTAGE	1,150
OFFICE SUPPLIES	2,300
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	27,500
CONTINUING DISCLOSURE FEE	3,000
AMORTIZATION SCHEDULES	500
WEBSITE	2,000
PROFESSIONAL FEE & PERMITS	1,250
TREELINE PRESEVE MAINT - EXOTICS	6,000
DRI TRAFFIC MONITORING	5,000
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	\$ 526,263
EXCESS / (SHORTFALL)	\$ 3,273,856
DEBT PAYMENTS (2014)	(594,025)
DEBT PAYMENTS (2018)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 151,605
DISCOUNTS FOR EARLY PAYMENTS	(151,605)
NET EXCESS / (SHORTFALL)	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2024/2025
October 1, 2024 - September 30, 2025

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	537,774	0	0	0	537,774
GENERAL FUND DIRECT BILL ASSESSMENT - H-2 - last time	0	0	0	0	0
DEBT ON ROLL ASSESSMENT	0	618,776	0	2,633,569	3,252,345
DEBT DIRECT BILL ASSESSMENT	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	10,000	0	0	0	10,000
Total Revenues	\$ 547,774	\$ 618,776	\$ -	\$ 2,633,569	\$ 3,800,119
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	40,908	0	0	0	40,908
LEGAL	20,000	0	0	0	20,000
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,350	0	0	0	5,350
ARBITRAGE REBATE FEE	1,000	0	0	0	1,000
INSURANCE	13,000	0	0	0	13,000
LEGAL ADVERTISING	5,250	0	0	0	5,250
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	27,500	0	0	0	27,500
CONTINUING DISCLOSURE FEE	3,000	0	0	0	3,000
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	5,000	0	0	0	5,000
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	0	0	0	6,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 526,263	\$ -	\$ -	\$ -	\$ 526,263
EXCESS / (SHORTFALL)					
	\$ 21,511	\$ 618,776	\$ -	\$ 2,633,569	\$ 3,273,856
DEBT PAYMENTS (2014)	0	(594,025)	0	0	(594,025)
DEBT PAYMENTS (2018)	0	0	0	(2,528,226)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 21,511	\$ 24,751	\$ -	\$ 105,343	\$ 151,605
DISCOUNTS FOR EARLY PAYMENTS	(21,511)	(24,751)	-	(105,343)	(151,605)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2022/2023 ACTUAL *	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
REVENUES					
1	GENERAL FUND ON ROLL ASSESSMENT	514,719	538,773	537,774	More platted lots on roll and assessment raised because carryover has been depleted
2	GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0	0	0	More lots on roll - results in less direct billed
3	DEBT ON ROLL ASSESSMENT	3,240,349	3,252,284	3,252,345	More lots on roll - results in less direct billed
4	DEBT DIRECT BILL ASSESSMENT - LENNAR	0	0	0	More lots on roll - results in less direct billed
5	DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS	0	0	0	
6	GENERAL FUND INTEREST INCOME/MISC INCOME	0	0	0	
7	GENERAL FUND OTHER REVENUES/CARRYOVER BALANCE	74,566	18,000	10,000	Carryover Funds Being Used To Reduce Assessments
	Total Revenues	\$ 3,829,634	\$ 3,809,057	\$ 3,800,119	
EXPENDITURES					
8	PAYROLL TAX EXPENSE	643	880	880	
9	SUPERVISOR FEES	8,400	11,000	11,000	
10	ENGINEERING	42,371	50,000	50,000	
11	MANAGEMENT	38,568	39,720	40,908	Annual CPI increase in contract (capped at 3%)
12	LEGAL	10,811	22,000	20,000	23/24 Expenditure Through Jan 24 Was \$3,923
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	1,000	
16	INSURANCE	10,839	12,000	13,000	23/24 Expenditure Was \$12,466
17	LEGAL ADVERTISING	3,461	5,500	5,250	
18	MISCELLANEOUS	2,504	3,300	3,300	
19	POSTAGE	2,726	1,150	1,150	
20	OFFICE SUPPLIES	3,801	2,300	2,300	
21	DUES & SUBSCRIPTIONS	175	175	175	
22	TRUSTEE FEES	19,246	30,000	27,500	
23	CONTINUING DISCLOSURE FEE	3,000	4,000	3,000	
24	AMORTIZATION SCHEDULES	300	500	500	
25	WEBSITE	2,000	2,000	2,000	
26	PROFESSIONAL FEE & PERMITS	0	1,250	1,250	
27	TREELINE PRESEVE MAINT - EXOTICS	4,500	6,000	6,000	
28	DRI TRAFFIC MONITORING	0	10,000	5,000	Expenditure Occurs Every Two Years
29	ENVIRONMENTAL CONSULTING - PASSARELLA	19,970	22,000	22,000	
30	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
31	STREET LIGHTING - UTILITY & MAINT	6,575	10,000	10,000	
32	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
33	COUNTY APPRAISER & TAX COLLECTOR FEE	10,070	10,000	10,000	
34	FLOWWAY MAINT	0	4,600	4,600	
35	MISCELLANEOUS MAINTENANCE	13,916	0	0	
36	MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	
37	PRESERVE MAINT - (PARCEL C ONLY)	10,800	7,000	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)	50,100	45,000	45,000	
40	PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000	35,000	
41	FIELD INSPECTOR - (SOMERSET ONLY)	25,136	25,500	25,500	
42	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	20,000	20,000	
43	LAKE BANK INSPECTION - (SOMERSET ONLY)	0	6,500	6,500	New Line Item
44	LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	0	6,500	6,500	New Line Item
45	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	2,500	
	Total Expenditures	462,330	535,825	526,263	
	EXCESS / (SHORTFALL)	\$ 3,367,304	\$ 3,273,232	\$ 3,273,856	
46	DEBT PAYMENTS (2014)	(579,032)	(593,966)	(594,025)	
47	DEBT PAYMENTS (2018)	(2,528,723)	(2,528,226)	(2,528,226)	
48	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 259,549	\$ 151,040	\$ 151,605	
49	DISCOUNTS FOR EARLY PAYMENTS	(143,131)	(151,642)	(151,605)	Higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ 116,418	\$ (602)	\$ -	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2024/2025
October 1, 2024 - September 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	538,773	537,774
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	18,000	10,000
Total Revenues	\$ 556,773	\$ 547,774
EXPENDITURES		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	50,000	50,000
MANAGEMENT	39,720	40,908
LEGAL	22,000	20,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,350	5,350
ARBITRAGE REBATE FEE	2,000	1,000
INSURANCE	12,000	13,000
LEGAL ADVERTISING	5,500	5,250
MISCELLANEOUS	3,300	3,300
POSTAGE	1,150	1,150
OFFICE SUPPLIES	2,300	2,300
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	30,000	27,500
CONTINUING DISCLOSURE FEE	4,000	3,000
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	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000	22,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	10,000	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)	7,000	7,000
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,100	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	45,000	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)	6,500	6,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	2,500
Total Expenditures	\$ 535,825	\$ 526,263
EXCESS / (SHORTFALL)	\$ 20,948	\$ 21,511
DISCOUNTS FOR EARLY PAYMENTS	(21,551)	(21,511)
NET EXCESS / (SHORTFALL)	\$ (603)	\$ -

Approximate Fund Balance as of 9-30-2024 = 420,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
October 1, 2024 - September 30, 2025

2014A-1	FISCAL YEAR 2024/2025 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	489,445
Direct Bill Assessments - WCI	0
Total Revenues	\$ 489,445
EXPENDITURES	
Principal Payments	220,000
Interest Payments	269,445
Miscellaneous	0
Total Expenditures	\$ 489,445
Excess / (Shortfall)	\$ -

2014A-2	FISCAL YEAR 2024/2025 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	104,580
Direct Bill Assessments - WCI	0
Total Revenues	\$ 104,580
EXPENDITURES	
Principal Payments	50,000
Interest Payments	54,580
Miscellaneous	0
Total Expenditures	\$ 104,580
Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/24 =	\$4,220,000

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	Nov 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/24 =	\$890,000

2014 B	FISCAL YEAR 2024/2025 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

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
October 1, 2024 - September 30, 2025

2018 A-1 & A-2

	FISCAL YEAR
	2024/2025
	<u>ANNUAL BUDGET</u>
REVENUES	
Net On Roll Assessments	2,528,226
Total Revenues	\$ 2,528,226
EXPENDITURES	
Principal Payments A-1	1,210,000
Interest Payments A-1	588,234
Principal Payments A-2	390,000
Interest Payments A-2	289,794
Miscellaneous / Prepayment	50,198
Total Expenditures	\$ 2,528,226
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 1-1-24 =	\$18,750,000

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 1-1-24 =	\$6,470,000

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

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	14,479.37	71,280.00	85,759.37
A	40' SF	365	22,020.71	136,145.00	158,165.71
A	40' SF - PO	2	120.66	0.00	120.66
A	45' SF	269	16,228.96	104,910.00	121,138.96
A	45' SF / Villa *	6	361.98	2,340.00	2,701.98
A	45' SF - PO	1	60.33	0.00	60.33
A	52' SF	564	34,026.53	232,932.00	266,958.53
A	52' SF - PO	1	60.33	0.00	60.33
A	62' SF	33	1,990.91	14,949.00	16,939.91
Total		1,481	89,349.80	562,556.00	651,905.80

ON ROLL GROSS PER UNIT TOTAL
\$ 357.33
\$ 433.33
\$ 60.33
\$ 450.33
\$ 450.33
\$ 60.33
\$ 473.33
\$ 60.33
\$ 513.33

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	14,479.37	71,280.00	85,759.37
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	16,228.96	104,910.00	121,138.96
A	45' SF / Villa *	6	361.98	2,340.00	2,701.98
A	45' SF - PO	1	60.33	0.00	60.33
A	52' SF	247	14,901.69	102,011.00	116,912.69
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,990.91	14,949.00	16,939.91
Total		796	48,023.25	295,490.00	343,513.25

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	22,020.71	136,145.00	158,165.71
A	40' SF - PO	2	120.66	0.00	120.66
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	19,124.84	130,921.00	150,045.84
A	52' SF - PO	1	60.33	0.00	60.33
A	62' SF	0	0.00	0.00	0.00
Total		685	41,326.54	267,066.00	308,392.54

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 2024/2025
October 1, 2024 - September 30, 2025**

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	6,345.85	84,216.00	90,561.85	\$ 1,372.15
B	MF - (3)	36	3,461.37	36,180.00	39,641.37	\$ 1,101.15
B	SF 42' - (1)	185	17,787.61	90,280.00	108,067.61	\$ 584.15
B	SF 42' - (3)	39	3,749.82	39,195.00	42,944.82	\$ 1,101.15
B	SF 42' - (5)	1	96.15	0.00	96.15	\$ 96.15
B	SF 55' - (1)	230	22,114.32	150,420.00	172,534.32	\$ 750.15
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,826.60	71,284.00	78,110.60	\$ 1,100.15
B	SF 55' - (5)	2	192.30	0.00	192.30	\$ 96.15
B	SF 67' - (1)	130	12,499.40	103,480.00	115,979.40	\$ 892.15
B	SF 67' - (2)	38	3,653.67	48,488.00	52,141.67	\$ 1,372.15
B	SF 67' - (3)	90	8,653.43	90,360.00	99,013.43	\$ 1,100.15
B	SF 67' - (4)	33	3,172.92	47,784.00	50,956.92	\$ 1,544.15
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,269.07	49,164.00	52,433.07	\$ 1,542.15
B	SF 75' - (3)	3	288.45	3,522.00	3,810.45	\$ 1,270.15
B	SF 75' - (4)	27	2,596.03	41,364.00	43,960.03	\$ 1,628.15
Total		985	94,707	855,737	950,444	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	10,344.39	21,414.00	31,758.39	\$ 738.57
D/E	MF - (2)	123	29,589.77	156,948.00	186,537.77	\$ 1,516.57
D/E	MF - (3)	27	6,495.32	27,135.00	33,630.32	\$ 1,245.57
D/E	MF - (4)	27	6,495.32	39,096.00	45,591.32	\$ 1,688.57
D/E	SF 55' - (1)	78	18,764.25	51,012.00	69,776.25	\$ 894.57
D/E	SF 55' - (2)	126	30,311.48	160,776.00	191,087.48	\$ 1,516.57
D/E	SF 55' - (3)	46	11,066.09	46,184.00	57,250.09	\$ 1,244.57
D/E	SF 67' - (1)	96	23,094.46	76,416.00	99,510.46	\$ 1,036.57
D/E	SF 67' - (2)	101	24,297.29	128,876.00	153,173.29	\$ 1,516.57
D/E	SF 67' - (3)	53	12,750.07	53,212.00	65,962.07	\$ 1,244.57
D/E	SF 67' - (4)	30	7,217.02	43,440.00	50,657.02	\$ 1,688.57
D/E	SF 67' - (5)	3	721.70	0.00	721.70	\$ 240.57
D/E	SF 75' - (1)	57	13,712.33	50,673.00	64,385.33	\$ 1,129.57
D/E	SF 75' - (2)	77	18,523.68	111,342.00	129,865.68	\$ 1,686.57
D/E	SF 75' - (3)	27	6,495.32	31,698.00	38,193.32	\$ 1,414.57
D/E	SF 75' - (4)	39	9,382.12	59,748.00	69,130.12	\$ 1,772.57
D/E	SF 75' - (5)	1	240.57	0.00	240.57	\$ 240.57
Total		954	229,501	1,057,970	1,287,471	

- (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 2024/2025
 October 1, 2024 - September 30, 2025

LENNAR PARCEL

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

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	8,964.97	86,816.14
C	4 - plex	164	12,252.13	118,648.73
C	46' SF	62	4,631.90	55,749.04
C	52' SF	219	16,361.08	208,238.09
C	67' SF	129	9,637.35	149,324.03
Total		694	51,847	618,776

ON ROLL GROSS PER UNIT TOTAL	
\$	798.18
\$	798.18
\$	973.89
\$	1,025.57
\$	1,232.26

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	0	0.00	0.00
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		0	0	0

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

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	0	2
Total		151	148	2

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	65,666.32	123,556.00	189,222.32
G	Neighborhood Retail	21	4,192.71	21,850.00	26,042.71
H-1	Retail/ Commercial	11	2,509.54	11,900.00	14,409.54
H-2	RE Office	0	0.00	0.00	0.00
Total		148	72,369	157,306	229,675

ON ROLL GROSS TOTAL	
\$	189,222.32
\$	26,042.71
\$	14,409.54
\$	-

*
- remove in 24 - debt pre paid and land sold to fire station

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

Total Shared O&M Expenditures

\$ 322,163.00 A

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage						Assessment Per Unit		
Tract	Parcel	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	26.62%	\$ 85,776	\$ 89,350	1,481	\$ 57.92	\$ 60.33
2	B	669.06	332.43	336.63	25.43%	\$ 81,919	\$ 85,332	985	\$ 83.17	\$ 86.63
2	D/E	817.73	481.41	336.32	25.40%	\$ 81,843	\$ 85,253	954	\$ 85.79	\$ 89.36
2	C	259.16	83.39	175.77	13.28%	\$ 42,774	\$ 44,556	694	\$ 61.63	\$ 64.20
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 292,311	\$ 304,491	4,114		
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	7.27%	\$ 23,418	\$ 24,393.24			
3	Neighborhood Retail-G	21.06	4.52	16.54	1.25%	\$ 4,025	\$ 4,192.71			
4	Retail/ Commercial H-1	11.19	1.29	9.90	0.75%	\$ 2,409	\$ 2,509.54			
5	RE Off-H-2/ Fire Station	-	-	-	0.00%	\$ -	\$ -	remove in 24 - debt pre paid and land sold to fire station		
Total Non-Residential Land Uses		148.48	25.81	122.67	9.27%	\$ 29,852	\$ 31,095			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 322,163	\$ 335,586			

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 594,025.00	\$ 598,173.89	99.306%	

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	\$ 723.47	\$ 86,816.14	-
PARCEL C - 4 - Plex	164	164	\$ 723.47	\$ 118,648.73	-
PARCEL C - 46' Single Family	62	62	\$ 899.18	\$ 55,749.04	-
PARCEL C - 52' Single Family	219	219	\$ 950.86	\$ 208,238.09	-
PARCEL C - 67' Single Family	129	129	\$ 1,157.55	\$ 149,324.03	-
Grand Total	694	694		\$ 618,776.04	\$ -

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

Gross MADs when all platted	\$2,633,569
------------------------------------	--------------------

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	0	0		0
Other Land Use Total				157,306		
GRAND TOTAL				2,633,569	0	2,633,569

- (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 2024/2025
October 1, 2024 - September 30, 2025

Parcel	Product Type	Gross Fiscal Year 2023/2024 On Roll Assessment Per Unit	Gross Fiscal Year 2024/2025 On Roll Assessment Per Unit
GL Homes			
A	Villa / Townhome	\$357.51	\$357.33
A	40' SF	\$433.51	\$433.33
A	40' SF - PO	\$60.51	\$60.33
A	45' SF	\$450.51	\$450.33
A	45' SF / Villa *	\$450.51	\$450.33
A	45' SF - PO	\$60.51	\$60.33
A	52' SF	\$473.51	\$473.33
A	52' SF - PO	\$60.51	\$60.33
A	62' SF	\$513.51	\$513.33

* 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)	\$1,372.41	\$1,372.15
B	MF - (3)	\$1,101.41	\$1,101.15
B	SF 42' - (1)	\$584.41	\$584.15
B	SF 42' - (3)	\$1,101.41	\$1,101.15
B	SF 42' - (5)	\$96.41	\$96.15
B	SF 55' - (1)	\$750.41	\$750.15
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,100.41	\$1,100.15
B	SF 55' - (5)	\$96.41	\$96.15
B	SF 67' - (1)	\$892.41	\$892.15
B	SF 67' - (2)	\$1,372.41	\$1,372.15
B	SF 67' - (3)	\$1,100.41	\$1,100.15
B	SF 67' - (4)	\$1,544.41	\$1,544.15
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,542.41	\$1,542.15
B	SF 75' - (3)	\$1,270.41	\$1,270.15
B	SF 75' - (4)	\$1,628.41	\$1,628.15
D/E	MF - (1)	\$738.83	\$738.57
D/E	MF - (2)	\$1,516.83	\$1,516.57
D/E	MF - (3)	\$1,245.83	\$1,245.57
D/E	MF - (4)	\$1,688.83	\$1,688.57
D/E	SF 55' - (1)	\$894.83	\$894.57
D/E	SF 55' - (2)	\$1,516.83	\$1,516.57
D/E	SF 55' - (3)	\$1,244.83	\$1,244.57
D/E	SF 67' - (1)	\$1,036.83	\$1,036.57
D/E	SF 67' - (2)	\$1,516.83	\$1,516.57
D/E	SF 67' - (3)	\$1,244.83	\$1,244.57
D/E	SF 67' - (4)	\$1,688.83	\$1,688.57
D/E	SF 67' - (5)	\$240.83	\$240.57
D/E	SF 75' - (1)	\$1,129.83	\$1,129.57
D/E	SF 75' - (2)	\$1,686.83	\$1,686.57
D/E	SF 75' - (3)	\$1,414.83	\$1,414.57
D/E	SF 75' - (4)	\$1,772.83	\$1,772.57
D/E	SF 75' - (5)	\$240.83	\$240.57

- (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	\$798.30	\$798.18
C	4 - Plex	\$798.30	\$798.18
C	46' SF	\$973.99	\$973.89
C	52' SF	\$1,025.66	\$1,025.57
C	67' SF	\$1,232.34	\$1,232.26

Others			
D/E	Golf Course	\$189,294.95	\$189,222.32
G	Neighborhood Retail	\$26,055.19	\$26,042.71
H-1	Retail/ Commercial	\$14,417.01	\$14,409.54
H-2	RE Office	\$3,127.98	\$0.00

ARBORWOOD (SOMERSET PHASE)
LAKE BANK INSPECTION REPORT
MARCH 2024

PREPARED FOR:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL DISTRICT SERVICES, INC.
27499 RIVERVIEW CENTER BLVD, SUITE 253
BONITA SPRINGS, FL 34134

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Arborwood Stormwater Management System (SWMS), an inspection of the SWMS was performed in March of 2024. Inspections included field observations of all lake banks within the Somerset Phase of the Arborwood SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Arborwood, Lee County, FL
- SFWMD Master Permit No.: 36-04853-P
- Dates of Inspection:
 - Lake Banks: March 2024 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION

Field observation of the lakes within the Somerset Phase of the Arborwood SWMS was performed in March 2024. All lakes within the Somerset Phase were inspected. Lake stabilization consists of grassed shorelines at varying slopes.

Within the Somerset Phase of the SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure, and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). Exhibit A also includes recommended solutions to shorelines with “extensive erosion” such as compacted fill and sod, or drainage improvements. The exhibit also identifies reference numbers for photographs which are included as Exhibit B to this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the dry season.

SUMMARY

It is also recommended that continuing inspections of The Arborwood SWMS be performed to monitor the condition of the SWMS. A SWMS of this nature requires continuing maintenance to ensure functionality of the system, and inspections by a registered professional engineer are integral to identify problem areas and/or confirm that the system is functioning adequately.

EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT



SOMERSET PROPERTY
BOUNDARY

SHEET 3

SOMERSET PROPERTY
BOUNDARY

SHEET 1

SHEET 2

LEGEND

- EXTENSIVE EROSION
- MINOR EROSION
- SATISFACTORY
- DRAINAGE IMPROVEMENTS
- FILL AND SOIL REQUIRED





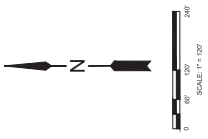
LEGEND

	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND CDD REQUIRED

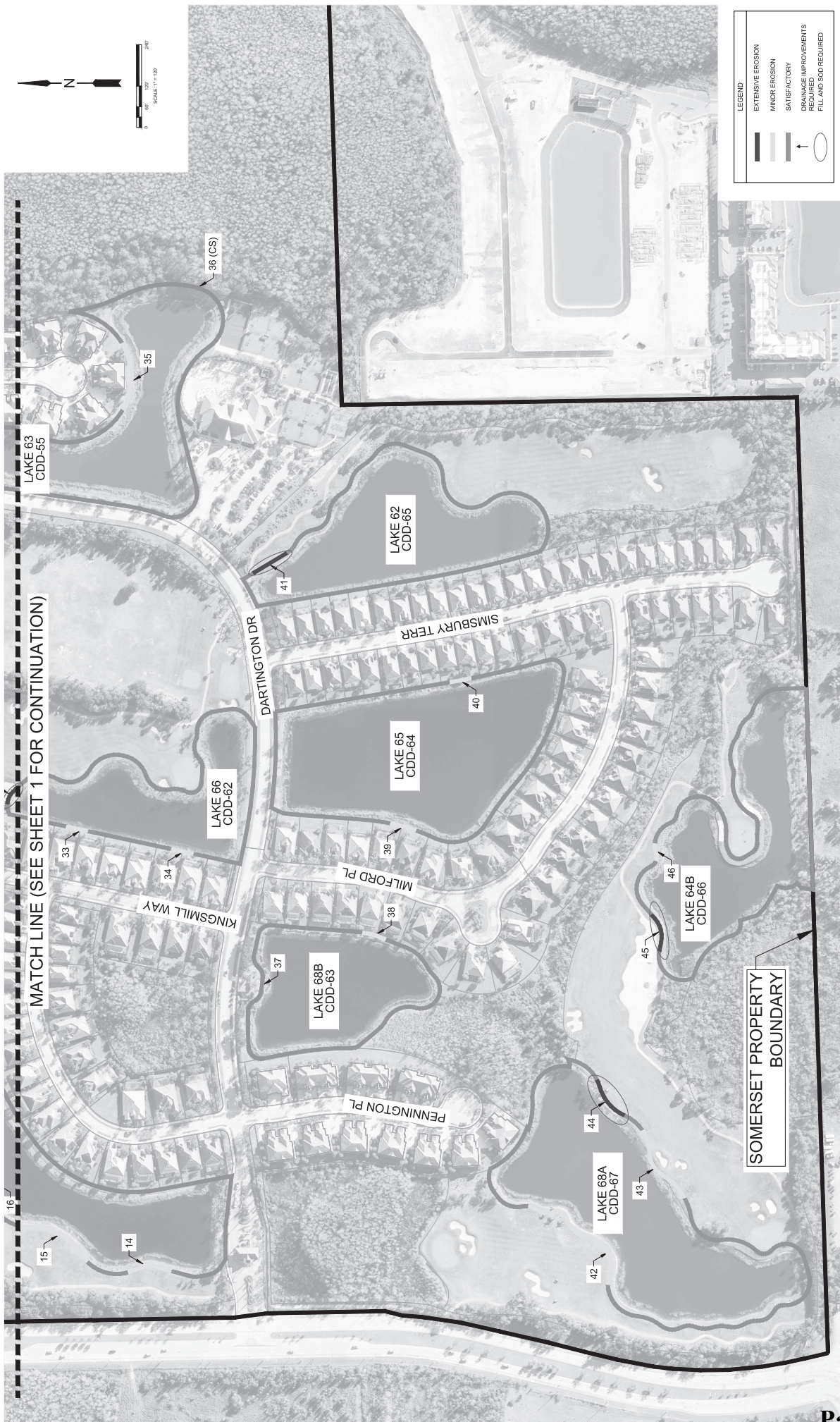


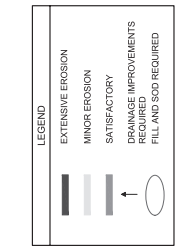
MATCH LINE (SEE SHEET 3 FOR CONTINUATION)

MATCH LINE (SEE SHEET 2 FOR CONTINUATION)



LEGEND	
	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND SO2 REQUIRED





MATCH LINE (SEE SHEET 1 FOR CONTINUATION)

SOMERSET PROPERTY BOUNDARY

ARBORWOOD (BRIDGETOWN PHASE)
LAKE BANK INSPECTION REPORT
MARCH 2024

PREPARED FOR:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL DISTRICT SERVICES, INC.
27499 RIVERVIEW CENTER BLVD, SUITE 253
BONITA SPRINGS, FL 34134

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Arborwood Stormwater Management System (SWMS), an inspection of the SWMS was performed in March of 2024. Inspections included field observations of all lake banks within the Bridgetown Phase of the Arborwood SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Arborwood, Lee County, FL
- SFWMD Master Permit No.: 36-04853-P
- Dates of Inspection:
 - Lake Banks: March 2024 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION

Field observation of the lakes within the Bridgetown Phase of the Arborwood SWMS was performed in March 2024. All lakes within the Bridgetown Phase were inspected. Lake stabilization consists of grassed shorelines at varying slopes.

Within the Bridgetown Phase of the SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure, and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

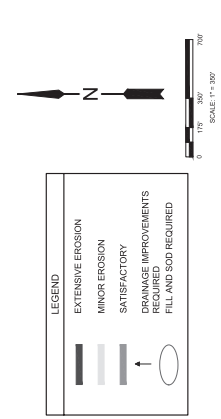
Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). Exhibit A also includes recommended solutions to shorelines with “extensive erosion” such as compacted fill and sod, or drainage improvements. The exhibit also identifies reference numbers for photographs which are included as Exhibit B to this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the dry season.

SUMMARY

It is also recommended that continuing inspections of the Arborwood SWMS be performed to monitor the condition of the SWMS. A SWMS of this nature requires continuing maintenance to ensure functionality of the system, and inspections by a registered professional engineer are integral to identify problem areas and/or confirm that the system is functioning adequately.

EXHIBIT A

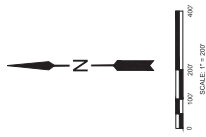
LAKE SUMMARY AND IDENTIFICATION EXHIBIT



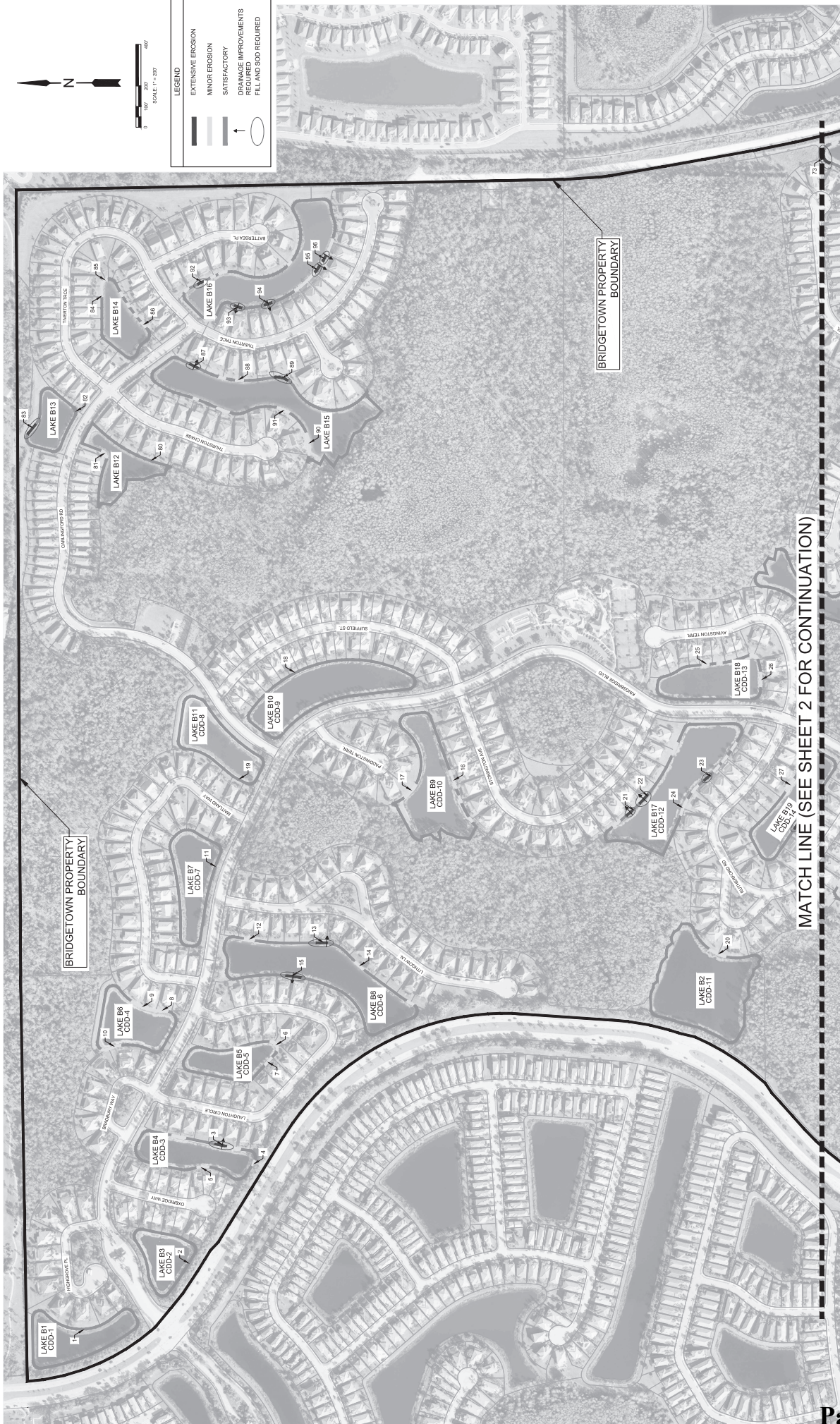
ARBORWOOD CDD

BRIDGETOWN MASTER LAKE BANK INSPECTION EXHIBIT

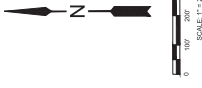




LEGEND	
	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND SO2 REQUIRED



ARBORWOOD CDD
BRIDGETOWN LAKE BANK INSPECTION EXHIBIT



LEGEND	
	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND SOIL REQUIRED



Arborwood Community Development District
Budget vs. Actual
October 2023 through March 2024

	<u>Oct '23 - Mar 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments	523,461.25	539,375.00	-15,913.75	97.05%
01-3812 · Debt Assessments (2018)	2,556,034.65	2,633,569.00	-77,534.35	97.06%
01-3818 · Debt Assessments (2014A-1)	600,467.90	618,715.00	-18,247.10	97.05%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,449,905.90	-2,528,226.00	78,320.10	96.9%
01-3829 · Debt Asses-Pd To Trustee-2014	-575,536.20	-593,966.00	18,429.80	96.9%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-141,054.43	-151,642.00	10,587.57	93.02%
01-9400 · Other Revenue	0.00	18,000.00	-18,000.00	0.0%
Total Income	501,752.27	525,825.00	-24,072.73	95.42%
Expense				
01-1130 · Payroll Tax Expense	306.00	880.00	-574.00	34.77%
01-1131 · Supervisor Fees	4,000.00	11,000.00	-7,000.00	36.36%
01-1310 · Engineering	3,090.46	50,000.00	-46,909.54	6.18%
01-1311 · Management Fees	19,860.00	39,720.00	-19,860.00	50.0%
01-1313 · Website Management	999.96	2,000.00	-1,000.04	50.0%
01-1315 · Legal Fees	3,923.00	22,000.00	-18,077.00	17.83%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,350.00	-5,350.00	0.0%
01-1330 · Arbitrage Rebate Fee	500.00	2,000.00	-1,500.00	25.0%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	12,466.00	12,000.00	466.00	103.88%
01-1480 · Legal Advertisements	917.22	5,500.00	-4,582.78	16.68%
01-1512 · Miscellaneous	1,092.24	3,300.00	-2,207.76	33.1%
01-1513 · Postage and Delivery	335.22	1,150.00	-814.78	29.15%
01-1514 · Office Supplies	306.75	2,300.00	-1,993.25	13.34%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	12,738.75	30,000.00	-17,261.25	42.46%
01-1743 · Continuing Disclosure Fee	0.00	4,000.00	-4,000.00	0.0%
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	6,000.00	6,000.00	0.00	100.0%

**Arborwood Community Development District
Budget vs. Actual
October 2023 through March 2024**

	<u>Oct '23 - Mar 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	10,081.05	22,000.00	-11,918.95	45.82%
01-1820 · Panther Mitigation Mnt-Exotics	0.00	80,000.00	-80,000.00	0.0%
01-1822 · Street Lighting-Utility & Maint	76,888.20	10,000.00	66,888.20	768.88%
01-1824 · Field Inspector - Somerset Only	12,067.84	25,500.00	-13,432.16	47.33%
01-1825 · Lake Maintenance-Somerset Only	23,494.68	46,100.00	-22,605.32	50.97%
01-1826 · Preserve Maint - Somerset Only	18,250.00	35,000.00	-16,750.00	52.14%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
01-1829 · Lake Bank Erosion Mte(Somerset)	0.00	45,000.00	-45,000.00	0.0%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	0.00	20,000.00	-20,000.00	0.0%
01-1831 · Strmwtr Drains Ins (Bridgetown)	0.00	2,500.00	-2,500.00	0.0%
01-1839 · Lake Bank Inspection-Somerset	4,500.00	6,500.00	-2,000.00	69.23%
01-1840 · Lake Bank Inspection-Bridgetown	4,500.00	6,500.00	-2,000.00	69.23%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	<u>216,492.37</u>	<u>525,825.00</u>	<u>-309,332.63</u>	<u>41.17%</u>
Net Income	<u>285,259.90</u>	<u>0.00</u>	<u>285,259.90</u>	<u>100.0%</u>

Note: Street Lighting - Utility & Maintenance Includes \$74,590 Expenditure which was almost entirely covered by Fiscal Year 2022/2023 Insurance Claim Reimbursements.

Bank Balance As Of 3/31/24	\$ 764,671.48
Accounts Payable As Of 3/31/24	\$ 50,417.18
Other Assets As Of 3/31/24	\$ -
Total Fund Balance As Of 3/31/24	\$ 714,254.30

Series 2014A-1 Bond Balance As Of 3/31/24	\$ 4,220,000.00
Series 2014A-2 Bond Balance As Of 3/31/24	\$ 890,000.00
Series 2018A-1 Bond Balance As Of 3/31/24	\$ 18,750,000.00
<u>Series 2018A-2 Bond Balance As Of 3/31/24</u>	<u>\$ 6,470,000.00</u>
Total Bond Balance As Of 3/31/24	\$ 30,330,000.00