



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 19, 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 & PUBLIC HEARING
August 19, 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. July 15, 2024 Regular Board Meeting.....Page 2

G. Public Hearing

1. Proof of Publication.....Page 5

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6

4. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Assessment Roll.....Page 27

H. Old Business

1. Status of Pulte Parcel Transfer

2. Update on Traffic Study

3. Update on the Dragonfly Repairs

I. New Business

1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 31

2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives.....Page 33

3. Consider Approval of Proposal for Golf Course Erosion Repairs.....Page 36

J. Administrative Matters

1. Manager’s Report

a. Financials.....Page 44

2. Attorney’s Report

3. Engineer Report

4. Field Inspectors Report

5. Preserves Compliance Updates

K. Board Members Comments

L. Adjourn

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED
BUDGET(S); 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 and regular meeting as follows:

DATE: August 19, 2024

TIME: 9:00 a.m.

LOCATION: Amenity Center Community Room, Somerset at the Plantation

10401 Dartington Drive

Fort Myers, Florida, 33913

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (Proposed Budget). A regular Board meeting of the District will also be held at the above 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, at 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, Ph: 239-444-5790 (District Managers Office), during normal business hours, or by visiting the Districts 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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and 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 Managers 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.

District Manager

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org

7/30, 8/6/2410418899

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 15, 2024**

A. CALL TO ORDER

The July 15, 2024, Regular Board Meeting of the Arborwood Community Development District (the “District”) was called to order at 9:01 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 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	Jeff Gordish	Present
Vice Chairperson	Karin Hagen	Present
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present via phone
Supervisor	Christopher Anderson	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	Special District Services, Inc.

Also present was Bethany Brosious of Passarella & Associates.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There was a consensus of the Board to add Flow Way Drainage and Golf Course Ponds under New Business.

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. June 17, 2024, Regular Board Meeting

The June 17, 2024, Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously approving the June 17, 2024, Regular Board Meeting minutes, as presented.

H. OLD BUSINESS

1. Discussion Regarding Sewer Viewer for Drainage Pipe Inspection

There was no update at this time.

2. Status of Dragonfly Bank Repairs

Mr. Lorenz presented a quote from Dragonfly in the amount of \$9,087 to repair the repairs that washed out during the rain.

A **MOTION** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously authorizing District staff to coordinate and execute a contract or amendment with Dragonfly in the amount of \$9,087 to complete the repairs.

3. Status of Pulte Parcel Transfer and Conditions for Acceptance

Mr. Haber advised that five lakes had deeds ready for conveyance. A photo ID is needed from the entity accepting the parcels. Mr. Gordish will send his ID to Mr. Haber for parcel acceptance for the District.

Parcel CCCCCC was a property appraiser mistake and should already be updated.

The CDD has declined acceptance of the long thin parcel and Pulte is looking at other possible entities.

H. NEW BUSINESS

The flow way is congested and has torpedo grass. Solitude has treated but due to the rainy season the water level is high and will require another treatment once the water recedes. Ryan Lorenz will visit the flow way and provide feedback at the next meeting.

Mr. Gordish met with Mike Fasey from the golf course. The golf course often takes care of the repairs themselves. There is an area with erosion that will possibly require a catch basin. Mr. Lorenz will inspect and have a proposal at the next meeting.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

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

It was noted that the next meeting was scheduled for August 19, 2024, and would include the public hearing on the budget.

2. Attorney's Report

Mr. Haber had nothing further to report but was available for questions. The Board had no questions at this time.

3. Engineer's Report

Mr. Lorenz advised that he had been communicating with the City regarding the traffic monitoring report. An update will be provided at the next meeting.

4. Field Inspector's Report

Mr. Hirniak advised that the stormwater system was working as intended. The year-to-date rain is currently at 41-inches. Typical for this time of year is 26-inches.

5. Preserves Compliance Report

Woods and Wetlands reported that the treatments had been completed. Passarella will inspect and follow-up if required.

The panther parcel treatment has been completed and will be checked.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously adjourning the Regular Board Meeting at 953 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
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District Manager

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org

7/30, 8/6/2410418899

RESOLUTION 2024-04
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.
- b. 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, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 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 this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2024.

ATTEST:

**ARBORWOOD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Arborwood
Community Development District

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

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- 8 FINAL DEBT SERVICE FUND BUDGET - 2014 BOND
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- 15 2014 BOND METHODOLOGY
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- 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 the

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.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

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.

1

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.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

- 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)**
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%

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

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	527,357
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0
DEBT ON ROLL ASSESSMENT	3,252,345
DEBT DIRECT BILL ASSESSMENT - LENNAR	0
OTHER INCOME / CARRYOVER BALANCE	15,000
Total Revenues	\$ 3,794,702
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	0
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)	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500
Total Expenditures	\$ 521,263
EXCESS / (SHORTFALL)	\$ 3,273,439
DEBT PAYMENTS (2014)	(594,025)
DEBT PAYMENTS (2018)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 151,188
DISCOUNTS FOR EARLY PAYMENTS	(151,188)
NET EXCESS / (SHORTFALL)	\$ -

FINAL 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	527,357	0	0	0	527,357
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	15,000	0	0	0	15,000
Total Revenues	\$ 542,357	\$ 618,776	\$ -	\$ 2,633,569	\$ 3,794,702
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	0	0	0	0	0
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)	7,500	0	0	0	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
Total Expenditures	\$ 521,263	\$ -	\$ -	\$ -	\$ 521,263
EXCESS / (SHORTFALL)					
	\$ 21,094	\$ 618,776	\$ -	\$ 2,633,569	\$ 3,273,439
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	\$ 21,094	\$ 24,751	\$ -	\$ 105,343	\$ 151,188
DISCOUNTS FOR EARLY PAYMENTS	(21,094)	(24,751)	-	(105,343)	(151,188)
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	527,357	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	15,000	Carryover Funds Being Used To Reduce Assessments
	Total Revenues	\$ 3,829,634	\$ 3,809,057	\$ 3,794,702	
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	ENVIROMENTAL 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	0	
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	7,500	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	6,500	
	Total Expenditures	462,330	535,825	521,263	
	EXCESS / (SHORTFALL)	\$ 3,367,304	\$ 3,273,232	\$ 3,273,439	
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	\$ 151,188	
49	DISCOUNTS FOR EARLY PAYMENTS	(143,131)	(151,642)	(151,188)	Higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ 116,418	\$ (602)	\$ -	

* Un-audited figures

FINAL 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	527,357
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	18,000	15,000
Total Revenues	\$ 556,773	\$ 542,357
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	0
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	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	6,500
Total Expenditures	\$ 535,825	\$ 521,263
EXCESS / (SHORTFALL)	\$ 20,948	\$ 21,094
DISCOUNTS FOR EARLY PAYMENTS	(21,551)	(21,094)
NET EXCESS / (SHORTFALL)	\$ (603)	\$ -

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

FINAL 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

FINAL 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
	ANNUAL BUDGET
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	13,805.21	71,280.00	85,085.21
A	40' SF	365	20,995.42	136,145.00	157,140.42
A	40' SF - PO	2	115.04	0.00	115.04
A	45' SF	269	15,473.34	104,910.00	120,383.34
A	45' SF / Villa *	6	345.13	2,340.00	2,685.13
A	45' SF - PO	1	57.52	0.00	57.52
A	52' SF	564	32,442.24	232,932.00	265,374.24
A	52' SF - PO	1	57.52	0.00	57.52
A	62' SF	33	1,898.22	14,949.00	16,847.22
Total		1,481	85,189.64	562,556.00	647,745.64

ON ROLL GROSS PER UNIT TOTAL
\$ 354.52
\$ 430.52
\$ 57.52
\$ 447.52
\$ 447.52
\$ 57.52
\$ 470.52
\$ 57.52
\$ 510.52

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	13,805.21	71,280.00	85,085.21
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	15,473.34	104,910.00	120,383.34
A	45' SF / Villa *	6	345.13	2,340.00	2,685.13
A	45' SF - PO	1	57.52	0.00	57.52
A	52' SF	247	14,207.86	102,011.00	116,218.86
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,898.22	14,949.00	16,847.22
Total		796	45,787.28	295,490.00	341,277.28

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	20,995.42	136,145.00	157,140.42
A	40' SF - PO	2	115.04	0.00	115.04
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	18,234.38	130,921.00	149,155.38
A	52' SF - PO	1	57.52	0.00	57.52
A	62' SF	0	0.00	0.00	0.00
Total		685	39,402.37	267,066.00	306,468.37

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	6,358.82	84,216.00	90,574.82	\$ 1,372.35
B	MF - (3)	36	3,468.45	36,180.00	39,648.45	\$ 1,101.35
B	SF 42' - (1)	185	17,823.97	90,280.00	108,103.97	\$ 584.35
B	SF 42' - (3)	39	3,757.48	39,195.00	42,952.48	\$ 1,101.35
B	SF 42' - (5)	1	96.35	0.00	96.35	\$ 96.35
B	SF 55' - (1)	230	22,159.53	150,420.00	172,579.53	\$ 750.35
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,840.55	71,284.00	78,124.55	\$ 1,100.35
B	SF 55' - (5)	2	192.69	0.00	192.69	\$ 96.35
B	SF 67' - (1)	130	12,524.95	103,480.00	116,004.95	\$ 892.35
B	SF 67' - (2)	38	3,661.14	48,488.00	52,149.14	\$ 1,372.35
B	SF 67' - (3)	90	8,671.12	90,360.00	99,031.12	\$ 1,100.35
B	SF 67' - (4)	33	3,179.41	47,784.00	50,963.41	\$ 1,544.35
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,275.76	49,164.00	52,439.76	\$ 1,542.35
B	SF 75' - (3)	3	289.04	3,522.00	3,811.04	\$ 1,270.35
B	SF 75' - (4)	27	2,601.34	41,364.00	43,965.34	\$ 1,628.35
Total		985	94,901	855,737	950,638	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	10,201.98	21,414.00	31,615.98	\$ 735.26
D/E	MF - (2)	123	29,182.42	156,948.00	186,130.42	\$ 1,513.26
D/E	MF - (3)	27	6,405.90	27,135.00	33,540.90	\$ 1,242.26
D/E	MF - (4)	27	6,405.90	39,096.00	45,501.90	\$ 1,685.26
D/E	SF 55' - (1)	78	18,505.92	51,012.00	69,517.92	\$ 891.26
D/E	SF 55' - (2)	126	29,894.18	160,776.00	190,670.18	\$ 1,513.26
D/E	SF 55' - (3)	46	10,913.75	46,184.00	57,097.75	\$ 1,241.26
D/E	SF 67' - (1)	96	22,776.52	76,416.00	99,192.52	\$ 1,033.26
D/E	SF 67' - (2)	101	23,962.80	128,876.00	152,838.80	\$ 1,513.26
D/E	SF 67' - (3)	53	12,574.54	53,212.00	65,786.54	\$ 1,241.26
D/E	SF 67' - (4)	30	7,117.66	43,440.00	50,557.66	\$ 1,685.26
D/E	SF 67' - (5)	3	711.77	0.00	711.77	\$ 237.26
D/E	SF 75' - (1)	57	13,523.56	50,673.00	64,196.56	\$ 1,126.26
D/E	SF 75' - (2)	77	18,268.67	111,342.00	129,610.67	\$ 1,683.26
D/E	SF 75' - (3)	27	6,405.90	31,698.00	38,103.90	\$ 1,411.26
D/E	SF 75' - (4)	39	9,252.96	59,748.00	69,000.96	\$ 1,769.26
D/E	SF 75' - (5)	1	237.26	0.00	237.26	\$ 237.26
Total		954	226,342	1,057,970	1,284,312	

- (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	8,606.26	86,816.14
C	4 - plex	164	11,761.89	118,648.73
C	46' SF	62	4,446.57	55,749.04
C	52' SF	219	15,706.43	208,238.09
C	67' SF	129	9,251.73	149,324.03
Total		694	49,773	618,776

ON ROLL GROSS PER UNIT TOTAL	
\$	795.19
\$	795.19
\$	970.90
\$	1,022.58
\$	1,229.27

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	64,762.31	123,556.00	188,318.31
G	Neighborhood Retail	21	3,997.49	21,850.00	25,847.49
H-1	Retail/ Commercial	11	2,392.70	11,900.00	14,292.70
H-2	RE Office	0	0.00	0.00	0.00
Total		148	71,152	157,306	228,458

ON ROLL GROSS TOTAL	
\$	188,318.31
\$	25,847.49
\$	14,292.70
\$	-

*
- 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

\$ 307,163.00 A

Allocation of Expenditures and Assessment Per Unit

		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%
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)
1	A	560.38	207.90	352.48	26.62%	\$ 81,782	\$ 85,190	1,481	\$ 55.22	\$ 57.52
2	B	669.06	332.43	336.63	25.43%	\$ 78,105	\$ 81,359	985	\$ 79.29	\$ 82.60
2	D/E	817.73	481.41	336.32	25.40%	\$ 78,033	\$ 81,284	954	\$ 81.80	\$ 85.20
2	C	259.16	83.39	175.77	13.28%	\$ 40,782	\$ 42,481	694	\$ 58.76	\$ 61.21
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 278,701	\$ 290,314	4,114		
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	7.27%	\$ 22,327	\$ 23,257.49			
3	Neighborhood Retail-G	21.06	4.52	16.54	1.25%	\$ 3,838	\$ 3,997.49			
4	Retail/ Commercial H-1	11.19	1.29	9.90	0.75%	\$ 2,297	\$ 2,392.70			
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%	\$ 28,462	\$ 29,648			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 307,163	\$ 319,961			

Total -Somerset Only- O&M Expenditures

\$ 179,100.00

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%	\$ 139,255	\$ 145,058	954	\$ 145.97	\$ 152.05
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	22.25%	\$ 39,845	\$ 41,505			
Totals		933.96	501.41	432.55	100.00%	\$ 179,100	\$ 186,563			

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

\$ 13,000.00

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%	\$ 13,000	\$ 13,542	985	\$ 13.20	\$ 13.75

**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	\$354.52
A	40' SF	\$433.51	\$430.52
A	40' SF - PO	\$60.51	\$57.52
A	45' SF	\$450.51	\$447.52
A	45' SF / Villa *	\$450.51	\$447.52
A	45' SF - PO	\$60.51	\$57.52
A	52' SF	\$473.51	\$470.52
A	52' SF - PO	\$60.51	\$57.52
A	62' SF	\$513.51	\$510.52

* 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	\$1,372.35
B	MF - (3)	\$1,101.41	\$1,101.35
B	SF 42' - (1)	\$584.41	\$584.35
B	SF 42' - (3)	\$1,101.41	\$1,101.35
B	SF 42' - (5)	\$96.41	\$96.35
B	SF 55' - (1)	\$750.41	\$750.35
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,100.41	\$1,100.35
B	SF 55' - (5)	\$96.41	\$96.35
B	SF 67' - (1)	\$892.41	\$892.35
B	SF 67' - (2)	\$1,372.41	\$1,372.35
B	SF 67' - (3)	\$1,100.41	\$1,100.35
B	SF 67' - (4)	\$1,544.41	\$1,544.35
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,542.41	\$1,542.35
B	SF 75' - (3)	\$1,270.41	\$1,270.35
B	SF 75' - (4)	\$1,628.41	\$1,628.35
D/E	MF - (1)	\$738.83	\$735.26
D/E	MF - (2)	\$1,516.83	\$1,513.26
D/E	MF - (3)	\$1,245.83	\$1,242.26
D/E	MF - (4)	\$1,688.83	\$1,685.26
D/E	SF 55' - (1)	\$894.83	\$891.26
D/E	SF 55' - (2)	\$1,516.83	\$1,513.26
D/E	SF 55' - (3)	\$1,244.83	\$1,241.26
D/E	SF 67' - (1)	\$1,036.83	\$1,033.26
D/E	SF 67' - (2)	\$1,516.83	\$1,513.26
D/E	SF 67' - (3)	\$1,244.83	\$1,241.26
D/E	SF 67' - (4)	\$1,688.83	\$1,685.26
D/E	SF 67' - (5)	\$240.83	\$237.26
D/E	SF 75' - (1)	\$1,129.83	\$1,126.26
D/E	SF 75' - (2)	\$1,686.83	\$1,683.26
D/E	SF 75' - (3)	\$1,414.83	\$1,411.26
D/E	SF 75' - (4)	\$1,772.83	\$1,769.26
D/E	SF 75' - (5)	\$240.83	\$237.26

- (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	\$795.19
C	4 - Plex	\$798.30	\$795.19
C	46' SF	\$973.99	\$970.90
C	52' SF	\$1,025.66	\$1,022.58
C	67' SF	\$1,232.34	\$1,229.27

Others			
D/E	Golf Course	\$189,294.95	\$188,318.31
G	Neighborhood Retail	\$26,055.19	\$25,847.49
H-1	Retail/ Commercial	\$14,417.01	\$14,292.70
H-2	RE Office	\$3,127.98	\$0.00

RESOLUTION 2024-05
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); 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, 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** 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.

- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). 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 property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2025 and 50% due no later than September 30, 2025.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided,

however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2025 and 50% due no later than September 30, 2025.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: 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 District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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 upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**ARBORWOOD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of August, 2024.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 21, 2024
November 18, 2024
December 16, 2024
February 17, 2025
March 18, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025**

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

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

Date Thu 07/25/2024

Job #

Prepared By Caren Constantino

Weather

6:00 AM

68°

Clear

Wind: 0 MPH | Precipitation: .0" | Humidity: 91%

12:00 PM

89°

Partially cloudy

Wind: 1 MPH | Precipitation: .0" | Humidity: 50%

4:00 PM

93°

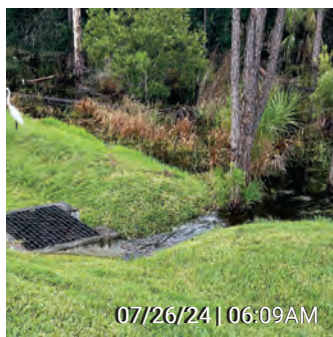
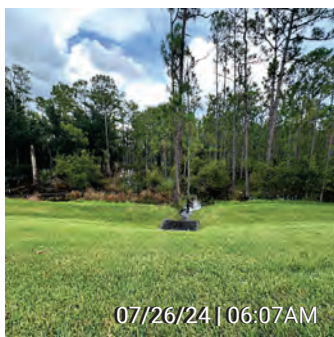
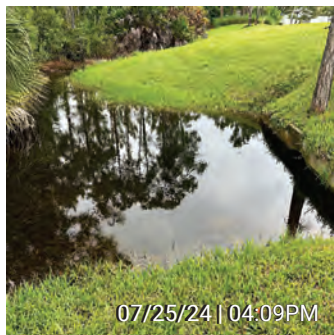
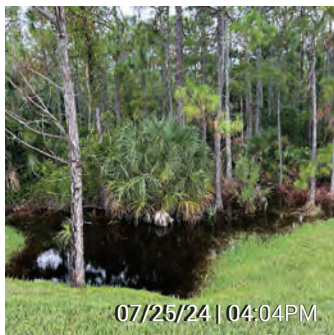
Partially cloudy

Wind: 9 MPH | Precipitation: .0" | Humidity: 41%

General Notes

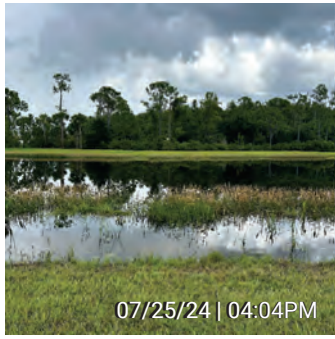
1. CS-B1 and Spreader Swale
 - Flow was observed
 - No visible obstructions present

Caren Constantino | 08/05/24 | 02:38PM



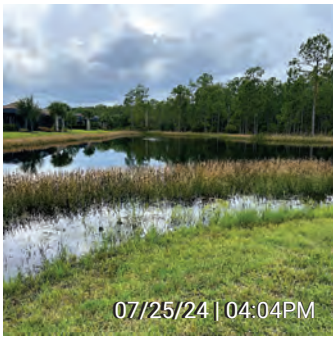
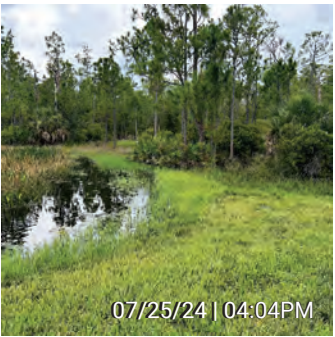
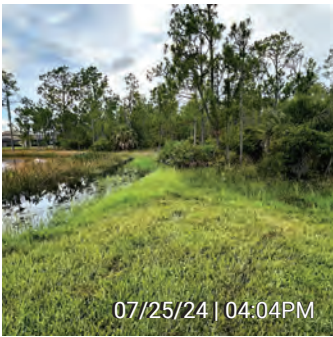
2. Lake B13

Caren Constantino | 08/05/24 | 02:02PM



3. Lake B12

Caren Constantino | 08/05/24 | 02:04PM



4. Lake B16

Caren Constantino | 08/05/24 | 02:06PM



07/25/24 | 04:09PM



07/26/24 | 05:59AM



07/26/24 | 05:59AM



08/05/24 | 02:06PM

5. Lake B15

Caren Constantino | 08/05/24 | 02:08PM



07/26/24 | 05:55AM



07/26/24 | 05:57AM



07/26/24 | 05:57AM



07/26/24 | 05:57AM



07/26/24 | 05:59AM



08/05/24 | 02:08PM

6. Lake B14

Caren Constantino | 08/05/24 | 02:10PM



07/26/24 | 05:55AM



07/26/24 | 05:55AM



07/26/24 | 05:55AM



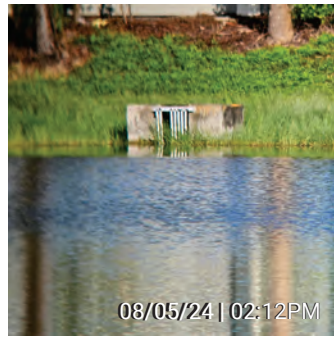
07/26/24 | 05:55AM



7. CS-B2

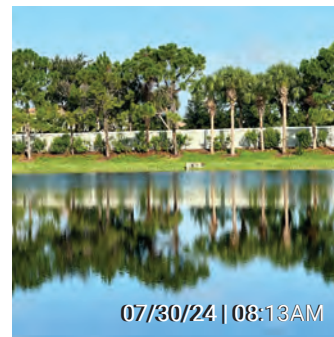
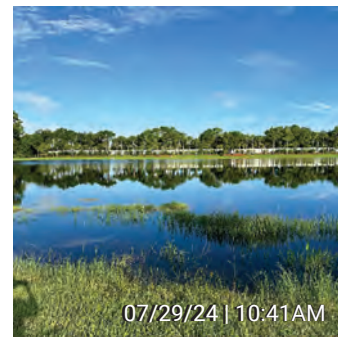
- Flow was observed
- No visible obstructions present

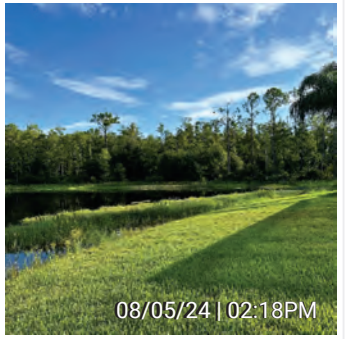
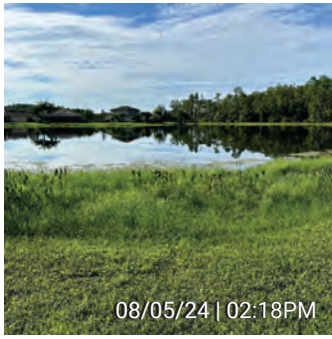
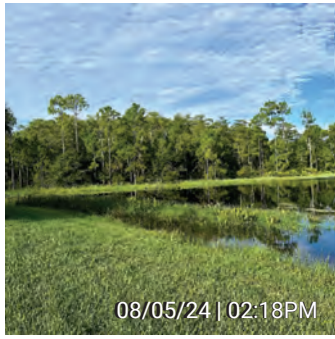
Caren Constantino | 08/05/24 | 02:31PM



8. Lake B2

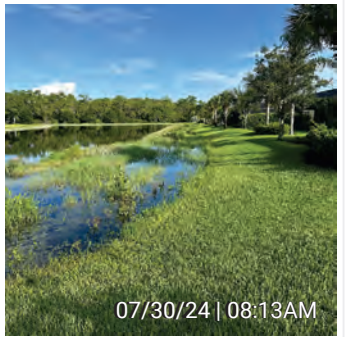
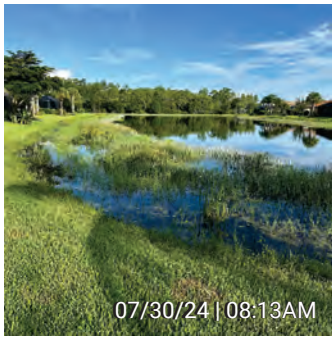
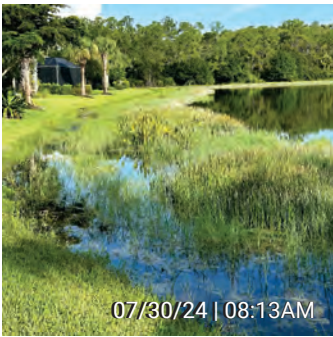
Caren Constantino | 08/05/24 | 02:21PM





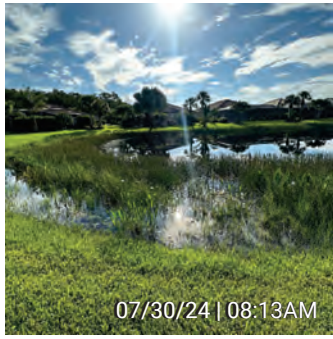
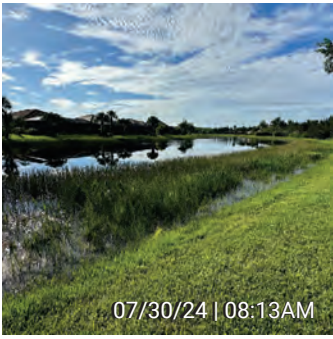
9. Lake B20

Caren Constantino | 08/05/24 | 02:26PM



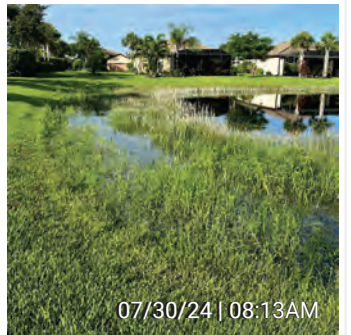
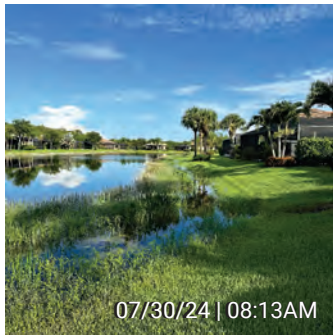
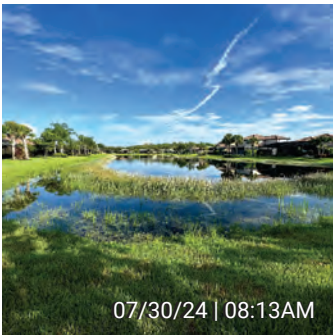
10. Lake B27

Caren Constantino | 08/05/24 | 02:36PM



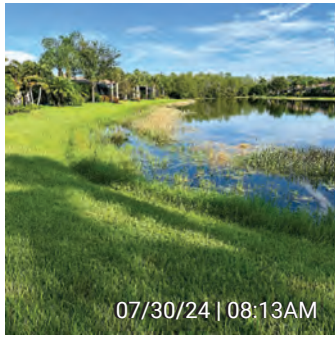
11. Lake B19

Caren Constantino | 08/05/24 | 02:27PM



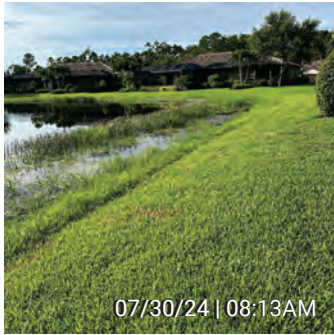
12. Lake B17

Caren Constantino | 08/05/24 | 02:35PM



13. Lake B18

Caren Constantino | 08/05/24 | 02:30PM





I, Caren Constantino, have reviewed and completed this report.

Caren Constantino | 08/05/24 | 02:37PM

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

	<u>Oct 23 - July 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments	539,278.28	539,375.00	-96.72	99.98%
01-3812 · Debt Assessments (2018)	2,633,363.15	2,633,569.00	-205.85	99.99%
01-3818 · Debt Assessments (2014)	618,634.30	618,715.00	-80.70	99.99%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,527,173.40	-2,528,226.00	1,052.60	99.96%
01-3829 · Debt Asses-Pd To Trustee-2014	-593,688.30	-593,966.00	277.70	99.95%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-141,142.24	-151,642.00	10,499.76	93.08%
01-9400 · Other Revenue	0.00	18,000.00	-18,000.00	0.0%
Total Income	517,556.79	525,825.00	-8,268.21	98.43%
Expense				
01-1130 · Payroll Tax Expense	612.00	880.00	-268.00	69.55%
01-1131 · Supervisor Fees	8,000.00	11,000.00	-3,000.00	72.73%
01-1310 · Engineering	5,293.03	50,000.00	-44,706.97	10.59%
01-1311 · Management Fees	33,100.00	39,720.00	-6,620.00	83.33%
01-1313 · Website Management	1,666.60	2,000.00	-333.40	83.33%
01-1315 · Legal Fees	6,131.50	22,000.00	-15,868.50	27.87%
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	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	12,371.00	12,000.00	371.00	103.09%
01-1480 · Legal Advertisements	1,985.16	5,500.00	-3,514.84	36.09%
01-1512 · Miscellaneous	2,206.32	3,300.00	-1,093.68	66.86%
01-1513 · Postage and Delivery	528.88	1,150.00	-621.12	45.99%
01-1514 · Office Supplies	632.65	2,300.00	-1,667.35	27.51%
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	3,000.00	4,000.00	-1,000.00	75.0%
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 July 2024**

	<u>Oct 23 - July 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	20,281.05	22,000.00	-1,718.95	92.19%
01-1820 · Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
01-1822 · Street Lighting-Utility & Maint	79,791.68	10,000.00	69,791.68	797.92%
01-1824 · Field Inspector - Somerset Only	19,987.36	25,500.00	-5,512.64	78.38%
01-1825 · Lake Maintenance-Somerset Only	39,464.92	46,100.00	-6,635.08	85.61%
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)	44,995.00	45,000.00	-5.00	99.99%
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	5,401.88	6,500.00	-1,098.12	83.11%
01-1840 · Lake Bank Inspection-Bridgetown	5,701.88	6,500.00	-798.12	87.72%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	<u>409,314.66</u>	<u>525,825.00</u>	<u>-116,510.34</u>	<u>77.84%</u>
Net Income	<u><u>108,242.13</u></u>	<u><u>0.00</u></u>	<u><u>108,242.13</u></u>	<u><u>100.0%</u></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 7/31/24	\$ 562,406.82
Accounts Payable As Of 7/31/24	\$ 24,929.87
Other Assets As Of 7/31/24	\$ -
Total Fund Balance As Of 7/31/24	\$ 537,476.95

Series 2014A-1 Bond Balance As Of 7/31/24	\$ 4,015,000.00
Series 2014A-2 Bond Balance As Of 7/31/24	\$ 470,000.00
Series 2018A-1 Bond Balance As Of 7/31/24	\$ 17,540,000.00
<u>Series 2018A-2 Bond Balance As Of 7/31/24</u>	<u>\$ 6,100,000.00</u>
Total Bond Balance As Of 7/31/24	\$ 28,125,000.00