



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 18, 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
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AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
November 18, 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. September 16, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update on Traffic Study
 - 2. Update on Golf Course Repairs
 - 3. Update on School Impact Fee Credits
- H. New Business
 - 1. Consider Resolution No. 2024-08 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 5
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 12
 - 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 November 18, 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 (www.arborwoodcdd.org) or by contacting the District Manager, Special District Services, at (941) 223-2475. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Meeting is asked to advise the District Office at least forty-eight (48) hours before the Meeting by contacting the District Manager at (561) 630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

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

District Manager

Arborwood Community

Development District

www.arborwoodcdd.org

No.10741509 Nov. 8, 2024

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 16, 2024**

A. CALL TO ORDER

The September 16, 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 September 7, 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	Absent

Staff members in attendance were:

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

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. August 19, 2024, Public Hearing & Regular Board Meeting

The August 19, 2024, Public Hearing & Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously approving the August 19, 2024, Public Hearing & Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update on Traffic Study

Mr. Lorenz advised that the last report had been completed in 2018, and some exemptions were given to the District in 2020 and 2022. At the last meeting there was discussion regarding using the City's traffic report. This option will not work as the City does not have a permanent count station on Treeline. There is a permanent count station on Daniels. Lee County might have a count station or traffic study. Mr. Lorenz has reached out to Nicole with Lee County and is awaiting a response with updates or directions.

2. Update on Dragonfly Repairs

Dragonfly is finishing the repairs this week and will submit the completion report within the next week. Mr. Lorenz will inspect after the report has been received.

The golf course had three areas of erosion previously approved by the Board (not to exceed \$5,000). Two areas of erosion have been remediated by the golf course, leaving one area for the District. Mr. Lorenz has reached out to Marsh Management for a quote to use sox for this repair. Mr. Lorenz will follow up on this quote this week.

H. NEW BUSINESS

1. Discussion Regarding School Impact Fee Credits

Mr. Haber briefed the Board that the District had received a response from KCS Plantation LLC regarding the school credits. The documentation appears to be adequate and was available for the Board to view. Mr. Haber will prepare correspondence in response.

A **MOTION** was made by Mr. Schrottenboer, seconded by Mr. Aycock and passed unanimously authorizing the assignment of \$458,216.69 of the Lee County School Impact Fee Credits to the Georgia Stock Revocable Trust.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

The financials were presented. The Somerset and Bridgetown balance were included, as requested.

After the last meeting an error was noticed with the meeting schedule. March 17 is the correct date, not the 18 as presented. This will maintain the 2nd Monday of the month meeting schedule .

2. Attorney's Report

Mr. Haber reported that he had been in contact with the property manager for the commercial lake. There have been discussions regarding an easement. The property manager has not followed up after the phone call.

3. Engineer's Report

Sewer Viewer will perform inspections around December. District staff is still working on the contract for execution.

During the meeting, the quote for the golf course bunker arrived. The cost for the sox would be \$5,775. This is \$775 over the amount previously approved by the Board for golf course repairs.

A **MOTION** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously authorizing \$5,575 to Marsh Management for sox to repair the golf course erosion.

The GIS map needs to be updated. Mr. Lorenz will have a proposal for same at the next meeting.

4. Field Inspector's Report

The storm water system is functioning as designed. There have been 17 inches of rain over the typical year to date average, with no major issues.

5. Preserves Compliance Report

As of this month all treatments and inspections have been completed. Woods and Wetlands came back to treat one area as requested. Woods and Wetlands has also been notified of the vines and will incorporate the vines into next year's treatments. The schedule for next year's treatments is currently being created.

J. BOARD MEMBER COMMENTS

Solitude uses chemicals to treat water that is then used on irrigation Mr. Hirniak will follow up with Solitude to confirm this is acceptable.

A discussion ensued regarding the Invocation school planned for Treeline.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Aycock, seconded by Ms. Hagen and passed unanimously adjourning the Regular Board Meeting at 10:00 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Arborwood Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2024.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Arborwood
Community Development District

**Amended Final Budget
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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AMENDED BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 AMENDED BUDGET	FISCAL YEAR 2023/2024 ACTUAL 10/1/2023 - 9/29/2024
REVENUES			
GENERAL FUND ON ROLL ASSESSMENT	538,203	539,344	539,344
GENERAL FUND DIRECT BILL ASSESSMENTS	1,150	0	0
DEBT ON ROLL ASSESSMENTS	3,243,209	3,252,397	3,252,397
DEBT DIRECT BILL ASSESSMENTS	11,111	0	0
INTEREST/MISCELLANEOUS GENERAL FUND	0	0	0
GENERAL FUND OTHER REVENUES / CARRY OVER	18,000	0	0
TOTAL REVENUES	\$ 3,811,673	\$ 3,791,741	\$ 3,791,741
EXPENDITURES			
PAYROLL TAX EXPENSE	880	749	749
SUPERVISOR FEES	11,000	9,800	9,800
ENGINEERING	50,000	10,000	7,621
MANAGEMENT	39,720	39,720	39,720
LEGAL	22,000	15,000	9,413
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,350	5,350	5,350
ARBITRAGE REBATE FEE	2,000	1,000	1,000
INSURANCE	12,000	12,371	12,371
LEGAL ADVERTISING	5,500	4,500	3,132
MISCELLANEOUS	3,300	3,300	2,772
POSTAGE	1,150	640	624
OFFICE SUPPLIES	2,300	850	800
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	30,000	12,739	12,739
CONTINUING DISCLOSURE FEE	4,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	300	300
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	500	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	6,000	6,000	6,000
DRI TRAFFIC MONITORING	10,000	5,000	0
MISCELLANEOUS MAINTENANCE	0	0	0
ENVIRONMENTAL CONSULTING - PASSARELLA	22,000	23,351	23,351
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	80,000	80,000
STREET LIGHTING - UTILITY & MAINTENANCE	10,000	82,000	79,792
CAPITAL OUTLAY - SMALL	1,000	500	0
FLOWWAY MAINTENANCE	4,600	1,500	0
PRESERVE MAINTENANCE - PARCEL C	7,000	7,000	7,000
LAKE MAINTENANCE - SOMERSET ONLY	46,100	47,450	47,450
LAKE BANK EROSION - SOMERSET ONLY	45,000	45,565	45,565
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	46,250	46,250
FIELD INSPECTOR (SOMERSET ONLY)	25,500	23,759	23,759
STORMWATER DRAINS INS & MAINT (SOMERSET ONLY)	20,000	5,000	0
LAKE BANK INSPECTION - (SOMERSET ONLY)	6,500	5,402	5,402
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,359	6,359
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	2,500	1,500	0
Total Expenditures	525,825	513,630	487,494
EXCESS / (SHORTFALL)	\$ 3,285,848	\$ 3,278,111	\$ 3,304,247
DEBT PAYMENTS (2014)	(593,966)	(593,764)	(593,764)
DEBT PAYMENTS (2018)	(2,530,626)	(2,527,497)	(2,527,497)
BALANCE	\$ 161,256	\$ 156,850	\$ 182,986
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(11,715)	(11,715)
DISCOUNTS FOR EARLY PAYMENTS	(151,256)	(141,142)	(141,142)
NET EXCESS / (SHORTFALL)	\$ -	\$ 3,993	\$ 30,129

Note: All Figures are Un-audited

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 AMENDED BUDGET	FISCAL YEAR 2023/2024 ACTUAL 10/1/2023 - 9/29/2024
REVENUES			
ON ROLL ASSESSMENTS	538,203	539,344	539,344
DIRECT BILL ASSESSMENTS	1,150	0	0
OTHER REVENUES / CARRY OVER	18,000	0	0
Total Revenues	\$ 557,353	\$ 539,344	\$ 539,344
EXPENDITURES			
PAYROLL TAX EXPENSE	880	749	749
SUPERVISOR FEES	11,000	9,800	9,800
ENGINEERING	50,000	10,000	7,621
MANAGEMENT	39,720	39,720	39,720
LEGAL	22,000	15,000	9,413
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,350	5,350	5,350
ARBITRAGE REBATE FEE	2,000	1,000	1,000
INSURANCE	12,000	12,371	12,371
LEGAL ADVERTISING	5,500	4,500	3,132
MISCELLANEOUS	3,300	3,300	2,772
POSTAGE	1,150	640	624
OFFICE SUPPLIES	2,300	850	800
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	30,000	12,739	12,739
CONTINUING DISCLOSURE FEE	4,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	300	300
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	500	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	6,000	6,000	6,000
DRI TRAFFIC MONITORING	10,000	5,000	0
MISCELLANEOUS MAINTENANCE	0	0	0
ENVIRONMENTAL CONSULTING - PASSARELLA	22,000	23,351	23,351
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	80,000	80,000
STREET LIGHTING - UTILITY & MAINTENANCE	10,000	82,000	79,792
CAPITAL OUTLAY - SMALL	1,000	500	0
FLOWWAY MAINTENANCE	4,600	1,500	0
PRESERVE MAINTENANCE - PARCEL C	7,000	7,000	7,000
LAKE MAINTENANCE - SOMERSET ONLY	46,100	47,450	47,450
LAKE BANK EROSION - SOMERSET ONLY	45,000	45,565	45,565
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	46,250	46,250
FIELD INSPECTOR (SOMERSET ONLY)	25,500	23,759	23,759
STORMWATER DRAINS INS (SOMERSET ONLY)	20,000	5,000	0
LAKE BANK INSPECTION (SOMERSET ONLY)	6,500	5,402	5,402
LAKE BANK INSPECTION (BRIDGETOWN ONLY)	6,500	6,359	6,359
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	2,500	1,500	0
Total Expenditures	525,825	513,630	487,494
EXCESS / (SHORTFALL)	\$ 31,528	\$ 25,714	\$ 51,850
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(1,172)	(1,172)
DISCOUNTS FOR EARLY PAYMENTS	(21,528)	(21,171)	(21,171)
NET EXCESS / (SHORTFALL)	\$ -	\$ 3,371	\$ 29,507

Note: All Figures are Un-audited

Fund Balance on 9/30/2023	\$ 429,235
Less Amended 2023/2024 Net Excess /(Shortfall)	\$ 3,371
Estimated Fund Balance on 9/30/2024	\$ 432,606

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

Series 2014A-1 Bond			
	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 AMENDED BUDGET	FISCAL YEAR 2023/2024 ACTUAL 10/1/2022 - 9/29/2023
REVENUES			
Net On Roll Assessments	489,108	488,982	488,982
Interest Income	0	46,817	46,817
Bond Prepayments	0	7,309	7,309
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 489,108	\$ 543,108	\$ 543,108
EXPENDITURES			
Principal Payments	205,000	205,000	205,000
Interest Payments	284,108	291,180	291,180
Principal Redemption	0	0	0
Miscellaneous	0	0	0
Total Expenditures	\$ 489,108	\$ 496,180	\$ 496,180
Excess / (Shortfall)	\$ -	\$ 46,928	\$ 46,928

Series 2014A-2 Bond			
	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 AMENDED BUDGET	FISCAL YEAR 2023/2024 ACTUAL 10/1/2022 - 9/29/2023
REVENUES			
Net On Roll Assessments	104,858	104,782	104,782
Interest Income	0	10,277	10,277
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 104,858	\$ 115,059	\$ 115,059
EXPENDITURES			
Principal Payments	45,000	45,000	45,000
Interest Payments	59,858	61,410	61,410
Principal Redemption	0	375,000	375,000
Miscellaneous	0	0	0
Total Expenditures	\$ 104,858	\$ 481,410	\$ 481,410
Excess / (Shortfall)	\$ -	\$ (366,351)	\$ (366,351)

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 & November 1st
Maturity Par Amount As Of 9/30/24 =	\$4,015,000

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Bifurcated Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Maturity Par Amount As Of 9/30/24 =	\$470,000

FUND BALANCE AS OF 9/30/23	\$1,166,532
FY 2023/2024 ACTIVITY	(\$319,423)
FUND BALANCE AS OF 9/30/24	\$847,109

Notes
Reserve Fund Balance = \$503,233*. Revenue Fund Balance = \$199,582*.
Prepayment Fund Balances = \$12,218*.

Revenue Account
To Fund November 1, 2024 Interest Payment:
Series 2014A-1: \$138,518

Prepayment Account To Fund November 1, 2024
Extraordinary 14-1 Principal Payment: \$10,000
* Approximate Amounts

Notes
Reserve Fund Balance = \$107,960*. Revenue Fund Balances = \$24,116*.

Revenue Account
To Fund November 1, 2024 Interest Payment:
Series 2014A-2: \$16,215

* Approximate Amounts

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

2018A-1 & 2018A-2			
	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 AMENDED BUDGET	FISCAL YEAR 2023/2024 ACTUAL 10/1/2023 - 9/29/2024
REVENUES			
Net On Roll Assessments	2,530,626	2,527,497	2,527,497
Bond Prepayments	0	8,951	8,951
Interest Income	0	102,867	102,867
Total Revenues	\$ 2,530,626	\$ 2,639,315	\$ 2,639,315
EXPENDITURES			
Principal Payments (2018A-1)	1,180,000	1,180,000	1,180,000
Principal Payments (2018A-2)	370,000	400,000	400,000
Interest Payments (2018A-1)	620,212	635,551	635,551
Interest Payments (2018A-2)	309,562	315,925	315,925
Miscellaneous / Prepayment	50,852	0	0
Total Expenditures	\$ 2,530,626	\$ 2,531,476	\$ 2,531,476
Excess / (Shortfall)	\$ -	\$ 107,839	\$ 107,839

FUND BALANCE AS OF 9/30/23	\$1,395,664
FY 2023/2024 ACTIVITY	\$107,839
FUND BALANCE AS OF 9/30/24	\$1,503,503

Notes

Reserve Fund Balances = \$795,357*. Revenue Fund Balance = \$697,404*.
Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payments Of \$451,102
(2018A-1: \$302,436 & 2018A-2: \$148,666).
Prepayment Account Balance = \$10,742*.
Prepayment Balance To Be Used To Make 11/1/2024 Extraordinary 18-2 Principal Payment Of \$10,000.
* Approximate Amounts

Series 2018 A-1 Bond Information

Original Par Amount =	\$24,465,000
Interest Rate =	3.02%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$17,570,000

Series 2018 A-2 Bond Information

Original Par Amount =	\$8,740,000
Interest Rate =	4.65%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$6,070,000

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

	Oct '23 - Sep 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments	539,344.35	539,375.00	-30.65	99.99%
01-3812 · Debt Assessments (2018)	2,633,686.95	2,633,569.00	117.95	100.0%
01-3818 · Debt Assessments (2014)	618,710.45	618,715.00	-4.55	100.0%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,527,497.20	-2,528,226.00	728.80	99.97%
01-3829 · Debt Asses-Pd To Trustee-2014	-593,764.45	-593,966.00	201.55	99.97%
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	517,622.86	525,825.00	-8,202.14	98.44%
Expense				
01-1130 · Payroll Tax Expense	749.70	880.00	-130.30	85.19%
01-1131 · Supervisor Fees	9,800.00	11,000.00	-1,200.00	89.09%
01-1310 · Engineering	7,620.68	50,000.00	-42,379.32	15.24%
01-1311 · Management Fees	39,720.00	39,720.00	0.00	100.0%
01-1313 · Website Management	1,999.92	2,000.00	-0.08	100.0%
01-1315 · Legal Fees	9,412.50	22,000.00	-12,587.50	42.78%
01-1318 · Assessment/Tax Roll	5,000.00	5,000.00	0.00	100.0%
01-1320 · Audit Fees	5,350.00	5,350.00	0.00	100.0%
01-1330 · Arbitrage Rebate Fee	1,000.00	2,000.00	-1,000.00	50.0%
01-1332 · Amortization Schedule Fee	300.00	500.00	-200.00	60.0%
01-1450 · Insurance	12,371.00	12,000.00	371.00	103.09%
01-1480 · Legal Advertisements	3,132.48	5,500.00	-2,367.52	56.95%
01-1512 · Miscellaneous	2,772.26	3,300.00	-527.74	84.01%
01-1513 · Postage and Delivery	623.54	1,150.00	-526.46	54.22%
01-1514 · Office Supplies	800.30	2,300.00	-1,499.70	34.8%
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%
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%

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

	Oct '23 - Sep 24	23/24 Budget	\$ Over Budget	% of Budget
01-1819 · Environmental Cnsltng-Passarella	23,351.05	22,000.00	1,351.05	106.14%
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	23,758.56	25,500.00	-1,741.44	93.17%
01-1825 · Lake Maintenance-Somerset Only	47,450.04	46,100.00	1,350.04	102.93%
01-1826 · Preserve Maint - Somerset Only	46,250.00	35,000.00	11,250.00	132.14%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	7,000.00	7,000.00	0.00	100.0%
01-1829 · Lake Bank Erosion Mte(Somerset)	45,565.00	45,000.00	565.00	101.26%
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	6,359.38	6,500.00	-140.62	97.84%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	487,493.72	525,825.00	-38,331.28	92.71%
Net Income	30,129.14	0.00	30,129.14	100.0%

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

Bridgetown Balance As Of 9/30/24	\$ 12,640.62
Somerset Balance As Of 9/30/24	\$ 27,275.68

Bank Balance As Of 9/30/24	\$ 475,417.99
Accounts Payable As Of 9/30/24	\$ 16,054.03
Other Assets As Of 9/30/24	\$ -
Total Fund Balance As Of 9/30/24	\$ 459,363.96

Series 2014A-1 Bond Balance As Of 9/30/24	\$ 4,015,000.00
Series 2014A-2 Bond Balance As Of 9/30/24	\$ 470,000.00
Series 2018A-1 Bond Balance As Of 9/30/24	\$ 17,540,000.00
Series 2018A-2 Bond Balance As Of 9/30/24	\$ 6,100,000.00
Total Bond Balance As Of 9/30/24	\$ 28,125,000.00