



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 19, 2025
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
May 19, 2025
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. April 21, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update on Road Impact Fee Credits
- H. New Business
 - 1. Consider Approval of Quit Claim Deed.....Page 6
 - 2. Consider Approval of Lake Maintenance Proposals.....Page 12
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 20
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 41
 - 2. Attorney’s Report
 - 3. Engineer Report
 - 4. Field Inspectors Report
 - 5. Preserves Compliance Updates
- J. Board Member 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 May 19, 2025, at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Meeting may be obtained from the District’s website (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

PUBLISH: FORT MYERS NEWS-PRESS 05/09/25

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 21, 2025**

A. CALL TO ORDER

The April 21, 2025, 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 April 11, 2025, 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	Absent
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
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 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. March 17, 2025, Regular Board Meeting

The March 17, 2025, Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Schrotenboer, seconded by Mr. Gordish and passed unanimously approving the March 17, 2025, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update on School and Road Impact Fee Credits

Mr. Schrotenboer reported that in order to maximize the value of the credits, the credits should be sold soon. Specifically, the District should consider selling the credits soon because: 1) the credits have an expiration date; 2) there is time involved with selling and use of the credits; and 3) the credits are restricted to districts 54, 55, and 57 and the buyer must be actively building in one of those three districts. Mr. Schrotenboer has reached out to homebuilders with open projects within those districts and is still collecting information. The Board chose to table this item at this time.

2. Consider Ratification of Resolution No. 2025-01 – Approving the Donation and Conveyance of Certain Real Property to the City of Fort Myers

It was noted that this resolution had been previously executed, as authorized by the Board at the March meeting but is being presented for ratification today.

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DONATION AND CONVEYANCE OF CERTAIN REAL PROPERTY TO THE CITY OF FT MYERS; AUTHORIZING THE DELIVERY OF A DEED; AND ADDRESSING SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

As the County has been completing their due diligence on the property, some easement restrictions were noted. District staff have discussed the modifications. The process will be challenging but others have been successful. District staff has prepared a letter to the City, noting the process and offering to support the City as needed.

A **MOTION** was made by Ms. Gordish, seconded by Mr. Schrotenboer and passed unanimously ratifying the adoption of Resolution No. 2025-01, as presented

3. Consider Ratification of Lake Bank Repairs for 2025

Dragonfly is anticipated to be mobilized next week; the warranty repairs will be completed at the same time as the new repairs. The property manager will be sent a list of the repair sites for additional watering. A completion report will be done as well as follow up checks two weeks later.

A **motion** was made by Mr. Schrotenboer, seconded by Mr. Gordish and passed unanimously ratifying the Lake Bank Repairs for 2025, as presented.

H. NEW BUSINESS

1. Discussion Regarding Midge Flies

Midge flies can be seasonal, with some seasons more active than others. The midge flies nest in exposed lake banks and as the lake rises, the flies disappear. The flies can be a nuisance but have no impact on the water management system or safety/health. The District maintains function. The HOA can treat using approved vendors and methods if the HOA desires.

2. Consider Lake Maintenance Proposals

Three quotes have been received and all are above the current budget. A proposal was requested but not received from the current vendor. The proposals were reviewed. The Board requested that District staff seek additional proposals to present at the next meeting.

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

This item was tabled until the District is able to select a vendor for lake maintenance.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

It was noted that the next meeting was scheduled for May 19, 2025.

2. Attorney's Report

Mr. Haber had nothing to report on at his time but was available for questions.

3. Engineer's Report

There was a proposal from MRI in the amount of \$2,500 to remove concrete from the Somerset drain.

A **motion** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously approving the MRI proposal to remove concrete from the Somerset drain in the amount of \$2,500, as presented.

The flow way will be inspected this week with a report expected at either the May or June meeting.

4. Field Inspector's Report

The year to date rainfall is 44% normal rainfall. With the greater exposure of the banks, some of the littoral plants, such as spike rush, are starting to die off. When the rain returns, the plants will return.

5. Preserves Compliance Report

Passarella has completed the inspection of the onsite parcels. Woods and Wetlands is anticipated to treat in May. Passarella will coordinate. Woods and Wetlands and Passarella are both aware of previous trespassing and will watch for any indications of current trespassing.

The mitigation parcel will receive a second treatment in May, prior to the rainy season.

J. BOARD MEMBER COMMENTS

Mr. Schrotenboer will not be present but will attempt to call in to the May meeting.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Aycock, seconded by Mr. Schrotenboer and passed unanimously adjourning the Regular Board Meeting at 10:45 a.m.
--

Secretary/Assistant Secretary

Chair/Vice-Chair

This Document Prepared by:
Record and Return To:

City of Fort Myers
Community Development Department
1825 Hendry Street
Fort Myers, Florida 33901
Re: 23-45-25-00-00001.0030 and 23-45-25-00-00001.0010

[Space Above This Line For Recording Data]

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this **16th** day of **June, 2025**, between **ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**, whose mailing address is 2501A Burns Road, Palm Beach Gardens, FL 33410, Grantor, and **CITY OF FORT MYERS**, a Florida municipal corporation, whose post office address is **2200 Second Street, P.O. Box 2217, Fort Myers, FL 33902**, Grantee:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Lee County, Florida, including any and all improvements and tangible personal property related thereto (the "Property"), to wit:

As described in Exhibit "A," attached hereto and made a part hereof by reference.

This disposition of real property by donation was approved by the Arborwood Community Development District Board of Supervisors through Resolution No. 2025-01 at a regularly scheduled meeting held on March 17, 2025.

This acquisition of real property, by donation without consideration, was approved by the Fort Myers City Council through Resolution No. 2025-66 at a public hearing held on June 16, 2025, in accordance with City Code Section 2-39.

Subject to: covenants, conditions, restrictions, easements, limitations, and zoning ordinances of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the proper use, benefit and profit of the said Grantee forever.

(This space intentionally left blank)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:
Two (2) witnesses are required for the signatory

(Sign) _____

(Print) _____

(Address) _____

By: _____

Name: Jeffrey Gordish

Title: Chairman, Arborwood C.D.D.

(Sign) _____

(Print) _____

(Address) _____

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025,
by _____, who is _____ personally known or _____ produced
identification (type of identification: _____).

_____ online notarization

Notary Public

Printed Name: _____

My Commission Expires: _____

(Notary Stamp)

Exhibit “A”

Legal Description and Sketch

LEGAL DESCRIPTION & SKETCH
COMBINATION OF PARCELS 23-45-25-00-00001.0030 & 23-45-25-00-00001.0010
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION:

ALL OF THOSE LANDS DESCRIBED AS "ARBORWOOD SOUTH PRESERVE" AND A PORTION OF THE "LAKE, BUFFER AND OPEN SPACE TRACT", AKA "ARBORWOOD ROSS LAKE", EACH AS DESCRIBED IN OFFICIAL RECORD BOOK 4846, PAGE 4109, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THOSE LANDS DESCRIBED IN INSTRUMENT NUMBER 2014000141215, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N88°10'10"E ALONG THE NORTH LINE OF SAID SECTION 23 FOR A DISTANCE OF 1293.70 FEET; THENCE S01°04'28"E, A DISTANCE OF 1.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,137.50 FEET AND CENTRAL ANGLE OF 14°27'27"; BEING SUBTENDED BY A CHORD BEARING S06°15'22"W FOR 286.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR 287.03 FEET; THENCE S13°29'05"W, A DISTANCE OF 113.25 FEET; THENCE N77°13'06"W, A DISTANCE OF 212.51 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 2014000141215, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE N77°13'06"W ALONG THE NORTH LINE OF SAID LANDS FOR 17.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG THE WEST LINE OF SAID LANDS FOR THE FOLLOWING ELEVEN (11) CALLS:

- 1) S13°29'05"W A DISTANCE OF 290.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1492.50 FEET AND A CENTRAL ANGLE OF 04°01'59"; BEING SUBTENDED BY A CHORD BEARING S11°28'06"W FOR 105.04 FEET;
 - 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR 105.06 FEET;
 - 3) S09°27'06"W A DISTANCE OF 163.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 57°31'16"; BEING SUBTENDED BY A CHORD BEARING S38°12'42"W FOR 192.46 FEET;
 - 4) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR 200.79 FEET;
 - 5) S66°58'22"W A DISTANCE OF 46.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 38°57'32"; BEING SUBTENDED BY A CHORD BEARING S47°29'40"W FOR 66.70 FEET;
 - 6) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR 68.00 FEET;
 - 7) S28°00'50"W A DISTANCE OF 161.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 28°00'50"; BEING SUBTENDED BY A CHORD BEARING S14°00'25"W FOR 145.22 FEET;
 - 8) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR 146.68 FEET;
 - 9) S00°00'00"W A DISTANCE OF 236.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE TO 47°47'37"; BEING SUBTENDED BY A CHORD BEARING S23°53'44"W FOR 40.51 FEET;
 - 10) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR 41.71 FEET;
 - 11) S33°24'44"E A DISTANCE OF 38.93 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 4846, PAGE 4109;
- THENCE ALONG SAID SOUTH LINE S89°26'26"W, A DISTANCE OF 274.94 FEET; THENCE N01°01'45"W FOR 358.35 FEET; THENCE S88°58'15"W FOR 273.32 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 23; THENCE N01°01'45"W ALONG SAID WEST LINE FOR 1,304.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.84 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEING N88°10'10"E.
2. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
3. NOT VALID WITHOUT ALL 3 SHEETS.
4. **THIS IS NOT A BOUNDARY SURVEY.**

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6476

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

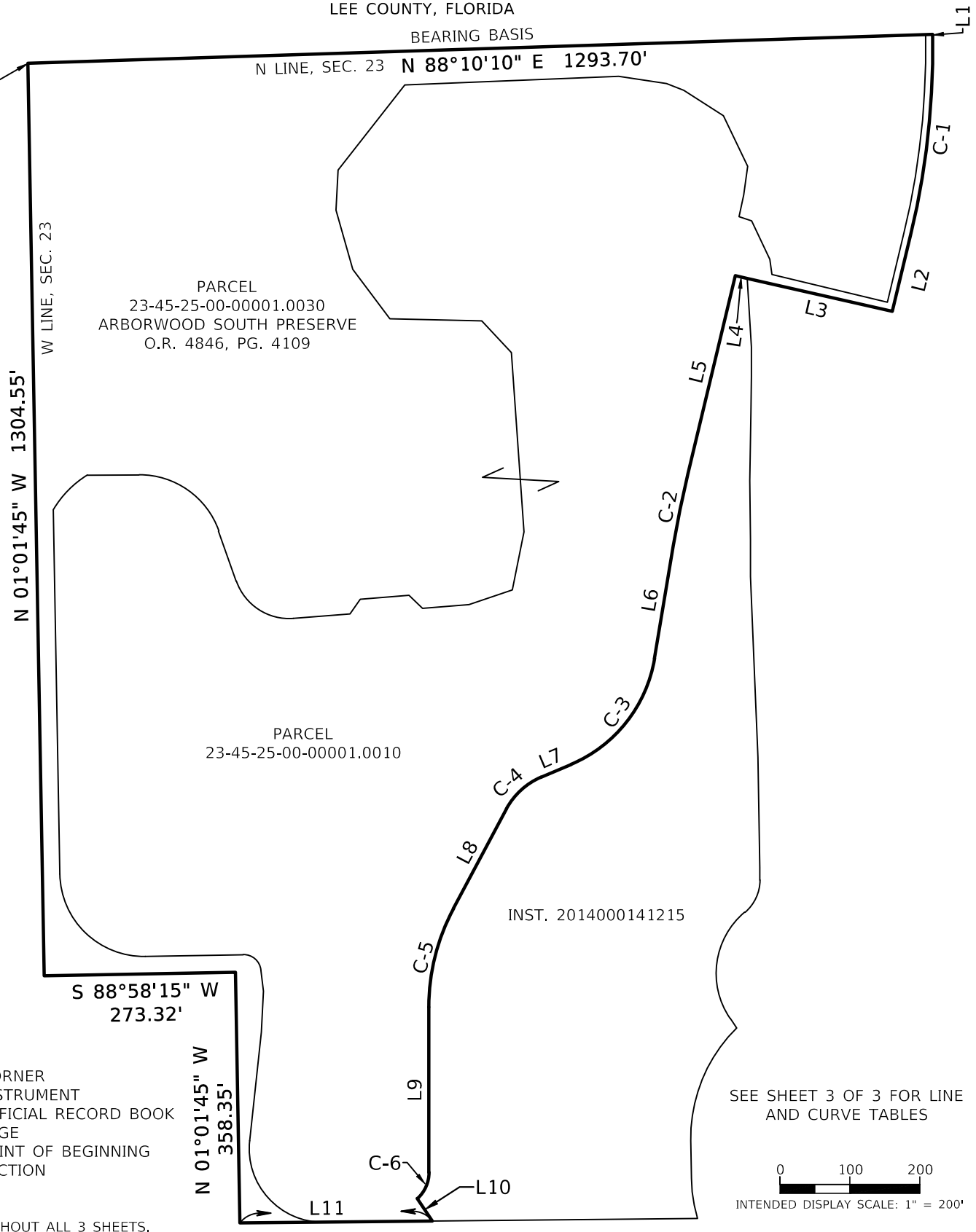
LEGAL DESCRIPTION & SKETCH
ARBORWOOD PARCEL COMBINATION

DRAWN: RH 04-16-2025		CHECKED: DT 04-17-2025		CLIENT: CITY OF FORT MYERS	
PROJECT NO.: 25-2058	SECTION: 23	TOWNSHIP: 45 S	RANGE: 25 E	COUNTY: LEE	SHEET 1 OF 3



LEGAL DESCRIPTION & SKETCH
COMBINATION OF PARCELS 23-45-25-00-00001.0030 & 23-45-25-00-00001.0010
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

POB
NW COR.
SEC. 23



PARCEL
23-45-25-00-00001.0030
ARBORWOOD SOUTH PRESERVE
O.R. 4846, PG. 4109

PARCEL
23-45-25-00-00001.0010

INST. 2014000141215

LEGEND:

- COR. = CORNER
- INST. = INSTRUMENT
- O.R. = OFFICIAL RECORD BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- SEC. = SECTION

NOT VALID WITHOUT ALL 3 SHEETS.



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PROJECT NO.: 25-2058	SECTION: 23	TOWNSHIP: 45 S	RANGE: 25 E	COUNTY: LEE	SHEET 2 OF 3

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SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01° 04' 28" E	1.19'
L2	S 13° 29' 05" W	113.25'
L3	N 77° 13' 06" W	212.51'
L4	N 77° 13' 06" W	17.49'
L5	S 13° 29' 05" W	290.73'
L6	S 09° 27' 06" W	163.93'
L7	S 66° 58' 22" W	46.99'
L8	S 28° 00' 50" W	161.60'
L9	S 00° 00' 00" W	236.22'
L10	S 33° 24' 44" E	38.93'
L11	S 89° 26' 26" W	274.94'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	287.03'	1137.50'	14° 27' 28"	S 06° 15' 22" W	286.27'
C-2	105.06'	1492.50'	04° 01' 59"	S 11° 28' 06" W	105.04'
C-3	200.79'	200.00'	57° 31' 20"	S 38° 12' 42" W	192.46'
C-4	68.00'	100.00'	38° 57' 40"	S 47° 29' 40" W	66.70'
C-5	146.68'	300.00'	28° 00' 50"	S 14° 00' 25" W	145.22'
C-6	41.71'	50.00'	47° 47' 46"	S 23° 53' 44" W	40.51'

NOT VALID WITHOUT ALL 3 SHEETS.



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ARBORWOOD PARCEL COMBINATION

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PROJECT NO.: 25-2058	SECTION: 23	TOWNSHIP: 45 S	RANGE: 25 E	COUNTY: LEE	SHEET 3 OF 3

SERVICES AGREEMENT

PROPERTY NAME: Somerset at Arborwood CDD

CUSTOMER NAME: **Somerset at Arborwood CDD**

SERVICE DESCRIPTION: Lake Management Services for thirty eight (38) lakes

EFFECTIVE DATE: **March 1, 2025 through February 28, 2026**

SUBMITTED TO: Michelle Krizen

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same



terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by **four percent (4%)** of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available



in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be



resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.



21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

SOMERSET AT ARBORWOOD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Lakes two times per month.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$49,827.12**

Invoice Amount: **\$4,152.26**

Invoice Frequency: **Monthly**

RESOLUTION 2025-02

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

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

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

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

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

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

DATE: August 18, 2025

HOUR: 9:00 a.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF May, 2025.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Arborwood Community Development District

**Proposed Budget
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

1 **GENERAL FUND ON ROLL ASSESSMENTS**

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

2 **GENERAL FUND DIRECT BILL ASSESSMENTS**

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

3 **DEBT ON ROLL ASSESSMENTS**

Debt Assessments collected via the property tax roll for Bond Debt

4 **DEBT DIRECT BILL ASSESSMENTS**

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

5 **DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS**

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

6 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance and any item that does not fall into the other income categories is recorded in 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 who pay early and receive a discount off their property tax bill, which can be up to 4%

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	547,280
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0
DEBT ON ROLL ASSESSMENT	3,199,449
DEBT DIRECT BILL ASSESSMENT - LENNAR	0
OTHER INCOME / CARRYOVER BALANCE	17,000
Total Revenues	\$ 3,763,729
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	50,000
MANAGEMENT	42,084
LEGAL	19,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,450
ARBITRAGE REBATE FEE	1,000
INSURANCE	13,000
LEGAL ADVERTISING	5,250
MISCELLANEOUS	3,200
POSTAGE	1,125
OFFICE SUPPLIES	2,275
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	22,500
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	23,000
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)	47,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000
INSPECTOR - (SOMERSET ONLY)	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	40,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500
Total Expenditures	\$ 542,389
EXCESS / (SHORTFALL)	\$ 3,221,340
DEBT PAYMENTS (2014)	(543,245)
DEBT PAYMENTS (2018)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 149,869
DISCOUNTS FOR EARLY PAYMENTS	(149,869)
NET EXCESS / (SHORTFALL)	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	547,280	0	0	0	547,280
GENERAL FUND DIRECT BILL ASSESSMENT - H-2 - last time	0	0	0	0	0
DEBT ON ROLL ASSESSMENT	0	565,880	0	2,633,569	3,199,449
DEBT DIRECT BILL ASSESSMENT	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	17,000	0	0	0	17,000
Total Revenues	\$ 564,280	\$ 565,880	\$ -	\$ 2,633,569	\$ 3,763,729
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	42,084	0	0	0	42,084
LEGAL	19,000	0	0	0	19,000
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,450	0	0	0	5,450
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	3,200	0	0	0	3,200
POSTAGE	1,125	0	0	0	1,125
OFFICE SUPPLIES	2,275	0	0	0	2,275
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	22,500	0	0	0	22,500
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	23,000	0	0	0	23,000
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)	47,100	0	0	0	47,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000	0	0	0	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000	0	0	0	37,000
INSPECTOR - (SOMERSET ONLY)	25,500	0	0	0	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	40,000	0	0	0	40,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500				7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500				6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
Total Expenditures	\$ 542,389	\$ -	\$ -	\$ -	\$ 542,389
EXCESS / (SHORTFALL)	\$ 21,891	\$ 565,880	\$ -	\$ 2,633,569	\$ 3,221,340
DEBT PAYMENTS (2014)	0	(543,245)	0	0	(543,245)
DEBT PAYMENTS (2018)	0	0	0	(2,528,226)	(2,528,226)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 21,891	\$ 22,635	\$ -	\$ 105,343	\$ 149,869
DISCOUNTS FOR EARLY PAYMENTS	(21,891)	(22,635)	-	(105,343)	(149,869)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2023/2024 ACTUAL *	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION
REVENUES				
1 GENERAL FUND ON ROLL ASSESSMENT	548,846	538,773	547,280	
2 GENERAL FUND DIRECT BILL ASSESSMENT	0	0	0	
3 DEBT ON ROLL ASSESSMENT	3,252,397	3,252,284	3,199,449	
4 DEBT DIRECT BILL ASSESSMENT	0	0	0	
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	0	18,000	17,000	Carryover Funds Being Used To Reduce Assessments
Total Revenues	\$ 3,801,243	\$ 3,809,057	\$ 3,763,729	
EXPENDITURES				
8 PAYROLL TAX EXPENSE	749	880	880	
9 SUPERVISOR FEES	9,800	11,000	11,000	
10 ENGINEERING	7,621	50,000	50,000	
11 MANAGEMENT	39,720	39,720	42,084	Annual CPI increase in contract
12 LEGAL	10,582	22,000	19,000	24/25 Expenditure Through Dec 24 Was \$2,856
13 ASSESSMENT ROLL	5,000	5,000	5,000	
14 ANNUAL AUDIT	5,350	5,350	5,450	Estimated Amount For 2024/2025 Audit
15 ARBITRAGE REBATE FEE	1,000	2,000	1,000	
16 INSURANCE	12,371	12,000	13,000	23/24 Expenditure Was \$12,466
17 LEGAL ADVERTISING	3,132	5,500	5,250	
18 MISCELLANEOUS	2,772	3,300	3,200	
19 POSTAGE	624	1,150	1,125	
20 OFFICE SUPPLIES	800	2,300	2,275	
21 DUES & SUBSCRIPTIONS	175	175	175	
22 TRUSTEE FEES	12,739	30,000	22,500	
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	6,000	6,000	6,000	
28 DRI TRAFFIC MONITORING	0	10,000	5,000	Expenditure Occurs Every Two Years
29 ENVIRONMENTAL CONSULTING - PASSARELLA	23,351	22,000	23,000	
30 PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
31 STREET LIGHTING - UTILITY & MAINT	79,792	10,000	0	
32 CAPITAL OUTLAY - SMALL	0	1,000	1,000	
33 COUNTY APPRAISER & TAX COLLECTOR FEE	10,210	10,000	10,000	
34 FLOWWAY MAINT	0	4,600	4,600	
35 MISCELLANEOUS MAINTENANCE	0	0	0	
36 MITIGATION MONITORING - (PARCEL C ONLY)	0	0	0	
37 PRESERVE MAINT - (PARCEL C ONLY)	7,000	7,000	7,000	Under \$10,000 last 3 years
38 LAKE MAINT - AQUATIC CONTROL - (SOMERSET ONLY)	47,450	46,100	47,100	
39 LAKE BANK EROSION MAINT - (SOMERSET ONLY)	55,444	45,000	47,000	
40 PRESERVE MAINT - (SOMERSET ONLY)	46,250	35,000	37,000	
41 FIELD INSPECTOR - (SOMERSET ONLY)	23,759	25,500	25,500	
42 STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	20,000	40,000	
43 LAKE BANK INSPECTION - (SOMERSET ONLY)	5,402	6,500	7,500	
44 LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,359	6,500	6,500	
45 STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500	6,500	
Total Expenditures	508,752	535,825	542,389	
EXCESS / (SHORTFALL)	\$ 3,292,491	\$ 3,273,232	\$ 3,221,340	
46 DEBT PAYMENTS (2014)	(593,764)	(593,966)	(543,245)	
47 DEBT PAYMENTS (2018)	(2,527,497)	(2,528,226)	(2,528,226)	
48 MISCELLANEOUS DEBT EXPENSE	0	-	-	
BALANCE	\$ 171,230	\$ 151,040	\$ 149,869	
49 DISCOUNTS FOR EARLY PAYMENTS	(141,142)	(151,642)	(149,869)	Higher assessments on roll results in higher discount potential
NET EXCESS / (SHORTFALL)	\$ 30,088	\$ (602)	\$ -	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	527,357	547,280
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	15,000	17,000
Total Revenues	\$ 542,357	\$ 564,280
EXPENDITURES		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	50,000	50,000
MANAGEMENT	40,908	42,084
LEGAL	20,000	19,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,350	5,450
ARBITRAGE REBATE FEE	1,000	1,000
INSURANCE	13,000	13,000
LEGAL ADVERTISING	5,250	5,250
MISCELLANEOUS	3,300	3,200
POSTAGE	1,150	1,125
OFFICE SUPPLIES	2,300	2,275
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	27,500	22,500
CONTINUING DISCLOSURE FEE	3,000	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	5,000	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	22,000	23,000
PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000
STREET LIGHTING - UTILITY & MAINT	0	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	47,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	45,000	47,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	37,000
FIELD INSPECTOR - (SOMERSET ONLY)	25,500	25,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	20,000	40,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	6,500
Total Expenditures	\$ 521,263	\$ 542,389
EXCESS / (SHORTFALL)	\$ 21,094	\$ 21,891
DISCOUNTS FOR EARLY PAYMENTS	(21,094)	(21,891)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

2014A-1		2014A-2	
	FISCAL YEAR 2025/20265 ANNUAL BUDGET		FISCAL YEAR 2025/20265 ANNUAL BUDGET
REVENUES		REVENUES	
Net On Roll Assessments	492,885	Net On Roll Assessments	50,360
Direct Bill Assessments	0	Direct Bill Assessments	0
Total Revenues	\$ 492,885	Total Revenues	\$ 50,360
EXPENDITURES		EXPENDITURES	
Principal Payments	240,000	Principal Payments	20,000
Interest Payments	252,885	Interest Payments	30,360
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 492,885	Total Expenditures	\$ 50,360
Excess / (Shortfall)	\$ -	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 1/1/25 =	\$4,005,000

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 1/1/25 =	\$470,000

2014 B	
	FISCAL YEAR 2025/20265 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - Lennar	0
Total Revenues	\$ -
EXPENDITURES	
Principal Payments	0
Interest Payments	0
Miscellaneous	0
Total Expenditures	\$ -
Excess / (Shortfall)	\$ -

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

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A
Par Amount As Of 1/1/23 =	\$0

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
October 1, 2025 - September 30, 2026

2018 A-1 & A-2

	FISCAL YEAR
	2025/2026
	ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	2,528,226
Total Revenues	\$ 2,528,226
EXPENDITURES	
Principal Payments A-1	1,250,000
Interest Payments A-1	552,846
Principal Payments A-2	400,000
Interest Payments A-2	269,543
Miscellaneous / Prepayment	55,837
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 1-1-25 =	\$17,570,000

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 1-1-25 =	\$6,060,000

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

PARCEL A - MARINA BAY & BOTANICA LAKES

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS	ON ROLL GROSS PER UNIT TOTAL
A	Villa / Townhome	240	13,541.21	71,280.00	84,821.21	\$ 353.42
A	40' SF	365	20,593.92	136,145.00	156,738.92	\$ 429.42
A	40' SF - PO	2	112.84	0.00	112.84	\$ 56.42
A	45' SF	269	15,177.44	104,910.00	120,087.44	\$ 446.42
A	45' SF / Villa *	6	338.53	2,340.00	2,678.53	\$ 446.42
A	45' SF - PO	1	56.42	0.00	56.42	\$ 56.42
A	52' SF	564	31,821.84	232,932.00	264,753.84	\$ 469.42
A	52' SF - PO	1	56.42	0.00	56.42	\$ 56.42
A	62' SF	33	1,861.92	14,949.00	16,810.92	\$ 509.42
Total		1,481	83,560.53	562,556.00	646,116.53	

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
A	Villa / Townhome	240	13,541.21	71,280.00	84,821.21
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	15,177.44	104,910.00	120,087.44
A	45' SF / Villa *	6	338.53	2,340.00	2,678.53
A	45' SF - PO	1	56.42	0.00	56.42
A	52' SF	247	13,936.16	102,011.00	115,947.16
A	52' SF - PO	0	0.00	0.00	0.00
A	62' SF	33	1,861.92	14,949.00	16,810.92
Total		796	44,911.67	295,490.00	340,401.67

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	20,593.92	136,145.00	156,738.92
A	40' SF - PO	2	112.84	0.00	112.84
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	17,885.68	130,921.00	148,806.68
A	52' SF - PO	1	56.42	0.00	56.42
A	62' SF	0	0.00	0.00	0.00
Total		685	38,648.86	267,066.00	305,714.86

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 2025/2026
October 1, 2025 - September 30, 2026

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	6,254.57	84,216.00	90,470.57	\$ 1,370.77
B	MF - (3)	36	3,411.58	36,180.00	39,591.58	\$ 1,099.77
B	SF 42' - (1)	185	17,531.75	90,280.00	107,811.75	\$ 582.77
B	SF 42' - (3)	39	3,695.88	39,195.00	42,890.88	\$ 1,099.77
B	SF 42' - (5)	1	94.77	0.00	94.77	\$ 94.77
B	SF 55' - (1)	230	21,796.23	150,420.00	172,216.23	\$ 748.77
B	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
B	SF 55' - (3)	71	6,728.40	71,284.00	78,012.40	\$ 1,098.77
B	SF 55' - (5)	2	189.53	0.00	189.53	\$ 94.77
B	SF 67' - (1)	130	12,319.61	103,480.00	115,799.61	\$ 890.77
B	SF 67' - (2)	38	3,601.12	48,488.00	52,089.12	\$ 1,370.77
B	SF 67' - (3)	90	8,528.96	90,360.00	98,888.96	\$ 1,098.77
B	SF 67' - (4)	33	3,127.29	47,784.00	50,911.29	\$ 1,542.77
B	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
B	SF 75' - (2)	34	3,222.05	49,164.00	52,386.05	\$ 1,540.77
B	SF 75' - (3)	3	284.30	3,522.00	3,806.30	\$ 1,268.77
B	SF 75' - (4)	27	2,558.69	41,364.00	43,922.69	\$ 1,626.77
Total		985	93,345	855,737	949,082	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
D/E	MF - (1)	43	11,044.57	21,414.00	32,458.57	\$ 754.85
D/E	MF - (2)	123	31,592.61	156,948.00	188,540.61	\$ 1,532.85
D/E	MF - (3)	27	6,934.96	27,135.00	34,069.96	\$ 1,261.85
D/E	MF - (4)	27	6,934.96	39,096.00	46,030.96	\$ 1,704.85
D/E	SF 55' - (1)	78	20,034.34	51,012.00	71,046.34	\$ 910.85
D/E	SF 55' - (2)	126	32,363.16	160,776.00	193,139.16	\$ 1,532.85
D/E	SF 55' - (3)	46	11,815.12	46,184.00	57,999.12	\$ 1,260.85
D/E	SF 67' - (1)	96	24,657.65	76,416.00	101,073.65	\$ 1,052.85
D/E	SF 67' - (2)	101	25,941.90	128,876.00	154,817.90	\$ 1,532.85
D/E	SF 67' - (3)	53	13,613.08	53,212.00	66,825.08	\$ 1,260.85
D/E	SF 67' - (4)	30	7,705.52	43,440.00	51,145.52	\$ 1,704.85
D/E	SF 67' - (5)	3	770.55	0.00	770.55	\$ 256.85
D/E	SF 75' - (1)	57	14,640.48	50,673.00	65,313.48	\$ 1,145.85
D/E	SF 75' - (2)	77	19,777.49	111,342.00	131,119.49	\$ 1,702.85
D/E	SF 75' - (3)	27	6,934.96	31,698.00	38,632.96	\$ 1,430.85
D/E	SF 75' - (4)	39	10,017.17	59,748.00	69,765.17	\$ 1,788.85
D/E	SF 75' - (5)	1	256.85	0.00	256.85	\$ 256.85
Total		954	245,035	1,057,970	1,303,005	

- (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 2025/2026
October 1, 2025 - September 30, 2026

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	8,465.79	79,394.70
C	4 - plex	164	11,569.92	108,506.09
C	46' SF	62	4,373.99	50,983.36
C	52' SF	219	15,450.07	190,436.93
C	67' SF	129	9,100.73	136,559.13
Total		694	48,961	565,880

ON ROLL GROSS PER UNIT TOTAL	
\$	732.17
\$	732.17
\$	892.86
\$	940.13
\$	1,129.15

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 2025/2026
October 1, 2025 - September 30, 2026

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	70,111.07	123,556.00	193,667.07
G	Neighborhood Retail	21	3,921.05	21,850.00	25,771.05
H-1	Retail/ Commercial	11	2,346.94	11,900.00	14,246.94
H-2	RE Office	0	0.00	0.00	0.00
Total		148	76,379	157,306	233,685

ON ROLL GROSS TOTAL	
\$	193,667.07
\$	25,771.05
\$	14,246.94
\$	-

*
- 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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Total Shared O&M Expenditures

\$ 301,289.00 A

Allocation of Expenditures and Assessment Per Unit

Tract Parcel		Allocation Per Parcel based on Gross Acreage						Assessment Per Unit		
		B	C	D = B-C	E	F = A*D	G = E/96%	H	I = F/H	J = I/96%
		Gross Acreage	Preserve and Lake Acreage	Net Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.38	207.90	352.48	26.62%	\$ 80,218	\$ 83,561	1,481	\$ 54.16	\$ 56.42
2	B	669.06	332.43	336.63	25.43%	\$ 76,611	\$ 79,803	985	\$ 77.78	\$ 81.02
2	D/E	817.73	481.41	336.32	25.40%	\$ 76,540	\$ 79,730	954	\$ 80.23	\$ 83.57
2	C	259.16	83.39	175.77	13.28%	\$ 40,002	\$ 41,669	694	\$ 57.64	\$ 60.04
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 273,372	\$ 284,762	4,114		
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	7.27%	\$ 21,900	22,812.73			
3	Neighborhood Retail-G	21.06	4.52	16.54	1.25%	\$ 3,764	3,921.05			
4	Retail/ Commercial H-1	11.19	1.29	9.90	0.75%	\$ 2,253	2,346.94			
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%	\$ 27,917	\$ 29,081			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 301,289	\$ 313,843			

Total -Somerset Only- O&M Expenditures

\$ 204,100.00

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%	\$ 158,694	\$ 165,306	954	\$ 166.35	\$ 173.28
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	20.00	96.23	22.25%	\$ 45,406	\$ 47,298			
Totals		933.96	501.41	432.55	100.00%	\$ 204,100	\$ 212,604			

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 543,245.00	\$ 598,173.89	90.817%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Plttd. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	120	120	\$ 661.62	\$ 79,394.70	\$ -
PARCEL C - 4 - Plex	164	164	\$ 661.62	\$ 108,506.09	\$ -
PARCEL C - 46' Single Family	62	62	\$ 822.31	\$ 50,983.36	\$ -
PARCEL C - 52' Single Family	219	219	\$ 869.58	\$ 190,436.93	\$ -
PARCEL C - 67' Single Family	129	129	\$ 1,058.60	\$ 136,559.13	\$ -
Grand Total	694	694		\$ 565,880.21	\$ -

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

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 2025/2026
October 1, 2025 - September 30, 2026

Parcel	Product Type	Gross Fiscal Year 2024/2025 On Roll Assessment Per Unit	Gross Fiscal Year 2025/2026 On Roll Assessment Per Unit
GL Homes			
A	Villa / Townhome	\$354.52	\$353.42
A	40' SF	\$430.52	\$429.42
A	40' SF - PO	\$57.52	\$56.42
A	45' SF	\$447.52	\$446.42
A	45' SF / Villa *	\$447.52	\$446.42
A	45' SF - PO	\$57.52	\$56.42
A	52' SF	\$470.52	\$469.42
A	52' SF - PO	\$57.52	\$56.42
A	62' SF	\$510.52	\$509.42

* 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)	\$1,372.35	\$1,370.77
B	MF - (3)	\$1,101.35	\$1,099.77
B	SF 42' - (1)	\$584.35	\$582.77
B	SF 42' - (3)	\$1,101.35	\$1,099.77
B	SF 42' - (5)	\$96.35	\$94.77
B	SF 55' - (1)	\$750.35	\$748.77
B	SF 55' - (2)	\$0.00	\$0.00
B	SF 55' - (3)	\$1,100.35	\$1,098.77
B	SF 55' - (5)	\$96.35	\$94.77
B	SF 67' - (1)	\$892.35	\$890.77
B	SF 67' - (2)	\$1,372.35	\$1,370.77
B	SF 67' - (3)	\$1,100.35	\$1,098.77
B	SF 67' - (4)	\$1,544.35	\$1,542.77
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,542.35	\$1,540.77
B	SF 75' - (3)	\$1,270.35	\$1,268.77
B	SF 75' - (4)	\$1,628.35	\$1,626.77
D/E	MF - (1)	\$735.26	\$754.85
D/E	MF - (2)	\$1,513.26	\$1,532.85
D/E	MF - (3)	\$1,242.26	\$1,261.85
D/E	MF - (4)	\$1,685.26	\$1,704.85
D/E	SF 55' - (1)	\$891.26	\$910.85
D/E	SF 55' - (2)	\$1,513.26	\$1,532.85
D/E	SF 55' - (3)	\$1,241.26	\$1,260.85
D/E	SF 67' - (1)	\$1,033.26	\$1,052.85
D/E	SF 67' - (2)	\$1,513.26	\$1,532.85
D/E	SF 67' - (3)	\$1,241.26	\$1,260.85
D/E	SF 67' - (4)	\$1,685.26	\$1,704.85
D/E	SF 67' - (5)	\$237.26	\$256.85
D/E	SF 75' - (1)	\$1,126.26	\$1,145.85
D/E	SF 75' - (2)	\$1,683.26	\$1,702.85
D/E	SF 75' - (3)	\$1,411.26	\$1,430.85
D/E	SF 75' - (4)	\$1,769.26	\$1,788.85
D/E	SF 75' - (5)	\$237.26	\$256.85

- (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	\$795.19	\$732.17
C	4 - Plex	\$795.19	\$732.17
C	46' SF	\$970.90	\$892.86
C	52' SF	\$1,022.58	\$940.13
C	67' SF	\$1,229.27	\$1,129.15

Others

D/E	Golf Course	\$188,318.31	\$193,667.07
G	Neighborhood Retail	\$25,847.79	\$25,771.05
H-1	Retail/ Commercial	\$14,292.70	\$14,246.94
H-2	RE Office	\$0.00	\$0.00

Arborwood Community Development District
Budget vs. Actual
October 2024 through April 2025

	<u>Oct '24 - Apr 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · O & M Assessments	520,584.24	527,357.00	-6,772.76	98.72%
01-3812 · Debt Assessments (2018)	2,598,821.25	2,632,565.00	-33,743.75	98.72%
01-3818 · Debt Assessments (2014A-1)	502,312.10	509,027.00	-6,714.90	98.68%
01-3819 · Debt Assessments (2014A-2)	107,398.65	108,799.00	-1,400.35	98.71%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,492,752.05	-2,527,262.00	34,509.95	98.63%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-481,810.74	-489,445.00	7,634.26	98.44%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-140,486.85	-150,198.00	9,711.15	93.53%
01-3832 · Debt Asses-Pd To Trustee-2014A2	-103,015.45	-104,580.00	1,564.55	98.5%
01-3850 · Miscellaneous Income	-19.99	15,000.00	-15,019.99	-0.13%
Total Income	499,316.16	511,263.00	-11,946.84	97.66%
Expense				
01-1130 · Payroll Tax Expense	367.20	880.00	-512.80	41.73%
01-1131 · Supervisor Fees	4,800.00	11,000.00	-6,200.00	43.64%
01-1310 · Engineering	12,239.67	50,000.00	-37,760.33	24.48%
01-1311 · Management Fees	23,863.00	40,908.00	-17,045.00	58.33%
01-1313 · Website Management	1,166.62	2,000.00	-833.38	58.33%
01-1315 · Legal Fees	3,764.00	20,000.00	-16,236.00	18.82%
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	1,000.00	0.00	100.0%
01-1332 · Amortization Schedule Fee	300.00	500.00	-200.00	60.0%
01-1450 · Insurance	6,994.00	13,000.00	-6,006.00	53.8%
01-1480 · Legal Advertisements	1,142.30	5,250.00	-4,107.70	21.76%
01-1512 · Miscellaneous	1,602.37	3,300.00	-1,697.63	48.56%
01-1513 · Postage and Delivery	209.67	1,150.00	-940.33	18.23%
01-1514 · Office Supplies	342.30	2,300.00	-1,957.70	14.88%

Arborwood Community Development District
Budget vs. Actual
October 2024 through April 2025

	<u>Oct '24 - Apr 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	12,738.75	27,500.00	-14,761.25	46.32%
01-1743 · Continuing Disclosure Fee	3,000.00	3,000.00	0.00	100.0%
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	0.00	6,000.00	-6,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	5,000.00	-5,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	6,865.00	22,000.00	-15,135.00	31.21%
01-1820 · Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1824 · Field Inspector - Somerset Only	14,896.24	25,500.00	-10,603.76	58.42%
01-1825 · Lake Maintenance-Somerset Only	28,586.72	46,100.00	-17,513.28	62.01%
01-1826 · Preserve Maint - Somerset Only	0.00	35,000.00	-35,000.00	0.0%
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)	14,715.00	45,000.00	-30,285.00	32.7%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	12,450.00	20,000.00	-7,550.00	62.25%
01-1831 · Strmwtr Drains Ins (Bridgetown)	6,050.00	6,500.00	-450.00	93.08%
01-1839 · Lake Bank Inspection-Somerset	7,200.00	7,500.00	-300.00	96.0%
01-1840 · Lake Bank Inspection-Bridgetown	6,950.95	6,500.00	450.95	106.94%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	<u>211,418.79</u>	<u>511,263.00</u>	<u>-299,844.21</u>	<u>41.35%</u>
Net Income	<u><u>287,897.37</u></u>	<u><u>0.00</u></u>	<u><u>287,897.37</u></u>	<u><u>100.0%</u></u>

Bridgetown Balance As Of 10/31/24	\$ 12,640.62
Somerset Balance As Of 10/31/24	\$ 27,275.68

Bridgetown Activity: 10/31/24 - 4/30/25	\$ (0.95)
Somerset Activity: 10/31/24 - 4/30/25	\$ 101,252.04
Bridgetown Balance As Of 4/30/25	\$ 12,639.67
Somerset Balance As Of 4/30/25	\$ 128,527.72

Arborwood Community Development District
Budget vs. Actual
October 2024 through April 2025

	<u>Oct '24 - Apr 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Bank Balance As Of 4/30/25	\$ 835,536.87			
Accounts Payable As Of 4/30/25	\$ 88,317.43			
Other Assets As Of 4/30/25	\$ -			
Total Fund Balance As Of 4/30/25	\$ 747,219.44			
Series 2014A-1 Bond Balance As Of 4/30/25	\$ 4,005,000.00			
Series 2014A-2 Bond Balance As Of 4/30/25	\$ 470,000.00			
Series 2018A-1 Bond Balance As Of 4/30/25	\$ 17,570,000.00			
Series 2018A-2 Bond Balance As Of 4/30/25	\$ 6,060,000.00			
Total Bond Balance As Of 4/30/25	\$ 28,105,000.00			