



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 18, 2026
9:00 A.M.**

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

www.arborwoodedd.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 18, 2026
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 27, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
- I. Administrative Matters
 - 1. Attorney’s Report
 - 2. Engineer Report
 - 3. Field Inspectors Report – Somerset
 - 4. Preserve Compliance Updates
 - 5. Bridgetown Report.....Page 27
 - 6. Manager’s Report
 - a. Financials.....Page 28
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-05-08

Subcategory
Miscellaneous Notices

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 18, 2026, 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

5/8/26 #12307625

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 27, 2026**

A. CALL TO ORDER

The April 27, 2026, 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 17, 2026, 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 via phone
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Absent
Supervisor	Christopher Anderson	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	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; and Kevin Doyle.

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 16, 2026, Regular Board Meeting

The minutes of the March 16, 2026, Regular Board Meeting were presented for consideration.

A **MOTION** was then made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously approving the minutes of the March 16, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Request to Remove Oak Tree – 12347 Litchfield

Ms. Hagen directed the Board to the location of the subject tree within the submitted materials and explained that the tree was planted too close to palm trees and was causing damage.

Mr. Lorenz reviewed the request and recommended that the tree be removed; however, he strongly advised that the root system and surrounding soil not be disturbed to avoid destabilizing the lake bank. He explained that disturbing the soil could result in erosion, particularly during heavy rain events, and recommended that the tree be cut or ground flush with the existing grade without removing the roots.

The Board discussed the importance of maintaining soil stability and preventing erosion. Mr. Gordish confirmed that the key objective was to avoid disturbing the lake bank.

A **motion** was made by Mr. Gordish, seconded by Mr. Aycock and unanimously approving the removal of the oak tree at 12347 Litchfield with the stipulation that the tree be cut flush to the ground and that the roots and surrounding soil not be disturbed.

2. Discussion Regarding Requests for CDD Property Vegetation Removal

Ms. Hagen introduced the item explaining that the request originated from the Plantation property manager seeking formal guidance regarding vegetation removal within CDD property. She noted that a draft letter had been prepared for Board review. Mr. Lorenz presented the draft letter and explained that it was intended to clarify expectations for community association managers across the District.

The Board Members discussed applicability across Somerset, Bridgetown and Arborwood Preserve, including coordination with existing preserve restrictions and ensuring consistency across communities. Discussion also included revising contact information in the letter to direct inquiries to the engineer for efficiency and local response.

Following discussion and minor revisions, the Board agreed the letter should be distributed to the applicable communities.

A **motion** was made by Mr. Gordish, seconded by Mr. Anderson and unanimously passed approving the vegetation removal policy letter, as amended, and authorizing its distribution.

I. ADMINISTRATIVE MATTERS

1. Attorney's Report – Golf Course Performance Bond

Mr. Haber explained that the District had an existing agreement related to a fountain located on the golf course property, which requires a performance bond. He advised that the current entity requested release of

the bond due to a change in ownership or management.

Mr. Haber explained that the bond could not be released unless the agreement was assigned to the new entity or the fountain removed. He recommended assignment of the agreement, with the new entity assuming responsibility for the bond.

Mr. Lorenz confirmed the bond relates to installation and performance obligations and expressed no concern with assignment so long as the bond remains in place.

A **motion** was made by Mr. Anderson, seconded by Mr. Aycock and unanimously passed authorizing the Chairman to review and execute the assignment of the agreement.

2. Engineer's Report

Mr. Lorenz presented the Engineer's Report and reviewed three primary inspection areas: lake bank inspections, drainage system inspections, and maintenance/repair proposals. He noted that certain items listed under the Engineer's Report on the agenda, specifically items b. Inspection Reports and d. Lake Bank Plantings Notice, were addressed earlier during the meeting.

With respect to the Bridgetown Lake Bank Inspection Report, Mr. Lorenz advised that a field inspection was conducted in March and approximately eleven erosion areas were identified. He noted that the findings were generally consistent with typical lake bank wear, including minor washouts and cavities, and nothing extraordinary was observed. The report had been provided to the property manager, and proposals for repair were being obtained.

Mr. Lorenz then reviewed the drainage inspection reports for Bridgetown and Somerset, explaining that inspections were performed using submersible camera equipment to evaluate pipe conditions, sediment buildup, and structural integrity. He noted that sediment accumulation was identified in several runs, with some pipes exhibiting moderate levels of buildup. He explained the methodology used for inspection and discussed recommended cleaning approaches, including jet flushing versus vacuum removal, noting that vacuum methods provide more effective long-term results but involve higher labor costs. Discussion ensued regarding pipe conditions, including potential contributing factors such as prior water main breaks, organic debris, and stormwater flow patterns. Mr. Lorenz advised that recent cleaning work had been completed within budget and that additional maintenance would be scheduled on a cyclical basis following future inspections.

Mr. Lorenz further reviewed the Somerset Lake Bank Repair Proposals, summarizing bids received from multiple contractors and outlining differences in cost, materials, and installation methods. He explained that some contractors utilize biodegradable coconut mat systems, while others offer synthetic liner systems designed for longer-term stabilization. He noted significant cost variations between proposals and discussed the advantages and limitations of each approach, including durability, maintenance, and performance during storm events. Mr. Lorenz recommended consideration of a synthetic liner system for longevity but advised obtaining additional pricing and deferring work until after the rainy season to avoid potential complications. Additional discussion occurred regarding recurring erosion areas, contractor performance, and the impact of homeowner drainage practices, particularly pool overflow discharge, on lake bank stability. Mr. Lorenz advised that coordination with HOA guidelines would be necessary to address these contributing factors moving forward.

3. Field Inspector's Report - Somerset

Mr. Hirniak reported rainfall levels remained below normal for the year and lake levels reflected those conditions. He noted no unusual changes in vegetation or wildlife and reported that general site conditions appeared stable. He advised that golf course renovations currently limit access for inspection but he would follow up once access has been restored.

4. Midge Fly Discussion

Ms. Hagen raised concerns regarding a midge fly infestation impacting areas of Somerset, noting HOA correspondence declining treatment and attributing responsibility to the CDD.

Discussion ensued regarding treatment limitations, the seasonal nature of midge populations, and overall lake health. Mr. Haber advised the District had no obligation to address pest control issues, as its responsibility is limited to stormwater management.

The Board Members discussed that midge activity is often temporary and may resolve naturally over time. It was also noted that pest control is typically an HOA responsibility rather than a CDD function.

Following discussion, the Board directed the District Manager to respond to the HOA on behalf of the Board, clarifying that the lakes were functioning as intended and that pest control did not fall under the CDD's responsibilities.

5. Manager's Report

Ms. Meneely presented the financials to the Board. There were no questions regarding the financials.

Ms. Meneely announced the next meeting dates as May 18, 2026, at which time the proposed budget would be presented, and June 15, 2026.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Aycock, seconded by Mr. Gordish and passed unanimously adjourning the Regular Board Meeting at 10:20 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 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, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); 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 2026/2027 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 17, 2026

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 18th DAY OF May, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

1 **GENERAL FUND ON ROLL ASSESSMENTS**

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

2 **GENERAL FUND DIRECT BILL ASSESSMENTS**

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

3 **DEBT ON ROLL ASSESSMENTS**

Debt Assessments collected via the property tax roll for Bond Debt

4 **DEBT DIRECT BILL ASSESSMENTS**

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

5 **DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS**

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

6 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance and any item that does not fall into the other income categories.

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 2026/2027
 October 1, 2026 - September 30, 2027

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	527,634
GENERAL FUND DIRECT BILL ASSESSMENT - LENNAR	0
DEBT ON ROLL ASSESSMENT	3,199,873
DEBT DIRECT BILL ASSESSMENT - LENNAR	0
OTHER INCOME / CARRYOVER BALANCE	21,000
Total Revenues	\$ 3,748,508
EXPENDITURES	
PAYROLL TAX EXPENSE	880
SUPERVISOR FEES	11,000
ENGINEERING	48,000
MANAGEMENT	43,224
LEGAL	18,000
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,250
ARBITRAGE REBATE FEE	1,000
INSURANCE	9,000
LEGAL ADVERTISING	5,250
MISCELLANEOUS	3,200
POSTAGE	1,125
OFFICE SUPPLIES	2,075
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	19,000
CONTINUING DISCLOSURE FEE	3,000
AMORTIZATION SCHEDULES	500
WEBSITE	2,000
PROFESSIONAL FEE & PERMITS	1,250
TREELINE PRESEVE MAINT - EXOTICS	0
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	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000
LAKE MAINT - (SOMERSET ONLY)	50,000
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000
INSPECTOR - (SOMERSET ONLY)	27,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	30,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500
Total Expenditures	\$ 527,529
EXCESS / (SHORTFALL)	\$ 3,220,979
DEBT PAYMENTS (2014)	(544,616)
DEBT PAYMENTS (2018)	(2,527,262)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 149,100
DISCOUNTS FOR EARLY PAYMENTS	(149,100)
NET EXCESS / (SHORTFALL)	\$ -

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2026/2027
October 1, 2026 - September 30, 2027

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	527,634	0	0	0	527,634
GENERAL FUND DIRECT BILL ASSESSMENT	0	0	0	0	0
DEBT ON ROLL ASSESSMENT	0	567,308	0	2,632,565	3,199,873
DEBT DIRECT BILL ASSESSMENT	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	21,000	0	0	0	21,000
Total Revenues	\$ 548,634	\$ 567,308	\$ -	\$ 2,632,565	\$ 3,748,508
EXPENDITURES					
PAYROLL TAX EXPENSE	880	0	0	0	880
SUPERVISOR FEES	11,000	0	0	0	11,000
ENGINEERING	48,000	0	0	0	48,000
MANAGEMENT	43,224	0	0	0	43,224
LEGAL	18,000	0	0	0	18,000
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,250	0	0	0	5,250
ARBITRAGE REBATE FEE	1,000	0	0	0	1,000
INSURANCE	9,000	0	0	0	9,000
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	2,075	0	0	0	2,075
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	19,000	0	0	0	19,000
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	0	0	0	0	0
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	10,600	0	0	0	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000	0	0	0	7,000
LAKE MAINT - (SOMERSET ONLY)	50,000	0	0	0	50,000
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)	27,500	0	0	0	27,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	30,000	0	0	0	30,000
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	0	0	0	7,500
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,500	0	0	0	6,500
Total Expenditures	\$ 527,529	\$ -	\$ -	\$ -	\$ 527,529
EXCESS / (SHORTFALL)	\$ 21,105	\$ 567,308	\$ -	\$ 2,632,565	\$ 3,220,979
DEBT PAYMENTS (2014)	0	(544,616)	0	0	(544,616)
DEBT PAYMENTS (2018)	0	0	0	(2,527,262)	(2,527,262)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 21,105	\$ 22,692	\$ -	\$ 105,303	\$ 149,100
DISCOUNTS FOR EARLY PAYMENTS	(21,105)	(22,692)	-	(105,303)	(149,100)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2024/2025 ACTUAL *	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION	
REVENUES					
1	GENERAL FUND ON ROLL ASSESSMENT	534,777	539,884	527,634	
2	GENERAL FUND DIRECT BILL ASSESSMENT	0	0	0	
3	DEBT ON ROLL ASSESSMENT	3,250,658	3,198,445	3,199,873	
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	17,000	21,000	Carryover Funds Being Used To Reduce Assessments
	Total Revenues	\$ 3,785,435	\$ 3,755,329	\$ 3,748,508	
EXPENDITURES					
8	PAYROLL TAX EXPENSE	673	880	880	
9	SUPERVISOR FEES	8,800	11,000	11,000	
10	ENGINEERING	29,285	50,000	48,000	\$29,285 in 24/25; \$21,571 in 25/26 through March 26
11	MANAGEMENT	40,908	42,084	43,224	Annual CPI increase in contract
12	LEGAL	11,051	19,000	18,000	\$11,051 in 24/25; \$4,518 in 25/26 through March 26
13	ASSESSMENT ROLL	5,000	5,000	5,000	
14	ANNUAL AUDIT	5,350	5,450	5,250	Estimated Amount For 2024/2025 Audit
15	ARBITRAGE REBATE FEE	1,000	1,000	1,000	
16	INSURANCE	6,994	13,000	9,000	25/26 Expenditure Was \$6,998
17	LEGAL ADVERTISING	3,874	5,250	5,250	
18	MISCELLANEOUS	3,046	3,200	3,200	
19	POSTAGE	1,177	1,125	1,125	
20	OFFICE SUPPLIES	1,189	2,275	2,075	
21	DUES & SUBSCRIPTIONS	175	175	175	
22	TRUSTEE FEES	12,739	22,500	19,000	
23	CONTINUING DISCLOSURE FEE	3,000	3,000	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	0	0	Donating To The City
28	DRI TRAFFIC MONITORING	0	5,000	5,000	Expenditure Occurs Every Two Years
29	ENVIROMENTAL CONSULTING - PASSARELLA	21,165	23,000	23,000	
30	PANTHER MITIGATION MAINT - EXOTICS	80,000	80,000	80,000	
31	STREET LIGHTING - UTILITY & MAINT	0	0	0	
32	CAPITAL OUTLAY - SMALL	0	1,000	1,000	
33	COUNTY APPRAISER & TAX COLLECTOR FEE	9,863	10,000	10,000	
34	FLOWWAY MAINT	1,200	10,600	10,600	
35	MISCELLANEOUS MAINTENANCE	0	0	0	
36	PRESERVE MAINT - (PARCEL C ONLY)	7,000	7,000	7,000	Under \$10,000 last 3 years
37	LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	49,348	50,000	50,000	
38	LAKE BANK EROSION MAINT - (SOMERSET ONLY)	50,475	47,000	47,000	
39	PRESERVE MAINT - (SOMERSET ONLY)	35,000	37,000	37,000	
40	FIELD INSPECTOR - (SOMERSET ONLY)	25,456	25,500	27,500	
41	STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	12,450	30,000	30,000	
42	LAKE BANK INSPECTION - (SOMERSET ONLY)	7,200	7,500	7,500	
43	LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,951	6,500	6,500	
44	STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	6,050	6,500	6,500	
	Total Expenditures	454,719	535,289	527,529	
	EXCESS / (SHORTFALL)	\$ 3,330,716	\$ 3,220,040	\$ 3,220,979	
45	DEBT PAYMENTS (2014)	(592,961)	(543,245)	(544,616)	
46	DEBT PAYMENTS (2018)	(2,526,743)	(2,527,262)	(2,527,262)	
47	MISCELLANEOUS DEBT EXPENSE	0	-	-	
	BALANCE	\$ 211,012	\$ 149,533	\$ 149,100	
48	DISCOUNTS FOR EARLY PAYMENTS	(140,487)	(149,533)	(149,100)	Higher assessments on roll results in higher discount potential
	NET EXCESS / (SHORTFALL)	\$ 70,525	\$ -	\$ -	

* Un-audited figures

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2026/2027
October 1, 2026 - September 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	539,884	527,634
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	17,000	21,000
Total Revenues	\$ 556,884	\$ 548,634
EXPENDITURES		
PAYROLL TAX EXPENSE	880	880
SUPERVISOR FEES	11,000	11,000
ENGINEERING	50,000	48,000
MANAGEMENT	42,084	43,224
LEGAL	19,000	18,000
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,450	5,250
ARBITRAGE REBATE FEE	1,000	1,000
INSURANCE	13,000	9,000
LEGAL ADVERTISING	5,250	5,250
MISCELLANEOUS	3,200	3,200
POSTAGE	1,125	1,125
OFFICE SUPPLIES	2,275	2,075
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	22,500	19,000
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	0	0
DRI TRAFFIC MONITORING	5,000	5,000
ENVIROMENTAL CONSULTING - PASSARELLA	23,000	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	10,600	10,600
PRESERVE MAINT - (PARCEL C ONLY)	7,000	7,000
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	50,000	50,000
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	47,000	47,000
PRESERVE MAINT - (SOMERSET ONLY)	37,000	37,000
FIELD INSPECTOR - (SOMERSET ONLY)	25,500	27,500
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	30,000	30,000
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	\$ 535,289	\$ 527,529
EXCESS / (SHORTFALL)	\$ 21,595	\$ 21,105
DISCOUNTS FOR EARLY PAYMENTS	(21,595)	(21,105)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Approximate Fund Balance as of 9-30-2026 = 500,000.00

PROPOSED BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2026/2027
October 1, 2026 - September 30, 2027

<u>2014A-1</u>	<u>2014A-2</u>
FISCAL YEAR 2026/2027 ANNUAL BUDGET	FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	490,808
Direct Bill Assessments	0
Total Revenues	\$ 490,808
EXPENDITURES	
Principal Payments	255,000
Interest Payments	235,808
Miscellaneous	0
Total Expenditures	\$ 490,808
Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

<u>Series 2014 A-1 Bond Information</u>	
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 1/1/26 =	\$3,785,000

<u>Series 2014 A-2 Bond Information</u>	
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 1/1/26 =	\$420,000

<u>2014 B</u>	<u>FISCAL YEAR 2026/2027 ANNUAL BUDGET</u>
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

<u>Series 2014 B Bond Information</u>	
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 2026/2027
October 1, 2026 - September 30, 2027

2018 A-1 & A-2

	FISCAL YEAR
	2026/2027
	<u>ANNUAL BUDGET</u>
REVENUES	
Net On Roll Assessments	2,527,262
Total Revenues	\$ 2,527,262
EXPENDITURES	
Principal Payments A-1	1,285,000
Interest Payments A-1	514,018
Principal Payments A-2	420,000
Interest Payments A-2	250,581
Miscellaneous / Prepayment	57,663
Total Expenditures	\$ 2,527,262
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 1-1-26 =	\$16,360,000

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 1-1-26 =	\$5,670,000

Arborwood Community Development District
Assessment Recap - Parcel A
Marina Bay & Botanica Lakes
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027

PARCEL A - MARINA BAY & BOTANICA LAKES

PARCEL	PRODUCT TYPE	TOTAL UNITS	TOTAL GROSS O&M	TOTAL GROSS DEBT	TOTAL GROSS ASSESSMENTS
Marina Bay & Botanica Lakes	Villa / Townhome	240	12,922.77	71,280.00	84,202.77
Marina Bay & Botanica Lakes	40' SF	365	19,653.39	136,145.00	155,798.39
Marina Bay & Botanica Lakes	40' SF - PO	2	107.69	0.00	107.69
Marina Bay & Botanica Lakes	45' SF	269	14,484.28	104,910.00	119,394.28
Marina Bay & Botanica Lakes	45' SF / Villa *	6	323.07	2,340.00	2,663.07
Marina Bay & Botanica Lakes	45' SF - PO	1	53.84	0.00	53.84
Marina Bay & Botanica Lakes	52' SF	564	30,368.52	232,932.00	263,300.52
Marina Bay & Botanica Lakes	52' SF - PO	1	53.84	0.00	53.84
Marina Bay & Botanica Lakes	62' SF	33	1,776.88	14,949.00	16,725.88
Total		1,481	79,744.28	562,556.00	642,300.28

ON ROLL GROSS PER UNIT TOTAL
\$ 350.84
\$ 426.84
\$ 53.84
\$ 443.84
\$ 443.84
\$ 53.84
\$ 466.84
\$ 53.84
\$ 506.84

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
Marina Bay & Botanica Lakes	Villa / Townhome	240	12,922.77	71,280.00	84,202.77
Marina Bay & Botanica Lakes	40' SF	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	40' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	45' SF	269	14,484.28	104,910.00	119,394.28
Marina Bay & Botanica Lakes	45' SF / Villa *	6	323.07	2,340.00	2,663.07
Marina Bay & Botanica Lakes	45' SF - PO	1	53.84	0.00	53.84
Marina Bay & Botanica Lakes	52' SF	247	13,299.69	102,011.00	115,310.69
Marina Bay & Botanica Lakes	52' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	62' SF	33	1,776.88	14,949.00	16,725.88
Total		796	42,860.53	295,490.00	338,350.53

BOTANICA LAKES

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
Marina Bay & Botanica Lakes	Villa / Townhome	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	40' SF	365	19,653.39	136,145.00	155,798.39
Marina Bay & Botanica Lakes	40' SF - PO	2	107.69	0.00	107.69
Marina Bay & Botanica Lakes	45' SF	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	45' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	52' SF	317	17,068.83	130,921.00	147,989.83
Marina Bay & Botanica Lakes	52' SF - PO	1	53.84	0.00	53.84
Marina Bay & Botanica Lakes	62' SF	0	0.00	0.00	0.00
Total		685	36,883.75	267,066.00	303,949.75

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 2026/2027
October 1, 2026 - September 30, 2027

PARCELS B & D/E - BRIDGETOWN & SOMERSET

BRIDGETOWN

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
Bridgetown	MF - (2)	66	6,010.36	84,216.00	90,226.36	\$ 1,367.07
Bridgetown	MF - (3)	36	3,278.38	36,180.00	39,458.38	\$ 1,096.07
Bridgetown	SF 42' - (1)	185	16,847.22	90,280.00	107,127.22	\$ 579.07
Bridgetown	SF 42' - (3)	39	3,551.58	39,195.00	42,746.58	\$ 1,096.07
Bridgetown	SF 42' - (5)	1	91.07	0.00	91.07	\$ 91.07
Bridgetown	SF 55' - (1)	230	20,945.20	150,420.00	171,365.20	\$ 745.07
Bridgetown	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 55' - (3)	71	6,465.69	71,284.00	77,749.69	\$ 1,095.07
Bridgetown	SF 55' - (5)	2	182.13	0.00	182.13	\$ 91.07
Bridgetown	SF 67' - (1)	130	11,838.59	103,480.00	115,318.59	\$ 887.07
Bridgetown	SF 67' - (2)	38	3,460.51	48,488.00	51,948.51	\$ 1,367.07
Bridgetown	SF 67' - (3)	90	8,195.95	90,360.00	98,555.95	\$ 1,095.07
Bridgetown	SF 67' - (4)	33	3,005.18	47,784.00	50,789.18	\$ 1,539.07
Bridgetown	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 75' - (2)	34	3,096.25	49,164.00	52,260.25	\$ 1,537.07
Bridgetown	SF 75' - (3)	3	273.20	3,522.00	3,795.20	\$ 1,265.07
Bridgetown	SF 75' - (4)	27	2,458.78	41,364.00	43,822.78	\$ 1,623.07
Total		985	89,700	855,737	945,437	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
Somerset	MF - (1)	43	10,694.27	21,414.00	32,108.27	\$ 746.70
Somerset	MF - (2)	123	30,590.57	156,948.00	187,538.57	\$ 1,524.70
Somerset	MF - (3)	27	6,715.00	27,135.00	33,850.00	\$ 1,253.70
Somerset	MF - (4)	27	6,715.00	39,096.00	45,811.00	\$ 1,696.70
Somerset	SF 55' - (1)	78	19,398.90	51,012.00	70,410.90	\$ 902.70
Somerset	SF 55' - (2)	126	31,336.69	160,776.00	192,112.69	\$ 1,524.70
Somerset	SF 55' - (3)	46	11,440.38	46,184.00	57,624.38	\$ 1,252.70
Somerset	SF 67' - (1)	96	23,875.57	76,416.00	100,291.57	\$ 1,044.70
Somerset	SF 67' - (2)	101	25,119.09	128,876.00	153,995.09	\$ 1,524.70
Somerset	SF 67' - (3)	52	12,932.60	52,208.00	65,140.60	\$ 1,252.70
Somerset	SF 67' - (4)	30	7,461.12	43,440.00	50,901.12	\$ 1,696.70
Somerset	SF 67' - (5)	4	994.82	0.00	994.82	\$ 248.70
Somerset	SF 75' - (1)	57	14,176.12	50,673.00	64,849.12	\$ 1,137.70
Somerset	SF 75' - (2)	77	19,150.20	111,342.00	130,492.20	\$ 1,694.70
Somerset	SF 75' - (3)	27	6,715.00	31,698.00	38,413.00	\$ 1,422.70
Somerset	SF 75' - (4)	39	9,699.45	59,748.00	69,447.45	\$ 1,780.70
Somerset	SF 75' - (5)	1	248.70	0.00	248.70	\$ 248.70
Total		954	237,263	1,056,966	1,294,229	

- (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 2026/2027
October 1, 2026 - September 30, 2027

LENNAR PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
Lennar	6 - plex	120	120	0
Lennar	4 - plex	164	164	0
Lennar	46' SF	62	62	0
Lennar	52' SF	218	218	0
Lennar	52' SF - (1)	1	1	0
Lennar	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)
Lennar	6 - plex	120	8,136.74	79,717.57
Lennar	4 - plex	164	11,120.21	108,947.34
Lennar	46' SF	62	4,203.98	51,190.69
Lennar	52' SF	218	14,781.74	190,338.26
Lennar	52' SF - (1)	1	67.81	0.00
Lennar	67' SF	129	8,746.99	137,114.46
Total		694	47,057	567,308

ON ROLL GROSS PER UNIT TOTAL	
\$	732.12
\$	732.12
\$	893.47
\$	940.92
\$	67.81
\$	1,130.71

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)
Lennar	6 - plex	0	0.00	0.00
Lennar	4 - plex	0	0.00	0.00
Lennar	46' SF	0	0.00	0.00
Lennar	52' SF	0	0.00	0.00
Lennar	52' SF - (1)	0	0.00	0.00
Lennar	67' SF	0	0.00	0.00
Total		0	0	0

(1) - Bonds paid off, still pay O&M

**Arborwood Community Development District
Assessment Recap - Other Parcels**

Fiscal Year 2026/2027

October 1, 2026 - September 30, 2027

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
Somerset	Golf Course	116	116	0
Treeline Apts	Neighborhood Retail	21	21	0
Treeline Apts	Retail/ Commercial	11	11	0
Fire Station	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
Somerset	Golf Course	116	67,887.32	123,556.00	191,443.32
Treeline Apts	Neighborhood Retail	21	3,741.97	21,850.00	25,591.97
Treeline Apts	Retail/ Commercial	11	2,239.75	11,900.00	14,139.75
Fire Station	RE Office	0	0.00	0.00	0.00
Total		148	73,869	157,306	231,175

ON ROLL GROSS TOTAL	
\$	191,443.32
\$	25,591.97
\$	14,139.75
\$	-

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

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

Total Shared O&M Expenditures

\$ 287,529.00

Allocation of Expenditures and Assessment Per Unit

		Allocation Per Parcel based on Gross Acreage						Assessment Per Unit		
		B	C	D = B-C	E	F = A*D	G = E/96%	H	I = F/H	J = I/96%
Tract	Parcel	Gross Acreage	Preserve and Lake Acreage	Net Acreage	% of Total Acreage	Allocation of Expenditures	Total Expenditures Grossed up (on Roll)	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	Marina Bay & Botanica Lakes	560.38	207.90	352.48	26.62%	\$ 76,555	\$ 79,744	1,481	\$ 51.69	\$ 53.84
2	Bridgetown	669.06	332.43	336.63	25.43%	\$ 73,112	\$ 76,158	985	\$ 74.23	\$ 77.32
2	Somerset	817.73	481.41	336.32	25.40%	\$ 73,045	\$ 76,088	954	\$ 76.57	\$ 79.76
2	Lennar	259.16	83.39	175.77	13.28%	\$ 38,175	\$ 39,766	694	\$ 55.01	\$ 57.30
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 260,887	\$ 271,757	4,114		
2	Golf Course (part of Tract 2)	116.23	20.00	96.23	7.27%	\$ 20,900	\$ 21,770.86			
3	Neighborhood Retail-Treeline Apts	21.06	4.52	16.54	1.25%	\$ 3,592	\$ 3,741.97			
4	Retail/ Commercial - Treeline Apts	11.19	1.29	9.90	0.75%	\$ 2,150	\$ 2,239.75			
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%	\$ 26,642	\$ 27,753			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 287,529	\$ 299,509			

Total -Somerset Only- O&M Expenditures

\$ 199,000.00

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	Somerset	817.73	481.41	336.32	77.75%	\$ 154,728	\$ 161,175	954	\$ 162.19	\$ 168.95
2	Golf Course (part of Tract 2)	116.23	20.00	96.23	22.25%	\$ 44,272	\$ 46,116			
Totals		933.96	501.41	432.55	100.00%	\$ 199,000	\$ 207,292			

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	Lennar	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	Bridgetown	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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 544,616.00	\$ 597,254.69	91.187%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
LENNAR - 6 - Plex	120	120	\$ 664.31	\$ 79,717.57	\$ -
LENNAR - 4 - Plex	164	164	\$ 664.31	\$ 108,947.34	\$ -
LENNAR - 46' Single Family	62	62	\$ 825.66	\$ 51,190.69	\$ -
LENNAR - 52' Single Family	218	218	\$ 873.11	\$ 190,338.26	\$ -
LENNAR - 52' Single Family - (1)	1	1	\$ -	\$ -	\$ -
LENNAR - 67' Single Family	129	129	\$ 1,062.90	\$ 137,114.46	\$ -
Grand Total	694	694		\$ 567,308.33	\$ -

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	14.0520%
0.70	114.80	19.2044%
0.87	53.94	9.0234%
0.92	200.56	33.5508%
0.00	0.00	0.0000%
1.12	144.48	24.1694%
	597.78	100.0000%

Net Total MADs adjusted for Bond Prpayments

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

Gross MADs when all platted
\$2,632,565

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
Marina Bay & Botanica Lakes - Villa / Townhome	240	240	297	71,280	0	71,280
Marina Bay & Botanica Lakes - Single Family 40'	365	365	373	136,145	0	136,145
Marina Bay & Botanica Lakes - Single Family 40' - PO	2	2	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 45'	269	269	390	104,910	0	104,910
Marina Bay & Botanica Lakes - Single Family 45' / Villa *	6	6	390	2,340	0	2,340
Marina Bay & Botanica Lakes - Single Family 45' -PO	1	1	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 52'	564	564	413	232,932	0	232,932
Marina Bay & Botanica Lakes - Single Family 52' - PO	1	1	0	0	0	0
Marina Bay & Botanica Lakes - Single Family 62'	33	33	453	14,949	0	14,949
Subtotal Marina Bay & Botanica Lakes Parcels	1,481	1,481		562,556	0	
Bridgetown - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
Bridgetown - Multi Family and Twin Villas - (3)	36	36	1,005	36,180	0	36,180
Bridgetown - Single Family 42' - (1)	185	185	488	90,280	0	90,280
Bridgetown - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
Bridgetown - Single Family 42' - (5)	1	1	0	0	0	0
Bridgetown - Single Family 55' - (1)	230	230	654	150,420	0	150,420
Bridgetown - Single Family 55' - (2)	0	0	1,276	0	0	0
Bridgetown - Single Family 55' - (3)	71	71	1,004	71,284	0	71,284
Bridgetown - Single Family 55' - (5)	2	2	0	0	0	0
Bridgetown - Single Family 67' - (1)	130	130	796	103,480	0	103,480
Bridgetown - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
Bridgetown - Single Family 67' - (3)	90	90	1,004	90,360	0	90,360
Bridgetown - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
Bridgetown - Single Family 75' - (1)	0	0	889	0	0	0
Bridgetown - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
Bridgetown - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
Bridgetown - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Bridgetown Parcels	985	985		855,737	0	
Somerset - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
Somerset - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
Somerset - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
Somerset - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
Somerset - Single Family 55' - (1)	78	78	654	51,012	0	51,012
Somerset - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
Somerset - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
Somerset - Single Family 67' - (1)	96	96	796	76,416	0	76,416
Somerset - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
Somerset - Single Family 67' - (3)	52	52	1,004	52,208	0	52,208
Somerset - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
Somerset - Single Family 67' - (5)	4	4	0	0	0	0
Somerset - Single Family 75' - (1)	57	57	889	50,673	0	50,673
Somerset - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
Somerset - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
Somerset - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
Somerset - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Somerset Parcels	954	954		1,056,966	0	
Total Residential Units Parcels	3,420	3,420		2,475,259	0	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
Treeline Apartments (Neighborhood Retail)	1	1	21,850	21,850		21,850
Treeline Apartments (Retail / Commercial)	1	1	11,900	11,900		11,900
Fire Station (No Longer Assessed)	1	1	0	0		0
Other Land Use Total				157,306		
GRAND TOTAL				2,632,565	0	2,632,565

- (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 2026/2027
October 1, 2026 - September 30, 2027

Parcel	Product Type	Gross Fiscal Year 2025/2026 On Roll Assessment Per Unit	Gross Fiscal Year 2026/2027 On Roll Assessment Per Unit
GL Homes			
Marina Bay & Botanica Lakes	Villa / Townhome	\$353.42	\$350.84
Marina Bay & Botanica Lakes	40' SF	\$429.42	\$426.84
Marina Bay & Botanica Lakes	40' SF - PO	\$56.42	\$53.84
Marina Bay & Botanica Lakes	45' SF	\$446.42	\$443.84
Marina Bay & Botanica Lakes	45' SF / Villa *	\$446.42	\$443.84
Marina Bay & Botanica Lakes	45' SF - PO	\$56.42	\$53.84
Marina Bay & Botanica Lakes	52' SF	\$469.42	\$466.84
Marina Bay & Botanica Lakes	52' SF - PO	\$56.42	\$53.84
Marina Bay & Botanica Lakes	62' SF	\$509.42	\$506.84

* 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			
Bridgetown	MF - (2)	\$1,370.77	\$1,367.07
Bridgetown	MF - (3)	\$1,099.77	\$1,096.07
Bridgetown	SF 42' - (1)	\$582.77	\$579.07
Bridgetown	SF 42' - (3)	\$1,099.77	\$1,096.07
Bridgetown	SF 42' - (5)	\$94.77	\$91.07
Bridgetown	SF 55' - (1)	\$748.77	\$745.07
Bridgetown	SF 55' - (2)	\$0.00	\$0.00
Bridgetown	SF 55' - (3)	\$1,098.77	\$1,095.07
Bridgetown	SF 55' - (5)	\$94.77	\$91.07
Bridgetown	SF 67' - (1)	\$890.77	\$887.07
Bridgetown	SF 67' - (2)	\$1,370.77	\$1,367.07
Bridgetown	SF 67' - (3)	\$1,098.77	\$1,095.07
Bridgetown	SF 67' - (4)	\$1,542.77	\$1,539.07
Bridgetown	SF 75' - (1)	\$0.00	\$0.00
Bridgetown	SF 75' - (2)	\$1,540.77	\$1,537.07
Bridgetown	SF 75' - (3)	\$1,268.77	\$1,265.07
Bridgetown	SF 75' - (4)	\$1,626.77	\$1,623.07
Somerset	MF - (1)	\$748.82	\$746.70
Somerset	MF - (2)	\$1,526.82	\$1,524.70
Somerset	MF - (3)	\$1,255.82	\$1,253.70
Somerset	MF - (4)	\$1,698.82	\$1,696.70
Somerset	SF 55' - (1)	\$904.82	\$902.70
Somerset	SF 55' - (2)	\$1,526.82	\$1,524.70
Somerset	SF 55' - (3)	\$1,254.82	\$1,252.70
Somerset	SF 67' - (1)	\$1,046.82	\$1,044.70
Somerset	SF 67' - (2)	\$1,526.82	\$1,524.70
Somerset	SF 67' - (3)	\$1,254.82	\$1,252.70
Somerset	SF 67' - (4)	\$1,698.82	\$1,696.70
Somerset	SF 67' - (5)	\$250.82	\$248.70
Somerset	SF 75' - (1)	\$1,139.82	\$1,137.70
Somerset	SF 75' - (2)	\$1,696.82	\$1,694.70
Somerset	SF 75' - (3)	\$1,424.82	\$1,422.70
Somerset	SF 75' - (4)	\$1,782.82	\$1,780.70
Somerset	SF 75' - (5)	\$250.82	\$248.70

- (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			
Lennar	6 - Plex	\$733.19	\$732.12
Lennar	4 - Plex	\$733.19	\$732.12
Lennar	46' SF	\$894.13	\$893.47
Lennar	52' SF	\$941.46	\$940.92
Lennar	67' SF	\$1,130.78	\$1,130.71

Others			
Somerset	Golf Course	\$192,021.71	\$191,443.32
Treeline Apartments	Neighborhood Retail	\$25,771.05	\$25,591.97
Treeline Apartments	Retail/ Commercial	\$14,246.94	\$14,139.75
Fire Station	RE Office	\$0.00	\$0.00



April Update-05/05/2026

Lake Water Quality	<ul style="list-style-type: none"> • Correction to last month's report. It was noted that the April water samples were received; it was March water samples that were received. • Waiting for the April water sample results and will issue once received.
Lake Doctor Monthly Summary	<ul style="list-style-type: none"> • Lakes were treated for invasive aquatic weeds and chara • Dye added to lake 10 to help suppress unwanted vegetation and algae growth • No submerged plant growth observed • Commented on the water levels rising • Commented the lakes are very healthy • Commented beneficial plants are coming in and looking good
Lake Bank Conditions	Received Lake Bank and Storm Drain reports. Working on obtaining quotes to repair lake bank erosion and storm pipe cleaning.
Preserves	Received a couple of owner concerns that will be issued to CDD for removal or topping of concerned trees
Resident Requests	None to report
Other Updates	None to report

**Arborwood Community Development District
Budget vs. Actual
October 2025 - April 2026**

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenue				
O & M Assessments	533,390.07	539,884.00	-6,493.93	98.8%
Debt Assessments (2018)	2,600,879.05	2,633,569.00	-32,689.95	98.76%
Debt Assessments (2014A-1)	507,241.85	513,421.00	-6,179.15	98.8%
Debt Assessments (2014A-2)	51,817.60	52,459.00	-641.40	98.78%
Debt Assess-Pd To Trustee-2018	-2,494,162.75	-2,528,226.00	34,063.25	98.65%
Debt Asses-Pd To Trustee-2014A1	-486,429.50	-492,885.00	6,455.50	98.69%
Debt Asses-Pd To Trustee-2014A2	-49,691.70	-50,360.00	668.30	98.67%
Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
Assessment Discounts	-139,825.62	-149,573.00	9,747.38	93.48%
Carryover Balance	0.00	17,000.00	-17,000.00	0.0%
Total Income	511,504.00	525,289.00	-13,785.00	97.38%
Expense				
Payroll Tax Expense	367.20	880.00	-512.80	41.73%
Supervisor Fees	4,800.00	11,000.00	-6,200.00	43.64%
Engineering	21,570.95	50,000.00	-28,429.05	43.14%
Management Fees	24,549.00	42,084.00	-17,535.00	58.33%
Website Management	1,166.62	2,000.00	-833.38	58.33%
Legal Fees	4,518.11	19,000.00	-14,481.89	23.78%
Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
Audit Fees	0.00	5,450.00	-5,450.00	0.0%
Arbitrage Rebate Fee	0.00	1,000.00	-1,000.00	0.0%
Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
Insurance	6,998.00	13,000.00	-6,002.00	53.83%
Legal Advertisements	1,394.42	5,250.00	-3,855.58	26.56%
Miscellaneous	2,043.66	3,200.00	-1,156.34	63.86%
Postage and Delivery	164.20	1,125.00	-960.80	14.6%
Office Supplies	1,130.55	2,275.00	-1,144.45	49.7%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

**Arborwood Community Development District
Budget vs. Actual
October 2025 - April 2026**

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Trustee Fees	12,738.75	22,500.00	-9,761.25	56.62%
Continuing Disclosure Fee	0.00	3,000.00	-3,000.00	0.0%
Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
Treeline Preserve Maint-Exotics	0.00	0.00	0.00	0.0%
DRI / Traffic Monitoring	15,300.00	5,000.00	10,300.00	306.0%
Environmentl Consulting-Passarella	9,651.25	23,000.00	-13,348.75	41.96%
Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
Field Inspector - Somerset Only	14,519.12	25,500.00	-10,980.88	56.94%
Lake Maintenance-Somerset Only	29,065.82	50,000.00	-20,934.18	58.13%
Preserve Maint - Somerset Only	9,000.00	37,000.00	-28,000.00	24.32%
Flowway Maintenance	0.00	10,600.00	-10,600.00	0.0%
Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
Lake Bank Erosion Mte(Somerset)	0.00	47,000.00	-47,000.00	0.0%
Strmwtr Drains Ins/MTE-Somerset	44,332.50	30,000.00	14,332.50	147.78%
Strmwtr Drains Ins (Bridgetown)	6,720.00	6,500.00	220.00	103.39%
Lake Bank Inspection-Somerset	0.00	7,500.00	-7,500.00	0.0%
Lake Bank Inspection-Bridgetown	0.00	6,500.00	-6,500.00	0.0%
Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expenditures	<u>250,205.15</u>	<u>525,289.00</u>	<u>-275,083.85</u>	<u>47.63%</u>
Net Revenue	<u><u>261,298.85</u></u>	<u><u>0.00</u></u>	<u><u>261,298.85</u></u>	<u><u>100.0%</u></u>

Bridgetown Balance As Of 10/1/25	\$ 12,640.62
Somerset Balance As Of 10/1/25	\$ 27,275.68

Bridgetown Activity: 10/1/25 - 4/30/26	\$ 6,280.00
Somerset Activity: 10/1/25 - 4/30/26	\$ 100,082.56
Bridgetown Balance As Of 4/30/26	\$ 18,920.62
Somerset Balance As Of 4/30/26	\$ 127,358.24

**Arborwood Community Development District
Budget vs. Actual
October 2025 - April 2026**

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Bank Balance As Of 4/30/26	\$ 927,549.00			
Accounts Payable As Of 4/30/26	\$ 136,326.79			
Other Assets As Of 4/30/26	\$ -			
Total Fund Balance As Of 4/30/26	\$ 791,222.21			
Series 2014A-1 Bond Balance As Of 4/30/26	\$ 3,785,000.00			
Series 2014A-2 Bond Balance As Of 4/30/26	\$ 420,000.00			
Series 2018A-1 Bond Balance As Of 4/30/26	\$ 16,360,000.00			
Series 2018A-2 Bond Balance As Of 4/30/26	\$ 5,670,000.00			
Total Bond Balance As Of 4/30/26	\$ 26,235,000.00			