



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 3, 2026
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

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AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING & PUBLIC HEARING
August 3, 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. June 15, 2026 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 7
 - 4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2026/2027 Assessment Roll.....Page 28
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 31
 - 2. Oak Tree Removal.....Page 33
- J. Administrative Matters
 - 1. Attorney’s Report
 - 2. Engineer Report
 - 3. Field Inspectors Report – Somerset
 - 4. Preserve Compliance Updates
 - 5. Bridgetown Report.....Page 50
 - 6. Manager’s Report
 - a. Financials.....Page 51
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-07-21

Subcategory
Miscellaneous Notices

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED
BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Arborwood Community Development District (District) will hold a public hearing and regular meeting as follows:

DATE: August 3, 2026

TIME: 9:00 a.m.

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

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (Proposed Budget). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained from the Districts website (www.arborwoodcdd.org) or by contacting the District Manager, Special District Services, at (941) 875-4195.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org

July 14, 21, 2026 #12476200

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 15, 2026**

A. CALL TO ORDER

The June 15, 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

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 via phone

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 Ramsey Fisher (Passarella & Associates, on behalf of Bethany Brosious).

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 was no public comment.

F. APPROVAL OF MINUTES

1. May 18, 2026, Regular Board Meeting

The minutes of the May 18, 2026, Regular Board Meeting were presented for consideration.

A **MOTION** was then made by Mr. Schrontenboer, seconded by Mr. Aycock and passed unanimously approving the minutes of the May 18, 2026, Regular Board Meeting, as presented.

CONSIDER RESOLUTION NO. 2026-02 – SETTING PUBLIC HEARING ON REVISED RULES OF PROCEDURE

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Haber reviewed the proposed revisions to the District's Rules of Procedure. He explained that the revisions primarily updated procurement provisions and incorporated recent statutory changes and operational clarifications applicable to community development districts statewide. He noted that the revisions were largely housekeeping items intended to maintain consistency with Florida law and current CDD practices.

The Board discussed scheduling the required public hearing and determined that September 21, 2026, would provide the most practical date, given the notice requirements and anticipated Board attendance. Mr. Schrontenboer requested a redlined version of the proposed revisions and Mr. Haber agreed to provide one for Board review prior to the public hearing.

A **MOTION** was made by Mr. Schrontenboer, seconded by Mr. Gordish and passed unanimously adopting Resolution No. 2026-02, setting a public hearing for September 21, 2026, to consider adoption of the revised Rules of Procedure.

G. ADMINISTRATIVE MATTERS

1. Attorney's Report

Mr. Haber reported that the City continues to pursue regulatory approvals associated with proposed passive recreation improvements on property previously conveyed by the District. He explained that revisions were made to documentation requested by regulatory agencies to ensure the District was not making ownership representations regarding property it no longer owned. The matter remains under review by the City and applicable permitting agencies.

Mr. Haber also provided an update regarding the assignment of fountain bond obligations associated with the golf course ownership transition. Discussions between the parties remain ongoing with the District's primary concern being preservation of existing financial protections.

2. Engineer's Report

Mr. Lorenz reported that lake planting notification letters were distributed following the previous meeting and acknowledged by the affected property managers. He noted only minor follow-up questions had been received.

Mr. Lorenz reviewed the status of previously discussed pipe deepening and lake bank repair work. Updated pricing received from Dragonfly reflected significantly higher costs than earlier estimates. In addition, recent rainfall had substantially increased lake levels, reducing the effectiveness of performing repairs at this time. Mr. Lorenz recommended postponing the work until later in the year when conditions are more favorable. The Board concurred with the recommendation.

The Board discussed initiating annual inspections and repair planning earlier in future years to avoid rainy season scheduling conflicts.

Mr. Gordish reported observing golf course personnel placing soil and debris into a lake near Hole No. 9. Mr. Lorenz agreed to investigate the matter and coordinate with golf course management.

3. Field Inspector's Report

Mr. Hirniak reported rainfall totals remained below normal but have improved in recent weeks. While conditions remain drier than average, he indicated that lake and landscape conditions continue to remain generally stable.

The Board discussed recent weed treatments and algae conditions. Mr. Hirniak reported that treatment efforts appeared to be effective and no significant concerns had been reported. He also advised that he was working with Solitude Lake Management to establish contact with a new representative to improve communication and responsiveness.

4. Preserve Compliance Updates

Mr. Fisher reported that preserve maintenance and mitigation activities remained underway and in compliance. Follow-up inspections and reporting would occur upon completion of ongoing treatment activities.

Mr. Fisher discussed recent inspections involving resident requests for tree removals and vegetation trimming near preserve boundaries. A dead slash pine near New Market Street was previously approved for topping and debris removal. Additional requests in Bridgetown involved preserve boundary determinations and vegetation management issues.

The Board discussed preserve maintenance responsibilities, conservation easement limits, and the process for addressing vegetation that may impact stormwater conveyance within preserve areas.

5. Bridgetown Report

The Board reviewed the monthly Bridgetown report and discussed various resident requests involving vegetation trimming, preserve maintenance, and tree removal requests.

Mr. Lorenz requested that staff continue coordinating with Bridgetown Property Manager Bonnie Harper regarding follow-up actions and resident requests. The Board also discussed lake treatment activities and

reviewed the status of several pool installation projects identified within the report.

6. Manager's Report
a. Financials

Ms. Meneely reviewed the financial statements and reported that District finances remained in good standing with no unusual items requiring Board action.

Ms. Meneely reminded Board Members that the July 20, 2026, meeting would include the annual budget public hearing and emphasized the need for an in-person quorum.

The Board discussed upcoming Supervisor term expirations. Mr. Aycock advised that he intended to retire from Board service at the conclusion of his term. Mr. Schrotenboer indicated his willingness to continue serving if reappointed. Staff reviewed the process for soliciting resumes and filling future vacancies.

Ms. Meneely also reminded Board Members of the upcoming 2025 Form 1 – Statement of Financial Interests filing deadline.

The Board discussed a proposed Fiscal Year 2027 meeting schedule adjustment, moving regular meetings from Monday mornings to Wednesdays at 10:00 a.m. beginning October 2026. Board Members expressed support for the proposed schedule change, subject to facility availability.

J. BOARD MEMBER COMMENTS

Board members discussed future Board composition and representation among the various communities within the District.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously adjourning the Regular Board Meeting at 9:49 a.m.
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Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2026-07-21

Subcategory
Miscellaneous Notices

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Arborwood Community Development District (District) will hold a public hearing and regular meeting as follows:

DATE: August 3, 2026

TIME: 9:00 a.m.

LOCATION: Amenity Center Community Room, Somerset at the Plantation

10401 Dartington Drive

Fort Myers, Florida, 33913

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (Proposed Budget). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained from the Districts website (www.arborwoodcdd.org) or by contacting the District Manager, Special District Services, at (941) 875-4195.

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District Manager

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org

July 14, 21, 2026 #12476200

RESOLUTION 2026-03
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2026/2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Arborwood Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Arborwood Community Development District for the Fiscal Year Ending September 30, 2027."

Arborwood Community Development District

**Final Budget
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

1 - 3	REVENUE AND EXPENSE DESCRIPTIONS
4	FINAL TOTAL BUDGET
5	FINAL TOTAL BUDGET DETAIL
6	BUDGET COMPARISON
7	FINAL GENERAL FUND BUDGET
8	FINAL DEBT SERVICE FUND BUDGET - 2014 BOND
9	FINAL 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%

3

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

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	521,384
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	\$ 3,742,258
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	0
ENVIROMENTAL CONSULTING - PASSARELLA	23,000
PANTHER MITIGATION MAINT - EXOTICS	80,000
STREET LIGHTING - UTILITY & MAINT	0
CAPITAL OUTLAY - SMALL	0
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	10,600
PARCEL C ARBORWOOD PRESERVE MAINTENANCE	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	\$ 521,529
EXCESS / (SHORTFALL)	\$ 3,220,729
DEBT PAYMENTS (2014)	(544,616)
DEBT PAYMENTS (2018)	(2,527,262)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 148,850
DISCOUNTS FOR EARLY PAYMENTS	(148,850)
NET EXCESS / (SHORTFALL)	\$ -

FINAL 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	
		A-1 & A-2	B	A-1 & A-2	TOTAL
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	521,384	0	0	0	521,384
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	\$ 542,384	\$ 567,308	\$ -	\$ 2,632,565	\$ 3,742,258
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	0	0	0	0	0
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	0	0	0	0	0
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	10,600	0	0	0	10,600
PARCEL C ARBORWOOD PRESERVE MAINTENANCE	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	\$ 521,529	\$ -	\$ -	\$ -	\$ 521,529
EXCESS / (SHORTFALL)	\$ 20,855	\$ 567,308	\$ -	\$ 2,632,565	\$ 3,220,729
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	\$ 20,855	\$ 22,692	\$ -	\$ 105,303	\$ 148,850
DISCOUNTS FOR EARLY PAYMENTS	(20,855)	(22,692)	-	(105,303)	(148,850)
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	534,777	539,884	521,384	
2	0	0	0	
3	3,250,658	3,198,445	3,199,873	
4	0	0	0	
5	0	0	0	
6	0	0	0	
7	0	17,000	21,000	Carryover Funds Being Used To Reduce Assessments
Total Revenues				
	\$ 3,785,435	\$ 3,755,329	\$ 3,742,258	
EXPENDITURES				
8	673	880	880	
9	8,800	11,000	11,000	
10	29,285	50,000	48,000	\$29,285 in 24/25; \$21,571 in 25/26 through March 26
11	40,908	42,084	43,224	Annual CPI increase in contract
12	11,051	19,000	18,000	\$11,051 in 24/25; \$4,518 in 25/26 through March 26
13	5,000	5,000	5,000	
14	5,350	5,450	5,250	Estimated Amount For 2024/2025 Audit
15	1,000	1,000	1,000	
16	6,994	13,000	9,000	25/26 Expenditure Was \$6,998
17	3,874	5,250	5,250	
18	3,046	3,200	3,200	
19	1,177	1,125	1,125	
20	1,189	2,275	2,075	
21	175	175	175	
22	12,739	22,500	19,000	
23	3,000	3,000	3,000	
24	300	500	500	
25	2,000	2,000	2,000	
26	0	1,250	1,250	
27	6,000	0	0	Donating To The City
28	0	5,000	0	Requirement Has Been Satisfied
29	21,165	23,000	23,000	
30	80,000	80,000	80,000	
31	0	0	0	
32	0	1,000	0	Line Item Eliminated
33	9,863	10,000	10,000	
34	1,200	10,600	10,600	
35	0	0	0	
36	7,000	7,000	7,000	Under \$10,000 last 3 years
37	49,348	50,000	50,000	
38	50,475	47,000	47,000	
39	35,000	37,000	37,000	
40	25,456	25,500	27,500	
41	12,450	30,000	30,000	
42	7,200	7,500	7,500	
43	6,951	6,500	6,500	
44	6,050	6,500	6,500	
Total Expenditures				
	454,719	535,289	521,529	
EXCESS / (SHORTFALL)				
	\$ 3,330,716	\$ 3,220,040	\$ 3,220,729	
45	(592,961)	(543,245)	(544,616)	
46	(2,526,743)	(2,527,262)	(2,527,262)	
47	0	-	-	
BALANCE				
	\$ 211,012	\$ 149,533	\$ 148,850	
48	(140,487)	(149,533)	(148,850)	Higher assessments on roll results in higher discount potential
NET EXCESS / (SHORTFALL)				
	\$ 70,525	\$ -	\$ -	

* Un-audited figures

FINAL 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	521,384
DIRECT BILL ASSESSMENTS - WCI	0	0
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	17,000	21,000
Total Revenues	\$ 556,884	\$ 542,384
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	0
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	0
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	10,600	10,600
PARCEL C ARBORWOOD PRESERVE MAINTENANCE	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	\$ 521,529
EXCESS / (SHORTFALL)	\$ 21,595	\$ 20,855
DISCOUNTS FOR EARLY PAYMENTS	(21,595)	(20,855)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

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

2014A-1		2014A-2	
	FISCAL YEAR 2026/2027 ANNUAL BUDGET		FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES		REVENUES	
Net On Roll Assessments	490,808	Net On Roll Assessments	53,808
Direct Bill Assessments	0	Direct Bill Assessments	0
Total Revenues	\$ 490,808	Total Revenues	\$ 53,808
EXPENDITURES		EXPENDITURES	
Principal Payments	255,000	Principal Payments	25,000
Interest Payments	235,808	Interest Payments	28,808
Miscellaneous	0	Miscellaneous	0
Total Expenditures	\$ 490,808	Total Expenditures	\$ 53,808
Excess / (Shortfall)	\$ -	Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information		Series 2014 A-2 Bond Information	
Initial Par Amount =	\$4,939,888	Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$5,430,000	Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%	Interest Rate =	6.90%
Issue Date =	Dec 2014	Issue Date =	Dec 2014
Maturity Date =	May 2036	Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st	Annual Principal Payments Due =	Nov 1st
Annual Interest Payments Due =	May 1st & Nov 1st	Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/1/26 =	\$3,785,000	Par Amount As Of 1/1/26 =	\$420,000

2014 B	
	FISCAL YEAR 2026/2027 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - Lennar	0
Total Revenues	\$ -
EXPENDITURES	
Principal Payments	0
Interest Payments	0
Miscellaneous	0
Total Expenditures	\$ -
Excess / (Shortfall)	\$ -

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

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

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 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	ON ROLL GROSS PER UNIT TOTAL
Marina Bay & Botanica Lakes	Villa / Townhome	240	12,653.11	71,280.00	83,933.11	\$ 349.72
Marina Bay & Botanica Lakes	40' SF	365	19,243.27	136,145.00	155,388.27	\$ 425.72
Marina Bay & Botanica Lakes	40' SF - PO	2	105.44	0.00	105.44	\$ 52.72
Marina Bay & Botanica Lakes	45' SF	269	14,182.03	104,910.00	119,092.03	\$ 442.72
Marina Bay & Botanica Lakes	45' SF / Villa *	6	316.33	2,340.00	2,656.33	\$ 442.72
Marina Bay & Botanica Lakes	45' SF - PO	1	52.72	0.00	52.72	\$ 52.72
Marina Bay & Botanica Lakes	52' SF	564	29,734.80	232,932.00	262,666.80	\$ 465.72
Marina Bay & Botanica Lakes	52' SF - PO	1	52.72	0.00	52.72	\$ 52.72
Marina Bay & Botanica Lakes	62' SF	33	1,739.80	14,949.00	16,688.80	\$ 505.72
Total		1,481	78,080.22	562,556.00	640,636.22	

MARINA BAY

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS
Marina Bay & Botanica Lakes	Villa / Townhome	240	12,653.11	71,280.00	83,933.11
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	14,182.03	104,910.00	119,092.03
Marina Bay & Botanica Lakes	45' SF / Villa *	6	316.33	2,340.00	2,656.33
Marina Bay & Botanica Lakes	45' SF - PO	1	52.72	0.00	52.72
Marina Bay & Botanica Lakes	52' SF	247	13,022.16	102,011.00	115,033.16
Marina Bay & Botanica Lakes	52' SF - PO	0	0.00	0.00	0.00
Marina Bay & Botanica Lakes	62' SF	33	1,739.80	14,949.00	16,688.80
Total		796	41,966.14	295,490.00	337,456.14

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	19,243.27	136,145.00	155,388.27
Marina Bay & Botanica Lakes	40' SF - PO	2	105.44	0.00	105.44
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	16,712.65	130,921.00	147,633.65
Marina Bay & Botanica Lakes	52' SF - PO	1	52.72	0.00	52.72
Marina Bay & Botanica Lakes	62' SF	0	0.00	0.00	0.00
Total		685	36,114.08	267,066.00	303,180.08

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	5,903.87	84,216.00	90,119.87	\$ 1,365.45
Bridgetown	MF - (3)	36	3,220.29	36,180.00	39,400.29	\$ 1,094.45
Bridgetown	SF 42' - (1)	185	16,548.74	90,280.00	106,828.74	\$ 577.45
Bridgetown	SF 42' - (3)	39	3,488.65	39,195.00	42,683.65	\$ 1,094.45
Bridgetown	SF 42' - (5)	1	89.45	0.00	89.45	\$ 89.45
Bridgetown	SF 55' - (1)	230	20,574.11	150,420.00	170,994.11	\$ 743.45
Bridgetown	SF 55' - (2)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 55' - (3)	71	6,351.14	71,284.00	77,635.14	\$ 1,093.45
Bridgetown	SF 55' - (5)	2	178.91	0.00	178.91	\$ 89.45
Bridgetown	SF 67' - (1)	130	11,628.84	103,480.00	115,108.84	\$ 885.45
Bridgetown	SF 67' - (2)	38	3,399.20	48,488.00	51,887.20	\$ 1,365.45
Bridgetown	SF 67' - (3)	90	8,050.74	90,360.00	98,410.74	\$ 1,093.45
Bridgetown	SF 67' - (4)	33	2,951.94	47,784.00	50,735.94	\$ 1,537.45
Bridgetown	SF 75' - (1)	0	0.00	0.00	0.00	\$ -
Bridgetown	SF 75' - (2)	34	3,041.39	49,164.00	52,205.39	\$ 1,535.45
Bridgetown	SF 75' - (3)	3	268.36	3,522.00	3,790.36	\$ 1,263.45
Bridgetown	SF 75' - (4)	27	2,415.22	41,364.00	43,779.22	\$ 1,621.45
Total		985	88,111	855,737	943,848	

SOMERSET

PARCEL	PRODUCT TYPE	UNITS	O&M GROSS	DEBT GROSS	TOTAL GROSS ASSESSMENT	GROSS PER UNIT TOTAL
Somerset	MF - (1)	43	10,622.70	21,414.00	32,036.70	\$ 745.04
Somerset	MF - (2)	123	30,385.86	156,948.00	187,333.86	\$ 1,523.04
Somerset	MF - (3)	27	6,670.07	27,135.00	33,805.07	\$ 1,252.04
Somerset	MF - (4)	27	6,670.07	39,096.00	45,766.07	\$ 1,695.04
Somerset	SF 55' - (1)	78	19,269.08	51,012.00	70,281.08	\$ 901.04
Somerset	SF 55' - (2)	126	31,126.98	160,776.00	191,902.98	\$ 1,523.04
Somerset	SF 55' - (3)	46	11,363.82	46,184.00	57,547.82	\$ 1,251.04
Somerset	SF 67' - (1)	96	23,715.80	76,416.00	100,131.80	\$ 1,043.04
Somerset	SF 67' - (2)	101	24,950.99	128,876.00	153,826.99	\$ 1,523.04
Somerset	SF 67' - (3)	52	12,846.06	52,208.00	65,054.06	\$ 1,251.04
Somerset	SF 67' - (4)	30	7,411.19	43,440.00	50,851.19	\$ 1,695.04
Somerset	SF 67' - (5)	4	988.16	0.00	988.16	\$ 247.04
Somerset	SF 75' - (1)	57	14,081.25	50,673.00	64,754.25	\$ 1,136.04
Somerset	SF 75' - (2)	77	19,022.04	111,342.00	130,364.04	\$ 1,693.04
Somerset	SF 75' - (3)	27	6,670.07	31,698.00	38,368.07	\$ 1,421.04
Somerset	SF 75' - (4)	39	9,634.54	59,748.00	69,382.54	\$ 1,779.04
Somerset	SF 75' - (5)	1	247.04	0.00	247.04	\$ 247.04
Total		954	235,676	1,056,966	1,292,642	

(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	7,993.26	79,717.57
Lennar	4 - plex	164	10,924.12	108,947.34
Lennar	46' SF	62	4,129.85	51,190.69
Lennar	52' SF	218	14,521.08	190,338.26
Lennar	52' SF - (1)	1	66.61	0.00
Lennar	67' SF	129	8,592.75	137,114.46
Total		694	46,228	567,308

ON ROLL GROSS PER UNIT TOTAL	
\$	730.92
\$	730.92
\$	892.27
\$	939.72
\$	66.61
\$	1,129.51

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	67,433.02	123,556.00	190,989.02
Treeline Apts	Neighborhood Retail	21	3,663.89	21,850.00	25,513.89
Treeline Apts	Retail/ Commercial	11	2,193.02	11,900.00	14,093.02
Fire Station	RE Office	0	0.00	0.00	0.00
Total		148	73,290	157,306	230,596

ON ROLL GROSS TOTAL	
\$	190,989.02
\$	25,513.89
\$	14,093.02
\$	-

* 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

\$ 281,529.00

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	Marina Bay & Botanica Lakes	560.38	207.90	352.48	26.62%	\$ 74,957	\$ 78,080	1,481	\$ 50.61	\$ 52.72
2	Bridgetown	669.06	332.43	336.63	25.43%	\$ 71,586	\$ 74,569	985	\$ 72.68	\$ 75.70
2	Somerset	817.73	481.41	336.32	25.40%	\$ 71,520	\$ 74,501	954	\$ 74.97	\$ 78.09
2	Lennar	259.16	83.39	175.77	13.28%	\$ 37,379	\$ 38,936	694	\$ 53.86	\$ 56.10
Total Residential Land Uses		2,306.33	1,105.13	1,201.20	90.73%	\$ 255,442	\$ 266,086	4,114		
2	Golf Course (part of Tract 2)	116.23	20.00	96.23	7.27%	\$ 20,464	21,316.56			
3	Neighborhood Retail- Treeline Apts	21.06	4.52	16.54	1.25%	\$ 3,517	3,663.89			
4	Retail/ Commercial - Treeline Apts	11.19	1.29	9.90	0.75%	\$ 2,105	2,193.02			
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%	\$ 26,087	\$ 27,173			
Grand Total (Gross)		2,454.81	1,130.94	1,323.87	100.00%	\$ 281,529	\$ 293,259			

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' - PO	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 UseTotal				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	\$349.72
Marina Bay & Botanica Lakes	40' SF	\$429.42	\$425.72
Marina Bay & Botanica Lakes	40' SF - PO	\$56.42	\$52.72
Marina Bay & Botanica Lakes	45' SF	\$446.42	\$442.72
Marina Bay & Botanica Lakes	45' SF / Villa *	\$446.42	\$442.72
Marina Bay & Botanica Lakes	45' SF - PO	\$56.42	\$52.72
Marina Bay & Botanica Lakes	52' SF	\$469.42	\$465.72
Marina Bay & Botanica Lakes	52' SF - PO	\$56.42	\$52.72
Marina Bay & Botanica Lakes	62' SF	\$509.42	\$505.72

* 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	\$1,365.45
Bridgetown	MF - (3)	\$1,099.77	\$1,094.45
Bridgetown	SF 42' - (1)	\$582.77	\$577.45
Bridgetown	SF 42' - (3)	\$1,099.77	\$1,094.45
Bridgetown	SF 42' - (5)	\$94.77	\$89.45
Bridgetown	SF 55' - (1)	\$748.77	\$743.45
Bridgetown	SF 55' - (2)	\$0.00	\$0.00
Bridgetown	SF 55' - (3)	\$1,098.77	\$1,093.45
Bridgetown	SF 55' - (5)	\$94.77	\$89.45
Bridgetown	SF 67' - (1)	\$890.77	\$885.45
Bridgetown	SF 67' - (2)	\$1,370.77	\$1,365.45
Bridgetown	SF 67' - (3)	\$1,098.77	\$1,093.45
Bridgetown	SF 67' - (4)	\$1,542.77	\$1,537.45
Bridgetown	SF 75' - (1)	\$0.00	\$0.00
Bridgetown	SF 75' - (2)	\$1,540.77	\$1,535.45
Bridgetown	SF 75' - (3)	\$1,268.77	\$1,263.45
Bridgetown	SF 75' - (4)	\$1,626.77	\$1,621.45
Somerset	MF - (1)	\$748.82	\$745.04
Somerset	MF - (2)	\$1,526.82	\$1,523.04
Somerset	MF - (3)	\$1,255.82	\$1,252.04
Somerset	MF - (4)	\$1,698.82	\$1,695.04
Somerset	SF 55' - (1)	\$904.82	\$901.04
Somerset	SF 55' - (2)	\$1,526.82	\$1,523.04
Somerset	SF 55' - (3)	\$1,254.82	\$1,251.04
Somerset	SF 67' - (1)	\$1,046.82	\$1,043.04
Somerset	SF 67' - (2)	\$1,526.82	\$1,523.04
Somerset	SF 67' - (3)	\$1,254.82	\$1,251.04
Somerset	SF 67' - (4)	\$1,698.82	\$1,695.04
Somerset	SF 67' - (5)	\$250.82	\$247.04
Somerset	SF 75' - (1)	\$1,139.82	\$1,136.04
Somerset	SF 75' - (2)	\$1,696.82	\$1,693.04
Somerset	SF 75' - (3)	\$1,424.82	\$1,421.04
Somerset	SF 75' - (4)	\$1,782.82	\$1,779.04
Somerset	SF 75' - (5)	\$250.82	\$247.04

(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	\$730.92
Lennar	4 - Plex	\$733.19	\$730.92
Lennar	46' SF	\$894.13	\$892.27
Lennar	52' SF	\$941.46	\$939.72
Lennar	67' SF	\$1,130.78	\$1,129.51

Others			
Somerset	Golf Course	\$192,021.71	\$190,989.02
Treeline Apartments	Neighborhood Retail	\$25,771.05	\$25,513.89
Treeline Apartments	Retail/ Commercial	\$14,246.94	\$14,093.02
Fire Station	RE Office	\$0.00	\$0.00

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026/2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026/2027 or within 60 days following the end of the FY 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 3rd DAY OF AUGUST, 2026.

ATTEST:

**ARBORWOOD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026/2027 Budget

RESOLUTION 2026-04
[FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2026/2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

PASSED AND ADOPTED THIS 3rd DAY OF AUGUST, 2026.

ATTEST:

**ARBORWOOD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Arborwood Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 3rd day of August, 2026.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

Regular Meetings of the Board of Supervisors of the Arborwood Community Development District will be held at 10:00 a.m. in the Amenity Center Community Room of Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913 on the following dates:

**October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. Copies of the agenda for these meetings may be obtained from the District's website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 941-223-2475 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, who can aid you in contacting the District Office.

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

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

Michelle Krizen
District Manager
Arborwood Community Development District

www.arborwoodcdd.org

PUBLISH: FORT MYERS NEWS-PRESS 10/10/25

Somerset at The Plantation | Architectural Review Board

APPLICATION FOR EXTERIOR MODIFICATION

Owner Name: William + Patricia Johnson

Street Address: 12832 Epping Way

HOMEOWNER CHECKLIST

- ☐ 1. Complete all Owner sections of this application.
- ☐ 2. Initial every page and sign the Owner's Affidavit.
- ☐ 3. Attach all required supporting documentation. See pages 4 & 5 for requirements.
- ☐ 4. Submit a security deposit, if required. See page 3 for requirements.
- ☐ 5. When e-mailing applications or supporting documents, the following subject line must read as follows:
"ARB Application - Street address" (Ex: ARB Application 12453 Smith Ln).
- ☒ 6. Hand deliver, e-mail, or mail ALL 8 PAGES of this completed application with all supporting documentation to Management Offices located at The Amenity Center.

Mailing address:

Somerset at The Plantation
Architectural Review Board
10401 Dartington Drive
Fort Myers, FL 33913

The e-mail address is:

Garrett.Ruthig@fsresidenetial.com

Management Use Only

RECEIVED

Date Application Received: By: JUN 8 2026

1. Have all supporting documents have been received? YES NO
2. Have all security deposits from homeowner & contractor been received? YES NO NA
3. I certify this application is complete: YES NO By:

If this application is not complete, please return the application to the Owner for correction.

Date Application given to ARB:

Proposed for ARB Meeting Date:

APPLICATION FOR EXTERIOR MODIFICATION | ARCHITECTURAL REVIEW BOARD

Owner Name: William & Pat Johnson

Street Address: 12832 Epping Way

E-mail Address: patstewart0713@gmail.com

Contact Phone: 216-215-4334 - 216-299-2707

Alternate Mailing Address: _____

Work Start Date: _____ Completion Date: _____

Vendor/Contractor: _____

Contractor Contact Name & Phone: _____

SCOPE OF WORK

Please tell us the proposed exterior work you are requesting to have completed on your property. Please be specific. **Please note: ONLY ONE REQUEST PER APPLICATION.**

Oak tree removal

OWNER'S AFFIDAVIT EXTERIOR MODIFICATION IMPROVEMENT

I have read, understand, and agree to abide by the Declaration of Covenants, Restrictions and Easements for the Association, Somerset at The Plantation. In return for approval, I agree to be responsible for the following:

- A. Allowing reasonable access to my Lot by the Property Management Company, the Architectural Review Board Members or their designees to conduct site visits as part of the Architectural Review Board Process, and for any on-going exterior modification observations.
- B. All losses or damage caused to others, including neighboring properties and common areas as a result of this exterior modification improvement, whether caused by Owners, Guests, hired Contractors, Vendors, Painters, or Others.
- C. To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations.
- D. To correct any encroachment(s) caused by this improvement.
- E. To comply with the conditions of approval required by the Association for architectural improvements.
- F. To complete the exterior modification improvement in accordance with the approved scope of work. If the exterior improvement is not completed as approved, said approval will be revoked and the Owner shall remove the modification at the Owner's expense.
- G. Ensuring that all areas damaged/a ffected by the modification improvement are to be restored to their original condition. The owner will be notified of any damage or deficiencies in writing and will be required to correct any damage. Failing that, the Owner is responsible for all costs necessary for the Association to properly restore the affected area(s).
- H. The Owner acknowledges it is forbidden to use any Association Property such as, but not limited to, Community bathrooms, streets, drainage gutters, storm drains, or ponds within the Community for disposing of landscaping or construction debris or cleaning any construction materials.
- I. Hired vendors and contractors shall not block sidewalks, mailboxes, intersections, or impede traffic flow with any equipment or vehicles.
- J. Any vendor, contractor, or owner equipment and trash must be stored away from street view when active work is not being conducted.
- K. To complete the exterior modification improvement within 6 months of the approval of this application. Failure to complete the modification improvement within 6 months will require a new application submission.

I acknowledge that the Architectural Review Board's review and approval or disapproval of submitted exterior modification improvement applications shall be based solely on considerations of the overall benefit or detriment to the Community as a whole. I also understand that the Architectural Review Board does not review or assume responsibility for the performance, workmanship, quality of work, or schedule of any contractor or vendor. Lastly, I understand the Architectural Review Board has up to forty-five (45) days to act on completed applications that have been submitted for approval.

I agree to abide by the decision of the Architectural Review Board or Association. If the exterior modification improvement is not completed as approved, within the specifications submitted in this application, and I refuse to correct the deficiency, I will be subject to fines and may be subject to legal action by the Association. In such event, I shall be responsible for the Associations' reasonable attorneys' fees.

Print Name of Owner:

PAT JOHNSON

Street Address:

12832 EPPING WAY

Owner Signature

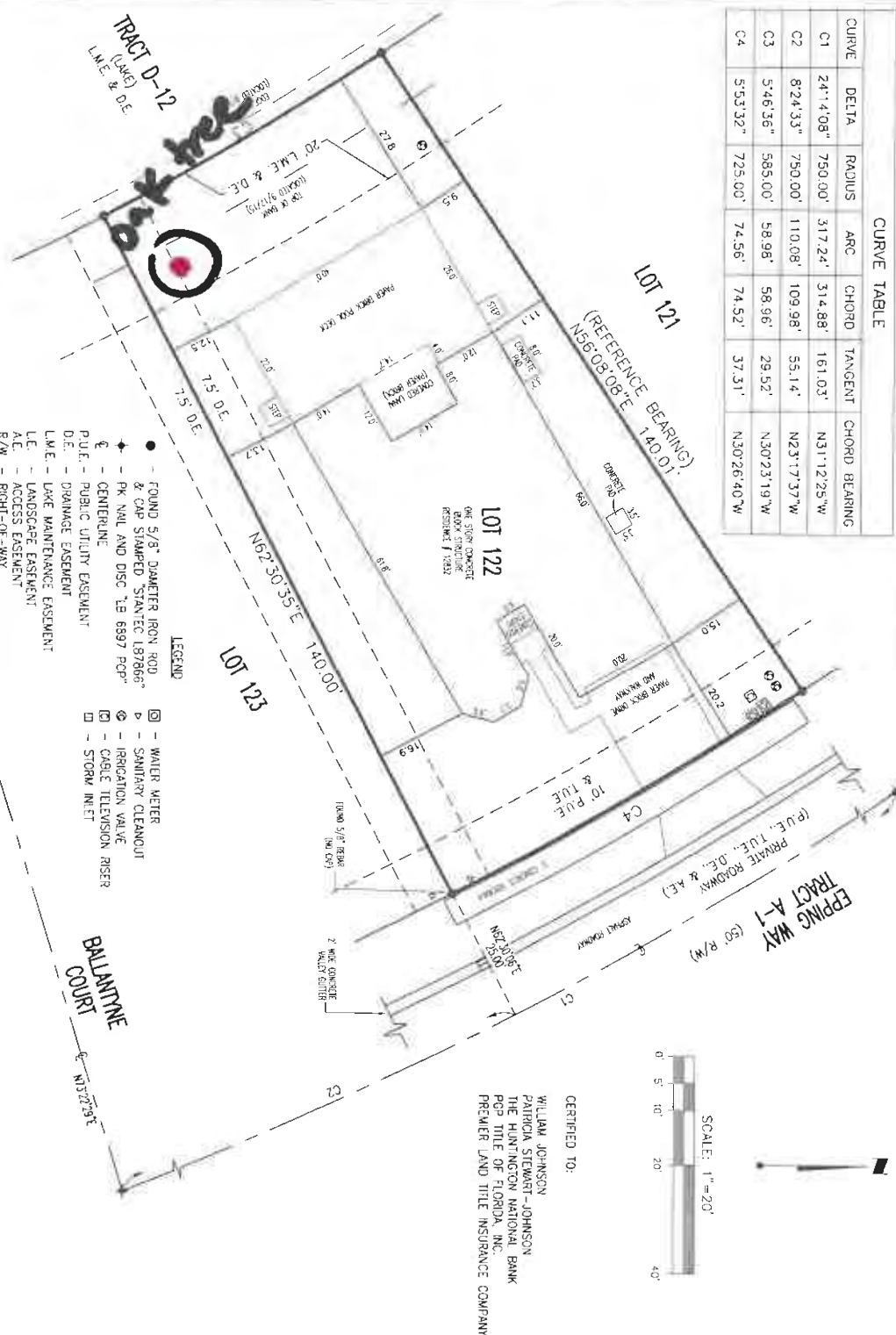
Pat Johnson

Date Signed

6-5-26



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	241°4'08"	750.00'	317.24'	514.88'
C2	82°4'33"	750.00'	110.08'	109.98'
C3	5°46'36"	565.00'	58.98'	58.96'
C4	5°53'32"	725.00'	74.56'	74.52'



CERTIFIED TO:
 WILLIAM JOHNSON
 PATRICIA STEWART-JOHNSON
 THE HUNTINGTON NATIONAL BANK
 POP. TITLE OF FLORIDA, INC.
 PREMIER LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION
 LOT 122, SOMERSET AT THE PLANTATION PARCEL FOUR-B, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2014000226432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SURVEYOR'S NOTES
 THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED OR SHOWN HEREON.
 THIS DRAWING DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
 ELEVATIONS ARE IN FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 SUBJECT PARCEL APPEARS TO FALL WITHIN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP 125106-0434-F, DATED AUGUST 28, 2008. THERE IS NO BASE FLOOD ELEVATION PRINTED FOR THIS ZONE.
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF LOT 122, ACCORDING TO INSTRUMENT #2014000226432, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING N.56°08'08\"/>

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 LOT AREA 9,348 SQUARE FEET.
SURVEYOR'S CERTIFICATION
 WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON. WE FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5A-17.052, FLORIDA ADMINISTRATIVE CODE.

STATTE CONSULTING SERVICES, INC.
 FLORIDA LICENSED BUSINESS NO. LB7866
 MARK L. HAINES
 PROFESSIONAL SURVEYOR & MAPPER NO. LS5312
 STATE OF FLORIDA
 LAST DATE OF FIELD SURVEY: SEPTEMBER 17, 2015

TITLE:
 LOT 122, SOMERSET AT THE PLANTATION PARCEL FOUR-B
 OFFICIAL RECORDS INSTRUMENT #2014000226432
 LEE COUNTY, FLORIDA

CLIENT:		PULTE HOMES		24311 WALDEN CENTER DRIVE, SUITE 300 BONITA SPRINGS, FL 34134	
ACTIVITY	INITIALS	EMP. NO.	DATE		
DRAWN BY:	CPB		5/04/15		
CHECKED BY:	MDH		5/15		
COMPUTED BY:	CPB		5/04/15		
DATE:	9/17/15	HORIZONTAL SCALE:	1"=20'	VERTICAL SCALE:	N/A
SECTION:	13	TWP:	45	RCE:	25
FIELD BOOK PAGE:		FIELD BOOK PAGE:		TASK:	200.4
PROJECT NO.:	215612254	SHEET NUMBER:	1 of 1	DRAWING NUMBER:	B-215612254-122





Outlook

ARB Standard Application Form Submission received**From** garrett.ruthig@fsresidential.com <garrett.ruthig@fsresidential.com>**Date** Fri 6/5/2026 2:38 PM**To** Garrett Ruthig <garrett.ruthig@fsresidential.com>

A Submission Has been received for the Form Titled 'ARB Standard Application'

ARB Standard Application

This is the standard application and approval process for Exterior Modification Requests

One project per submission

Applications, with all the required supporting documents, must be submitted fourteen (14) days prior to the monthly ARB meeting that occurs on the second Tuesday of each month. All completed applications will be placed on the agenda

Resident Name	Stephen Yontz
Property Address	12853 Epping Way,
Email:	slyontz@comcast.net
Phone Number	2397784488
Alternate Mailing Address	slyontz@gmail.com

Scope of Work

Please tell us the exterior work you are requesting to have completed on your property.
Please be specific.

Removal of one (1) backyard Oak tree. Tree is located at SE corner of property. Root system is encroaching on swimming pool.

****We are not planting any new plants in its place. Stump will be ground down and area sodded.**

Project Start Date July/August 2026

Estimated Completion Date August 2026

The Property Owner is solely responsible to research the legitimacy of the contractor or vendor of choice. It is highly recommended that the Property Owner (for its own protection) verifies the business license and certificate of insurance of a contractor. Other research may include checking the Better Business Bureau and work performance history.

Contractor/Vendor Information BrightView
and Contact Info

Security Deposit

SECURITY DEPOSIT REQUIREMENTS

Make all checks payable to Somerset at The Plantation
Hand Deliver or Mail to the HOA office Somerset at The Plantation
Architectural Review Board
10401 Dartington Drive
Fort Myers, FL 33913

Improvement	Homeowner Deposit	Contractor Deposit	Total Deposit
New Pool	\$2,500	\$2,500	\$5,000
Existing Pool Renovation and/or adding a Hot Tub/Spa	\$1,500	\$1,500	\$3,000
Lanai Extension	\$500	\$500	\$1,000
Resurfacing Lanai Floor	\$500	\$500	\$1,000
Any Other Alteration of an Existing Lanai/Pool Cage	\$500	\$500	\$1,000
Propane Tank and Generator	\$500	\$500	\$1,000
New Roof	\$1,000	\$1,000	\$2,000

OWNER'S AFFIDAVIT EXTERIOR MODIFICATION IMPROVEMENT

I have read, understand, and agree to abide by the Declaration of Covenants, Restrictions and Easements for the Association, Somerset at The Plantation. In return for approval, I agree to be responsible for the following:

- Allowing reasonable access to my Lot by the Property Management Company, the Architectural Review Board Members or their designees to conduct site visits as part of the Architectural Review Board Process, and for any on-going exterior modification observations.
- All losses or damage caused to others, including neighboring properties and common areas, as a result of this exterior modification improvement, whether cause by Owners, Guests, hired Contractors, Vendors, Painters, or Others.
- To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations.
- To correct any encroachment(s) caused by this improvement.
- To comply with the conditions of approval required by the Association for architectural improvements.
- To complete the exterior modification improvement in accordance with the approved scope of work. If the exterior improvement is not completed as approved, said approval will be revoked and the Owner shall remove the modification at the Owner's expense.
- Ensuring that all areas damaged/affected by the modification improvement are to be restored to their original condition. Owner will be notified of any damage or deficiencies in writing and will be required to correct any damages. Failing that, the Owner is responsible for all costs necessary for the Association to properly restore the affected area(s).
- The Owner acknowledges it is forbidden to use any Association Property such as, but not limited to, Community bathrooms, streets, drainage gutters, storm drains, or ponds within the Community for disposing of landscaping or construction debris, or cleaning any construction materials.
- Hired vendors and contractors shall not block sidewalks, mailboxes, intersections, or impede traffic flow with any equipment or vehicles.
- Any vendor, contractor, or owner equipment and trash must be stored away from street view when active work is not being conducted.
- To complete the exterior modification improvement within 6 months of the approval of this application. Failure to complete the modification improvement within 6 months will require a new application submission.

By typing my signature below I hereby certify that I acknowledge the Architectural Review Board's review and approval or disapproval of submitted exterior modification improvement applications shall be based solely on considerations of the overall benefit or detriment to the Community as a whole. I also understand that the Architectural Review Board does not review or assume responsibility for the performance, workmanship, quality of work, or schedule of any contractor or vendor. Lastly, I understand the Architectural Review Board has up to forty-five (45) days to act on completed applications that have been submitted for approval.

I agree to abide by the decision of the Architectural Review Board or Association. If the exterior modification improvement is not completed as approved, within the specifications submitted in this application, and I refuse to correct the deficiency, I will be subject to fines

and may be subject to legal action by the Association. In such event, I shall be responsible for the Associations' reasonable attorneys' fees.

Signature Stephen Yontz

Date 6/5/2026

HIDDEN SECTION

MANAGEMENT USE ONLY

Date

Application

By

Received

Have all supporting documents
have been received?

Have all security deposits from
homeowner & contractor been
received?

I certify this
application is
complete

By

If this application is not complete, please return the application to the Owner for correction.

Date Application given to ARB

Proposed for ARB Meeting Date

FOR ARCHITECTURAL REVIEW BOARD USE ONLY

Site Visit Required

Date of Visit

By

Do the proposed exterior
modifications compliment the
architectural style of the home?

Do the proposed exterior
modifications meet
Architectural Review Board
Guidelines, Use Restrictions, and
Community Standards?

Additional Comments

ARCHITECTURAL REVIEW BOARD MEETING

Meeting Date

This Application is

Approved with the following contingencies:

I certify these results to be accurate,

ARB Chair

Signature by

Date

Approval Letter

Sent On

Denial Letter

Sent On

Contingent

Letter Sent On

FOR ARCHITECTURAL REVIEW BOARD USE ONLY

- | | | |
|--|-----------|----|
| 1. Site Visit Required: | YES | NO |
| 2. Date of Visit: _____ | By: _____ | |
| 3. Do the proposed exterior modifications compliment the architectural style of the home? | YES | NO |
| 4. Do the proposed exterior modifications meet Architectural Review Board Guidelines, Use Restrictions, and Community Standards? | YES | NO |
| 5. Comments: _____ | | |

ARCHITECTURAL REVIEW BOARD MEETING

Meeting Date: _____

This Application is: ☐ APPROVED AS IS ☐ DENIED

[] APPROVED WITH THE FOLLOWING CONTINGENCIES:

I certify these results to be accurate,

ARB Chair Signature

Date _____

STAFF USE ONLY

Approval Letter Sent On: _____ By: _____ Denial

Letter Sent On: _____ By: _____ Contingent _____

Letter Sent On: _____ By: _____











August - 07/24/2026

Lake Water Quality	June water samples reported all parameters are in range
Lake Doctor Monthly Summary	- Lakes were treated for invasive aquatic weeds - Preventative algae treatment applied to lake 35 - Commented on the water levels continue to rise - Commented the lakes are very healthy
Lake Bank Conditions	Quotes from Copeland Southern Enterprises have been approved and selected areas will be repaired where water levels allow, other areas will require the water to subside. One area on Bradbury commenced 07/27/26
Preserves	Woods and Wetlands has performed their 2026 Inspection
Resident Requests	Received approval to have branches trimmed back/Quotes pending. 11902 Bourke-Preserve encroaching 11890 Bourke -Preserve encroaching 10636 Highgrove -Preserve encroaching Quotes pending 11505 Tiverton-Live Not approved unless arborist certifies is dead or diseased. 10628 Highgrove-Dead Pine tree concern
Pool Install Lake Side Since 01/2026	10887 Rutherford-in progress 11801 Clifton-in progress
Other Updates	Storm Drain cleaning. Bridgetown has obtained 5 bids, the Board had additional questions for the vendors which delayed approval to the August 13 th Board Meeting

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

	Oct 25 - June 26	25/26 Budget	\$ Over Budget	% of Budget
Revenue				
O & M Assessments	537,212.76	539,884.00	-2,671.24	99.51%
Debt Assessments (2018)	2,619,520.20	2,633,569.00	-14,048.80	99.47%
Debt Assessments (2014A-1)	510,877.45	513,421.00	-2,543.55	99.51%
Debt Assessments (2014A-2)	52,189.05	52,459.00	-269.95	99.49%
Debt Assess-Pd To Trustee-2018	-2,512,803.90	-2,528,226.00	15,422.10	99.39%
Debt Asses-Pd To Trustee-2014A1	-490,065.10	-492,885.00	2,819.90	99.43%
Debt Asses-Pd To Trustee-2014A2	-50,063.15	-50,360.00	296.85	99.41%
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	515,326.69	525,289.00	-9,962.31	98.1%
Expense				
Payroll Tax Expense	566.10	880.00	-313.90	64.33%
Supervisor Fees	7,400.00	11,000.00	-3,600.00	67.27%
Engineering	24,770.33	50,000.00	-25,229.67	49.54%
Management Fees	31,563.00	42,084.00	-10,521.00	75.0%
Website Management	1,499.94	2,000.00	-500.06	75.0%
Legal Fees	6,030.61	19,000.00	-12,969.39	31.74%
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	1,000.00	1,000.00	0.00	100.0%
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	2,035.86	5,250.00	-3,214.14	38.78%
Miscellaneous	2,792.39	3,200.00	-407.61	87.26%
Postage and Delivery	254.24	1,125.00	-870.76	22.6%
Office Supplies	1,382.25	2,275.00	-892.75	60.76%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

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

	Oct 25 - June 26	25/26 Budget	\$ Over Budget	% of Budget
Trustee Fees	12,738.75	22,500.00	-9,761.25	56.62%
Continuing Disclosure Fee	3,000.00	3,000.00	0.00	100.0%
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	16,227.50	23,000.00	-6,772.50	70.55%
Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
Field Inspector - Somerset Only	18,856.00	25,500.00	-6,644.00	73.95%
Lake Maintenance-Somerset Only	37,370.34	50,000.00	-12,629.66	74.74%
Preserve Maint - Somerset Only	44,000.00	37,000.00	7,000.00	118.92%
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	365,012.81	525,289.00	-160,276.19	69.49%
Net Revenue	150,313.88	0.00	150,313.88	100.0%

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 - 6/30/26	\$ 6,280.00
Somerset Activity: 10/1/25 - 6/30/26	\$ 52,441.16
Bridgetown Balance As Of 6/30/26	\$ 18,920.62
Somerset Balance As Of 6/30/26	\$ 79,716.84

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

	<u>Oct 25 - June 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Bank Balance As Of 6/30/26	\$ 781,049.54			
Accounts Payable As Of 6/30/26	\$ 97,912.30			
Other Assets As Of 6/30/26	\$ -			
Total Fund Balance As Of 6/30/26	\$ 683,137.24			
Series 2014A-1 Bond Balance As Of 6/30/26	\$ 3,545,000.00			
Series 2014A-2 Bond Balance As Of 6/30/26	\$ 400,000.00			
Series 2018A-1 Bond Balance As Of 6/30/26	\$ 15,110,000.00			
Series 2018A-2 Bond Balance As Of 6/30/26	\$ 5,270,000.00			
Total Bond Balance As Of 6/30/26	\$ 24,325,000.00			