

ARBORS

**COMMUNITY DEVELOPMENT
DISTRICT**

July 9, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Arbors Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 2, 2024

Board of Supervisors
Arbors Community Development District

Dear Board Members:

The Board of Supervisors of the Arbors Community Development District will hold Public Hearings and a Regular Meeting on July 9, 2024 at 1:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Amenity Facilities Rules, Policies and Fees Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2024-13, Adopting Amenity Facilities Policies, Rates, and Fees; Providing for Severability Clause and an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates
7. Consideration of Resolution 2024-14, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023
8. Consideration of Special Warranty Deed [Phase 1A, 1B, 3A, 3B and 4A]
9. Acceptance of Unaudited Financial Statements as of May 31, 2024
10. Approval of June 3, 2024 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Dunn & Associates, Inc.*
 - C. Field and Amenity Manager: *First Coast Management Services*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 76 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: August 6, 2024 at 1:00 PM

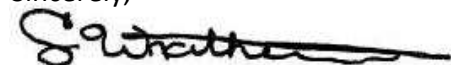
○ QUORUM CHECK

SEAT 1	SARAH WICKER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	MIKEL DENTON	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	JAMES TEAGLE	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	HEATHER ALLEN	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	CHRIS WILLIAMS	☐ IN-PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption of the FY 2025 Proposed Budget; etc.: And Notice of Regular Board of Supervisors' Meeting

in the matter of Arbors Community Development District

in the Court, was published in said newspaper by print in the issues of 6/20/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 20th day of June, 2024 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43586



Seal

Notary Public, State of Florida

**ARBORS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FIS-
CAL YEAR 2025 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPER-
VISORS' MEETING.**

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

DATE: July 9, 2024

TIME: 1:00 p.m.

LOCATION:

12520 Russian Olive Road
Jacksonville, Florida 32218

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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 Manager's 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 Manager's 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

Jun. 20 00 (24-03856D)

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-11

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

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Arbors Community Development District ("**District**") prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager will post the Proposed Budget on the District's website in accordance with Chapter 189, *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 ARBORS 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 Arbors Community Development District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *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 9th DAY OF JULY 2024.

ATTEST:

**ARBORS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
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**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 94,398				\$ 266,053
Allowable discounts (4%)	(3,776)				(10,642)
Assessment levy: on-roll - net	90,622	\$ 82,620	\$ 8,002	\$ 90,622	255,411
Assessment levy: off-roll	104,702	78,526	27,867	106,393	295,096
Total revenues	195,324	161,146	35,869	197,015	550,507
EXPENDITURES					
Professional & administrative					
Supervisors	9,000	1,937	7,063	9,000	9,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,708	22,292	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,250	-	4,250	4,250	4,250
Telephone	200	100	100	200	200
Postage	250	109	141	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	626	5,874	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	750	139	611	750	750
Website hosting & maintenance	1,680	1,680	-	1,680	1,680
Website ADA compliance	210	210	-	210	210
Tax collector	3,304	2,892	412	3,304	9,312
Software service	-	1,000	-	1,000	1,000
Utility	-	701	-	701	-
Total professional & administrative	114,319	42,027	73,993	116,020	121,327
Field operations					
Field operations management	-	-	-	-	8,400
Landscape maintenance	65,000	26,229	38,771	65,000	104,480
Irrigation water	-	-	-	-	40,000
Entry monuments					
Electric	-	-	-	-	8,000
Fountain maintenance	-	-	-	-	7,020
Aquatic maintenance	16,000	-	16,000	16,000	16,000
Total field operations	81,000	26,229	54,771	81,000	183,900

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Amenity center					
Utilities					
Telephone & internet	-	-	-	-	4,000
Electric	-	-	-	-	15,000
Water/irrigation	-	-	-	-	15,000
Potable water	-	-	-	-	4,000
Security					
Alarm monitoring	-	-	-	-	15,000
Management contracts					
Facility management	-	-	-	-	20,640
Landscape maintenance	-	-	-	-	25,000
Landscape contingency	-	-	-	-	10,000
Pool service	-	-	-	-	12,900
Pool chemicals	-	-	-	-	15,000
Janitorial services	-	-	-	-	8,940
Janitorial supplies	-	-	-	-	5,000
Common area maintenance	-	-	-	-	5,400
Repairs & maintenance	-	-	-	-	50,000
Special events	-	-	-	-	3,000
Insurance: property	-	-	-	-	21,400
Contingency	-	-	-	-	15,000
Total Amenity	-	-	-	-	245,280
Total expenditures	195,319	68,256	128,764	197,020	550,507
Excess/(deficiency) of revenues over/(under) expenditures	5	92,890	(92,895)	(5)	-
Fund balance - beginning (unaudited)	-	5	92,895	5	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	5	92,895	-	-	-
Fund balance - ending	\$ 5	\$ 92,895	\$ -	\$ -	\$ -

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 9,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,250
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Tax collector	9,312
Software service	1,000

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations	8,400
Field operations management	
Landscape maintenance	104,480
Brightview landscape contract ROW & Lakes \$39,996 Amenity \$25,000	
Irrigation water	40,000
Entry monuments	
Electric	8,000
Electrical charges from each meter used to power entry monuments	
Fountain maintenance	7,020
Cost associated with chemical and mechanical repairs with entry monument	
Aquatic maintenance	16,000
Contractors cost to provide treatment to districts ponds phase 1 - 3	
Amenity center	
Utilities	
Telephone & internet	4,000
Electric	15,000
Water/irrigation	15,000
Potable water	4,000
Alarm monitoring	15,000
Facility management	20,640
Landscape mainenance	25,000
Landscape contingency	10,000
Pool service	12,900
Pool chemicals	15,000
Janitorial services	8,940
Janatorial supplies	5,000
Common area maintenance	5,400
Repairs & maintenance	50,000
Special events	3,000
Insurance: property	21,400
Contingency	15,000
Total expenditures	<u><u>\$550,507</u></u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$418,070				\$ 418,070
Allowable discounts (4%)	(16,723)				(16,723)
Net assessment levy - on-roll	401,347	\$ 365,916	\$ 35,431	\$ 401,347	401,347
Assessment levy: off-roll	463,708	347,781	115,927	463,708	463,708
Interest	-	17,059	-	17,059	-
Total revenues	865,055	730,756	151,358	882,114	865,055
EXPENDITURES					
Debt service					
Principal	180,000	-	180,000	180,000	185,000
Interest	673,121	336,561	336,560	673,121	665,021
Tax collector	14,632	12,807	1,825	14,632	14,632
Total expenditures	867,753	349,368	518,385	867,753	864,653
Excess/(deficiency) of revenues over/(under) expenditures	(2,698)	381,388	(367,027)	14,361	402
 Fund balance:					
Beginning fund balance (unaudited)	762,173	765,756	1,147,144	765,756	780,117
Ending fund balance (projected)	<u>\$759,475</u>	<u>\$1,147,144</u>	<u>\$ 780,117</u>	<u>\$ 780,117</u>	<u>780,519</u>
 Use of fund balance:					
Debt service reserve account balance (required)					(425,211)
Interest expense - November 1, 2025					(328,348)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 26,960</u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
11/1/2024			332,510.63	332,510.63	12,070,000.00
5/1/2025	185,000.00	4.500%	332,510.63	517,510.63	12,070,000.00
11/1/2025			328,348.13	328,348.13	11,875,000.00
5/1/2026	195,000.00	4.500%	328,348.13	523,348.13	11,875,000.00
11/1/2026			323,960.63	323,960.63	11,670,000.00
5/1/2027	205,000.00	4.500%	323,960.63	528,960.63	11,670,000.00
11/1/2027			319,348.13	319,348.13	11,455,000.00
5/1/2028	215,000.00	4.500%	319,348.13	534,348.13	11,455,000.00
11/1/2028			314,510.63	314,510.63	11,230,000.00
5/1/2029	225,000.00	4.500%	314,510.63	539,510.63	11,230,000.00
11/1/2029			309,448.13	309,448.13	10,995,000.00
5/1/2030	235,000.00	4.500%	309,448.13	544,448.13	10,995,000.00
11/1/2030			304,160.63	304,160.63	10,750,000.00
5/1/2031	245,000.00	5.400%	304,160.63	549,160.63	10,750,000.00
11/1/2031			297,545.63	297,545.63	10,490,000.00
5/1/2032	260,000.00	5.400%	297,545.63	557,545.63	10,490,000.00
11/1/2032			290,525.63	290,525.63	10,215,000.00
5/1/2033	275,000.00	5.400%	290,525.63	565,525.63	10,215,000.00
11/1/2033			283,100.63	283,100.63	9,925,000.00
5/1/2034	290,000.00	5.400%	283,100.63	573,100.63	9,925,000.00
11/1/2034			275,270.63	275,270.63	9,620,000.00
5/1/2035	305,000.00	5.400%	275,270.63	580,270.63	9,620,000.00
11/1/2035			267,035.63	267,035.63	9,300,000.00
5/1/2036	320,000.00	5.400%	267,035.63	587,035.63	9,300,000.00
11/1/2036			258,395.63	258,395.63	8,960,000.00
5/1/2037	340,000.00	5.400%	258,395.63	598,395.63	8,960,000.00
11/1/2037			249,215.63	249,215.63	8,600,000.00
5/1/2038	360,000.00	5.400%	249,215.63	609,215.63	8,600,000.00
11/1/2038			239,495.63	239,495.63	8,220,000.00
5/1/2039	380,000.00	5.400%	239,495.63	619,495.63	8,220,000.00
11/1/2039			229,235.63	229,235.63	7,820,000.00
5/1/2040	400,000.00	5.400%	229,235.63	629,235.63	7,820,000.00
11/1/2040			218,435.63	218,435.63	7,400,000.00
5/1/2041	420,000.00	5.400%	218,435.63	638,435.63	7,400,000.00
11/1/2041			207,095.63	207,095.63	6,955,000.00
5/1/2042	445,000.00	5.400%	207,095.63	652,095.63	6,955,000.00
11/1/2042			195,080.63	195,080.63	6,485,000.00
5/1/2043	470,000.00	5.400%	195,080.63	665,080.63	6,485,000.00
11/1/2043			182,390.63	182,390.63	5,990,000.00
5/1/2044	495,000.00	5.625%	182,390.63	677,390.63	5,990,000.00
11/1/2044			168,468.75	168,468.75	5,465,000.00
5/1/2045	525,000.00	5.625%	168,468.75	693,468.75	5,465,000.00
11/1/2045			153,703.13	153,703.13	4,910,000.00
5/1/2046	555,000.00	5.625%	153,703.13	708,703.13	4,910,000.00

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
11/1/2046			138,093.75	138,093.75	4,320,000.00
5/1/2047	590,000.00	5.625%	138,093.75	728,093.75	4,320,000.00
11/1/2047			121,500.00	121,500.00	3,695,000.00
5/1/2048	625,000.00	5.625%	121,500.00	746,500.00	3,695,000.00
11/1/2048			103,921.88	103,921.88	3,035,000.00
5/1/2049	660,000.00	5.625%	103,921.88	763,921.88	3,035,000.00
11/1/2049			85,359.38	85,359.38	2,340,000.00
5/1/2050	695,000.00	5.625%	85,359.38	780,359.38	2,340,000.00
11/1/2050			65,812.50	65,812.50	1,605,000.00
5/1/2051	735,000.00	5.625%	65,812.50	800,812.50	1,605,000.00
11/1/2051			45,140.63	45,140.63	825,000.00
5/1/2052	780,000.00	5.625%	45,140.63	825,140.63	825,000.00
11/1/2052			23,203.13	23,203.13	-
5/1/2053	825,000.00	5.625%	23,203.13	848,203.13	-
11/1/2053			-	-	
Total	12,255,000.00		12,660,626.50	24,915,626.50	

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Single Family	221	\$ 1,203.86	\$ 1,891.72	\$ 3,095.58	\$ 2,318.86
Total	221				

Off-Roll Assessments

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Single Family	265	\$ 1,113.57	\$ 1,749.84	\$ 2,863.41	\$ 2,144.94
Total	265				

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

4A

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption of the FY 2025 Budget; etc.; And Notice of Regular Board of Supervisors' Meeting

in the matter of Arbors Community Development District

in the Court, was published in said newspaper by print in the issues of 6/13/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 13th day of June, 2024 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43566



Seal

Notary Public, State of Florida

See
Attached
(Page 1 of 2)

ARBORS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Arbors Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 9, 2024
TIME: 1:00 p.m.
LOCATION: 12520 Russian Olive Road
Jacksonville, Florida 32218

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	486	1.00	\$1,203.86

*includes collection costs and early payment discounts
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Duval County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

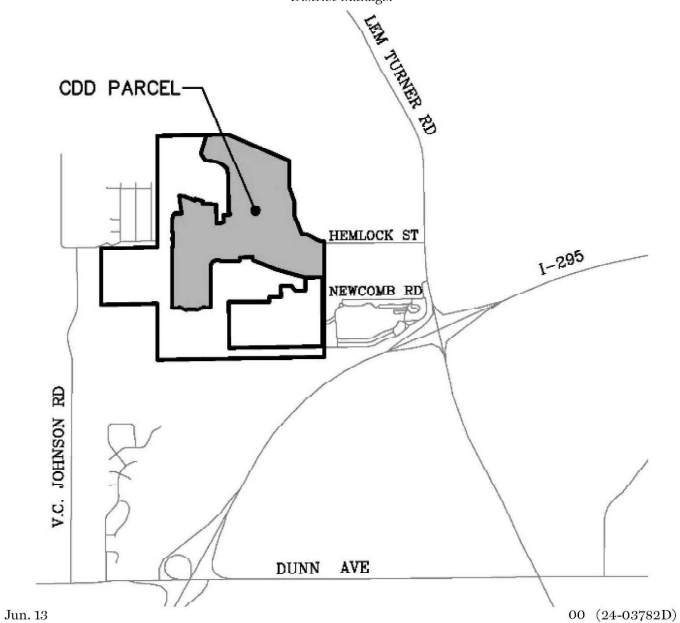
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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



ARBORS

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Arbors Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on June 6th, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 6th day of June 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

EXHIBIT A

Arbors
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

June 6, 2024

VIA FIRST CLASS U.S. MAIL

«OWNER»

«ADDR1»

«CITY», «ST» «ZIP»

PARCEL ID:

RE: Arbors Community Development District
 FY 2025 Budget and O&M Assessments

Dear Property Owner:

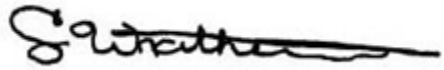
Pursuant to Florida law, the Arbors Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE:	July 9, 2024
TIME:	1:00 p.m.
LOCATION:	12520 Russian Olive Road Jacksonville, Florida 32218

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District’s Board of Supervisors with respect to any matter considered at the public hearings 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.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", enclosed within a thin black rectangular border.

Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2025

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$585,075.96** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots. Your property is classified as a Single Family.

3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	486	1.00	\$1,203.86

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$427.14	\$1,203.86	\$776.72

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2025, the District intends to have the Duval County (“County”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

STRAP	OWNER	ADDR1	CITY	ST	ZIP
R-019449-2750	ABAZE CLAUDETTE NNOMO	12786 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1875	ADAMS LENETTE	12559 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2400	AINA TENNIE I	12906 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2055	AJ REVOCABLE TRUST	12724 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2845	ALIYEV MURAD	12623 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2555	ALVARADO ZENaida CAROLINA SEBRIHANT	12736 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2425	ARIAS CLAUDIA LEON	12883 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1910	ARTIS MONICA	12603 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2155	ATKINS BRITNEY	12560 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2450	BALDWIN TIFFANY	12853 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1865	BANNIS DENRICK	12560 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2325	BARR BREANA M	12810 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2810	BARTLEY ISAAC DARIUS	12671 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2585	BAUM JOHN MINCH JR	12695 CUCUMBER TREE ST	JACKSONVILLE	FL	32218-3069
R-019449-2590	BEAUFORD XAVIER MICHAEL	12689 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2770	BECKWORTH FERNANDO LAMAR	12719 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2820	BELLE KEVON	12653 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2320	BENNETT SHAUNA	12804 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2005	BOLDS LAQUAN QUADAIR	12669 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1940	BONILLA JOSE AMAYA	4004 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-1905	BOSS STANLEY JEROME SR	12595 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1810	BRISTOL RANDALL LEE	12547 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2245	BRISTOW JONATHAN RAYMAR	12648 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-1870	BROOKS ALVIN D	12553 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2510	BROOKSBANK JONATHAN	12779 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2610	BROWN THORIN GERALD	12663 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1995	BUICE ROY LEON	12657 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2815	BURGESS RONTA CATRELL	12659 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2580	BURKE GORDON ET AL	12701 CUCUMBER TREE ST	JACKSONVILLE	FL	32218-3070
R-019449-2350	BURNETT JOHN	12840 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2535	BURROUGH TATIANA ET AL	12749 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2025	CALAMAAN RAYNALDO ESPEJO	12693 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2360	CARPENTER ANGELA SHANNON	12176 BREEZE CT	JACKSONVILLE	FL	32218
R-019449-2660	CASH ANGELA E	12626 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1805	CASTORENA JORDAN	12541 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2040	CASTRO ASIA IRIS ALMANZAR	12711 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2140	CATHCART KUNTE CHO	12578 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2680	CAVE TIERRA	12650 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1815	CELIS JOSIAAH JUSTICE	12553 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2475	CLEMENT TYLER S	12823 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2080	COBO ESTEBAN JESUS	12670 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2700	COLLAZO MATIAS ARNALDO JAVIER	12674 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1975	COMBS ALLISON GRACE	12633 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2790	COPELAND AMANDA YOREL	12695 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-1960	COSTA FRANK ANTONIO ET AL	4023 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2045	COTTO JEREMIAH	12717 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1665	D R HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259
R-019449-1670	D R HORTON INC	4220 RACE TRACK RD	ST JOHNS	FL	32259
R-019449-1675	D R HORTON INC	4220 RACE TRACK RD	ST JOHNS	FL	32259
R-019449-2250	D R HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259
R-019449-2315	D R HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259
R-019449-2490	D R HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259
R-019449-2795	D R HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259
R-019449-2270	DANCE SHAMAR CARRIS	12684 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2735	DANIELS TONY ANTHONY	PO BOX 12611	JACKSONVILLE	FL	32209
R-019449-2465	DANSU DAVID TOLUWANIMI	12835 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2830	DAVILA CARLOS RUBEN JR	12641 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2785	DAVIS ANDRE DION	12701 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2635	DAVIS JAMES WYLIE IV	12625 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2075	DAVIS MARK R	12676 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2570	DELOREY JOSEPH D	12715 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1920	DEMPS ARIEL YVONNE	12615 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2645	DEROMA JOSEPH H	6300 MEADOWRIDGE DR	SANTA ROSA	CA	95409
R-019449-2100	DONLEY ASHLEY DANIELLE	12646 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1935	DORSET KAREEM L	4012 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2855	DR HORTON INC	4220 RACE TRACK RD	SAINT JOHNS	FL	32259-2084
R-019449-2415	DUNDAS MICHAEL A	12895 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2600	DURHAM DAVAILE DONTÉ	12675 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2730	DUROSEAU SACHELLE ET AL	12710 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2445	EARLING MICHAEL DAVID	12859 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2150	ECHEVARRIA DAVID	12566 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2655	ELIMA PIERNEL	12620 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2460	FEГУY LUC AMY MANGNAN	12841 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1850	FERRER JENTSEN CENTENO	12578 CACAO TREE TRL	JACKSONVILLE	FL	32218

[illegible]

R-019449-3250	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3255	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3260	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3265	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3270	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3275	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3280	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3285	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3290	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3295	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3300	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3305	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3310	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3315	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3320	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3325	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3330	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3335	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3340	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3345	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3350	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3355	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3360	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3365	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3370	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3375	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3380	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3385	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3390	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3395	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3400	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3405	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3410	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3415	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3420	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3425	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3430	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3435	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3440	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3445	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3450	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-3455	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD SUITE 790	ARLINGTON	TX	76006
R-019449-2500	FUNES RAQUEL ANGELIK ET AL	12791 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1965	GAINES JAVOUS WAYNE	4029 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2020	GAITTEN WILLIAM	12687 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1945	GARNER TRISTIN BARRET	4005 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2615	GATES KENDRA	12655 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1890	GIBSON JOSEPH A JR	12577 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2480	GONZALES NELLISHA SHAMIRA	12817 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2300	GONZALEZ ASHLEY MARIE ET AL	12720 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-1835	GONZALEZ VICTOR OMAR ABRUNA	12577 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2030	GOUVERNEUR DAVID LEONEL ARMAS	12699 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2170	GREEN DAMIEN	12534 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2835	GRUBB BLAKE	14375 HWY 76	SOMERVILLE	FL	38068
R-019449-2800	HAMILTON DUANE	12683 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2565	HANCOCK AKEYSHIA	12721 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1900	HARGROVE VALERIE YVETTE	12589 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2725	HARRIS DWANISE BILAN	12704 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-1845	HARRIS STACY	12589 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-1695	HAUPTSTUECK JOHN	12444 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2035	HEARD ASHLEY NICHOLE	12705 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2805	HERRMANN NICHOLAS	12677 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-1895	HUFFSTUTLER MICHAEL WAYNE II	12583 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1830	HUYNH LONG	4713 HELENA ST	DENVER	CO	80239
R-019449-2230	INGLE AUSTIN	12630 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2455	JACKSON DANNY JAMES JR	12847 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1990	JACKSON DANNY OSHA JR	12651 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2410	JAMES ROBERT RAEAN NAVAL	12901 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1885	JESUS JAN ANGEL PEREZ DE	12571 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2620	JOAQUI CARLOS ANDRES	12649 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2755	JOHNSON DOSSEH	12792 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2065	JOHNSON JORELL	12706 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2530	JONES ANTONIO TIMOTHY JOSUE	12755 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2575	JONES CHAD	4560 SHILOH MILL BLVD	JACKSONVILLE	FL	32246
R-019449-2070	JONES KYLE ANTHONY MONTELLE	12688 CACAO TREE TRL	JACKSONVILLE	FL	32218

R-019449-2650	JONES RYLIE BELLE	12614 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2545	KENNEDY TREY D	12737 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1825	KING STEVEN FREDRIC JR	12565 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2825	KOOMSON PRINCE KOBINA	12647 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2720	KOVACEVIC RANKO	12698 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2520	KRUGER CHRISTOPHER	12767 CACAO TREE TRL	JACKSONVILLE	FL	32218-3074
R-019449-2540	KWAO JOSEPH KRAMPAH	12743 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2000	KYEI MENSAH BEATRICE ET AL	C/O KYEI MENSAH BEATRICE	JACKSONVILLE	FL	32218
R-019449-2495	LANE CHRISTAPHER MICHAEL	12797 CACAO TREE TRL	JACKSONVILLE	FL	32218-3074
R-019449-2405	LEWIS JAMES VICTOR	12907 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2430	LORENZO CHRISTOPHER	12877 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2625	LORETE MARK ALLAN	12637 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2095	LUNA CHRISTOPHER	12652 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2265	MACKEY STEVEN G	12678 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2115	MACKINNON JULIA TAKANO	12628 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2470	MADDOX CHERYL	12829 CACAO TREE TRL	JACKSONVILLE	FL	32218-3068
R-019449-1800	MARTIN AUBREY ANNA	12535 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-1700	MARTINEZ DANIEL	3249 S NORTH SHORE DR	ONTARIO	CA	91761
R-019449-2285	MASSEY CHORLTON KYLE DANIEL	12702 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2105	MATEKOVIC BILLIE JO	12640 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2120	MILLER PHILLIP HOWARD	12622 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2760	MITCHELL REGIS BRITTANY	12731 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2690	MONCURE ANDREW LEE III	12662 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2365	MOORE COURTNEY E	12858 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2840	MORALES JOSEPH ALVIN ARROYO	12629 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2310	MORGAN ALLAN	12732 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2670	MORGAN NICHOLAS JOHN	12638 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2765	MUHAMETAJ ROMINA	12725 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2330	MURRAY ANDREA	12816 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1985	NDULAKA MICHELLE	12645 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2130	NEAL CHERYL D	12590 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2740	NGUYEN PHUNG NGOC	12774 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2335	NGUYEN RYAN	12822 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1705	ODOM JOHN H	12449 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-1930	OMIRE ROY MICHAEL	4020 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2090	ORTIZ AMANDA	12658 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1970	ORTIZ ISAIAS DAVID	12627 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2505	OSBOURNE ANDRE KIRK PATRICK	12785 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2375	PATEL CHIRAG S ET AL ET AL	12876 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2260	PAYNTER KRISTI LEE	12672 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-1820	PEREZ RAINIER GUARIONEX	12559 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2345	PERSON LARRY JAMES JR ET AL	12834 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2280	PETTITT CLAYTON JAMES	12696 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2165	PLEDGER JACKSON JOVAN	12540 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-1855	POWELL CLEVELAND	12572 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2145	PYE WILLIAM MAURICE	12572 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2380	RAMOS ADRIAN JR	12882 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1860	ROSARIO ALEXANDER OJEDA	12566 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2355	RUPP TYLER	12846 CACAO TREE TRL	JACKSONVILLE	FL	32218-3068
R-019449-2715	SAN LORENZO GERALDINE M	12692 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2015	SAXTON JAYDEN T	12681 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1980	SCOTT CHARLES MARSA LIS	12639 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2010	SCOTT ELVIN L	12675 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2255	SEABROOKS UIRIOUS III	12660 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2135	SILAS ANDRE MAURICE	12584 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2550	SILVERTHORNE DAPHNEE	12731 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1950	SIMANTEL TREY ROBBIN	4011 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2665	SINGLETON EMMANUEL	12632 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2640	SISK CHASE MICHAEL	12619 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2435	SMITH RUSSELL L	12871 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2675	SMITH WILLIAM III	12644 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2420	SNOVER DAPHNE G	936 TIMBER VALLEY WAY	VIRGINIA BEACH	FL	23464
R-019449-2240	SOTO EVELYN ET AL	12642 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2775	SPARKS JASMINE LYNELL	12713 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2370	ST LAURENT JORDAN WAYNE	12864 CACAO TREE TRL	JACKSONVILLE	FL	32218-3068
R-019449-2295	STEELE JANICE	12714 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2275	SULPH TAMARA MITCHELL	12690 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2290	SUM SOVANNA	12708 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2485	THOMAS DANIEL	12811 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2110	THOMAS MARLYN LEE	12634 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2630	TORCHIO TAYLOR LOUIS TEJADA	12631 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2175	TORRENCE HAROLD CRAIG JR	12528 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2440	TREVINO SERGIO REYNA ET AL	12865 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2340	UBIERA ORTIZ LUIS ALBERTO	12828 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2085	UKAERU GRACE CHINENYE	12664 CACAO TREE TRL	JACKSONVILLE	FL	32218

R-019449-1925	VALERIE LYNDON A	4028 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2390	VAUGHN RODGRICE	12894 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2515	VAZQUEZ BETANCOURT MARIA EUGENIA	12773 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2160	VEGA JONATHAN	12546 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-2235	VELEZ ALEX	12636 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3071
R-019449-2780	VELEZ EDWARD	12707 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-2850	WADE ALEXAUNDRIA CHARISSE	12617 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218
R-019449-1840	WALKER JOE L III	12583 RUSSIAN OLIVE RD	JACKSONVILLE	FL	32218
R-019449-1880	WASHINGTON JONATHAN ONEAL	12565 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2525	WAYE DIA ROBERTA HAMMOND	12761 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2060	WEATHERBY MICHAEL	12718 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2685	WHITE JONATHAN	12656 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2605	WHITE SHERELLE M	12669 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2050	WIGLEY SHAWN	12723 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2710	WILBOURNE CHARLES ANTHONY	12686 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2395	WILLARD SAMANTHA ANN	12900 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2705	WILLIAMS JAVON ALEXANDER	12680 CUCUMBER TREE ST	JACKSONVILLE	FL	32218-3069
R-019449-2305	WILLIAMS JUSTIN EARL	12726 EUROPEAN BEECH RD	JACKSONVILLE	FL	32218-3072
R-019449-2125	WILSON DANIEL JOSEPH THOMAS	12616 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-2745	WINANS JAMES A	12780 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1955	WOODFORK FAMILY REVOCABLE LIVING TRUST	4017 CHIHUAHUA CT	JACKSONVILLE	FL	32218
R-019449-2595	WRIGHT TIMOTHY	12681 CUCUMBER TREE ST	JACKSONVILLE	FL	32218
R-019449-2385	ZAMORA FRANCISCO JAVIER JR	12888 CACAO TREE TRL	JACKSONVILLE	FL	32218
R-019449-1690	ZERON NATASHA	140 S KELLAM RD	VIRGINIA BEAC	VA	23462

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arbors 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 Duval County, Florida ("**County**"); and

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

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

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

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth

in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)*. O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025, and 25 % due no later than May 1, 2025.
 - ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025, and 25% due no later than May 1, 2025.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not

mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of July, 2024.

ATTEST:

**ARBORS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

5A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Arbors CDD
9742 Via Amati
LAKE WORTH BEACH FL 33467

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

06/06/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/06/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$470.48	
Tax Amount:	\$0.00	
Payment Cost:	\$470.48	
Order No:	10253052	# of Copies:
Customer No:	1457787	0
PO #:	LSAR0111641	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOP-
MENT FOR AMENITY POLICIES
AND RATES BY
THE ARBORS COMMUNITY
DEVELOPMENT DISTRICT

In connection with its anticipated ownership and operation of certain recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), and in accordance with Chapters 120 and 190, Florida Statutes, the Arbors Community Development District (the "District") hereby gives notice of its intention: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies (collectively, the "Amenity Policies and Rates").

The purpose and effect of the Amenity Policies and Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Policies and Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A public hearing on the adoption of the proposed Amenity Policies and Rates will be conducted by the District on July 9, 2024 at 1:00 p.m., at Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218. A preliminary copy of the proposed Amenities Policies and Rates may be obtained, without cost, by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 or by e-mail at torrese@whhassociates.com.

Ernesto Torres
District Manager
June 6 2024
LSAR0111641

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Arbors Landing Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

06/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1583.12

Tax Amount: \$0.00

Payment Cost: \$1583.12

Order No: 10264933

of Copies:

Customer No: 1458767

1

PO #:

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF RULEMAKING FOR AMENITY POLICIES AND RATES BY
THE ARBORS COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Arbors Community Development District (the "District") on **July 9, 2024 at 1:00 p.m., at Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218**. Prior Notice of Rule Development was published in Florida Times-Union on June 6, 2024.

In connection with its anticipated ownership and operation of certain recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), and in accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives notice of its intention: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies (collectively, the "Amenity Policies and Rates").

The purpose and effect of the Amenity Policies and Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Amenity Policies and Rates include Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. The proposed fees include:

TYPE	RATE
Non-Resident Annual User Fee	\$4,000.00
Access Card Replacement Fee	\$25.00
Amenity Room Rental Fee (Up to 50 Guests)	\$250.00
Security Deposit for Amenity Room Rental	\$250.00

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice. Any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice.

The public hearing to be held at the date, time and location stated above may be continued to a date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (561) 571-0010. 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 copy of the proposed Amenity Policies and Rates may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 or by e-mail at torrese@whhassociates.com.

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY FACILITIES POLICIES, RATES, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Arbors Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) desires to adopt its rules, rates and fees related to the use of the District’s amenity facility and services (“**Amenity Rules**”), which governs the operation of the Amenity Facilities and other properties; and

WHEREAS, the Board finds that the Amenity Rules outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of a public hearing thereon; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rules, which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The Amenity Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of July, 2024.

ATTEST:

**ARBORS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenity Rules

Exhibit A:
Amenity Rules

ARBORS
COMMUNITY DEVELOPMENT DISTRICT

Rules, Policies and Fees
for the Amenity Facilities
Adopted July 9, 2024

Arbors Amenity Facilities
12520 Russian Olive Rd,
Jacksonville, FL 32218

DEFINITIONS

"Access Card" – shall mean the identification card issued to Patrons.

"Amenity Facilities" or "Amenity" - shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Amenity Facilities, a pool with splash pad area, fitness room, playground, rental/meeting space, lap pool, pickle ball court and a fishing pond together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" - shall mean these Rules, Policies and Fees for the Amenity Facilities of Arbors Community Development District, as amended from time to time.

"Amenity Manager" - shall mean the District Manager or that person or firm so designated by the District's Board of Supervisors.

"Annual User Fee" - shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" - shall mean the Arbors Community Development District's Board of Supervisors.

"District" - shall mean the Arbors Community Development District.

"District Manager" - shall mean the professional management company with which the District has contracted to provide management services to the District.

"Guest" - shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

"Non-Resident User" - shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Patron" or "Patrons" - shall mean Residents, Non-Resident Users, and Renters/Leaseholders who are eighteen (18) years of age and older.

"Property Owner" - shall mean that person or persons having fee simple ownership of land within the Arbors Community Development District, and also may be referred to as a **"Resident."**

"Renter" - shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

ARBORS ANNUAL USER FEE

The Annual User Fee for any Non-Resident User is identified in **Exhibit A** attached hereto. This payment must be paid in full at the time of completion of the Non-Resident User application and the corresponding agreement. This fee will permit the use of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the Amenity Facilities by such Non-Resident User. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities; such increase may not exceed ten percent (10%) per year. The use of the Amenity Facilities is not available for commercial purposes.

ACCESS CARDS

- (1) Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other Amenity Facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.
- (2) Each Patron family will receive two (2) Access Cards per lot (not per Patron) upon registration with the District.
- (3) Access Cards are the property of the District and are non-transferable except in accordance with the District's Policies.
- (4) All lost or stolen cards need to be reported immediately to the District. There charge to replace lost or stolen cards is identified in **Exhibit A** attached hereto. Patron with the lost or stolen Access Card will be financially responsible for damages resulting from unreported loss or theft of the access card.

GUESTS

- (1) Patrons bringing a Guest(s) are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.
- (2) No more than five (5) persons per lot (not per Patron) are permitted as Guests to the Amenities at one time unless the Patron has reserved a room at the Amenity and has paid the required usage fee. In the event the Patron has rented a room at the Amenity, the number of Guests shall be limited by the room or meeting room maximum pursuant to applicable building codes.

RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owner's Amenity Facilities privileges.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must complete the Non-Resident User application and sign the accompanying agreement. The Annual User Fee will then be waived for the Renter. A Renter who is designated as the beneficial user of the Property Owner's Amenity privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the behavior of their respective Renter.
- (5) If such individuals reside with the Property Owner, the Property Owner shall be required to add, to the Amenity Facilities Registration Form, the names of all individuals who reside in the Property Owner's home, whether as a result of a rental agreement, lease or any other agreement, and the Property Owner shall be held financially responsible for any and all damage to District property caused by any of the individuals who reside in the Property Owner's home. Such individuals will not be issued additional Access Cards.
- (6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

The Board reserves the right to amend, modify or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

- (1) Children under thirteen (13) years of age must be accompanied at all times by a parent or adult Patron over eighteen (18) years of age.

- (2) Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) shall not be permitted at the Amenity Facilities.
- (3) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns or in any way which blocks the normal flow of traffic.
- (4) Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
- (5) The Board of Supervisors (as an entity), Amenity Manager and/or the District Manager shall have full authority to enforce these policies.
- (6) Smoking of any kind using any device is not permitted at any Amenity Facilities.
- (7) Glass and other breakable items are not permitted at any Amenity Facility.
- (8) Patrons and their Guests shall treat all staff members with courtesy and respect.
- (9) Off-road bikes/vehicles are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
- (10) The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
- (11) Skateboarding and rollerblading are not allowed on the Amenity Facilities property at any time. This includes, but is not limited to, the Amenity Facilities, athletic fields, playground area, and sidewalks surrounding these areas.
- (12) Events/performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the District Manager.
- (13) Unless permitted otherwise per these policies; alcoholic beverages are not permitted at any District owned facility or property at any time.
- (14) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Except as may otherwise be permitted by law, petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager.
- (15) The Amenity Facilities shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (16) Firearms or any other weapons are not permitted in any of the Amenity Facilities.

- (17) The District Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities , except usage and rental fees that have been established by the Board.
- (18) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- (19) All Patrons and Guest shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- (20) Portable grills of all kinds are prohibited at the Amenity Facilities.

AMENITY FACILITY OPERATIONS

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (phone number (561) 571-0010).

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Additional staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- (1) Each Patron and each Guest, as a condition of using the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed or from any Amenity Facility, any property or furniture belonging to the District or its contractors without proper authorization from the District Manager or the Board. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities or at any activity or function operated organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses

it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).

- (3) Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors or who engages in any contest, game, function, exercise, competition or other activity operated organized, arranged or sponsored by the District or its contractors, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District or their respective operators, supervisors, employees, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or Patron.
- (4) Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

GENERAL SWIMMING POOL RULES
NO LIFEGUARD ON DUTY -SWIM AT YOUR OWN RISK

- (1) Children under fourteen (14) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility.
- (2) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (3) Hanging on the lane lines, interfering with the lap-swimming lane, and diving are prohibited.
- (4) Any music playing device and/or televisions are not permitted unless they are personal units equipped with headphones.
- (5) Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of the District Manager. Swimming after dusk is

prohibited by the Florida Department of Health. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.

- (6) Showers are required before entering the pool.
- (7) Alcohol and glass containers are prohibited.
- (8) Food is prohibited on the pool deck area.
- (9) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (10) The Amenity Manager is authorized to direct the discontinued usage of play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices during times of peak or scheduled activity at the pool or if the equipment causes a safety concern.
- (11) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (12) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area or inside the Amenity Facilities.
- (13) The District Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
- (14) Any person swimming during non-posted swimming hours may be suspended from using the facility.
- (15) Proper swim attire, swimsuits or board shorts, shirts that are made of dry fit material must be worn in the pool. No street clothes, cut offs or gym shorts are permitted in the pool at any time.
- (16) No chewing gum is permitted in the pool or on the pool deck area.
- (17) For the comfort of others, the changing of diapers or clothes is not allowed poolside.
- (18) No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
- (19) Radio controlled watercraft are not allowed in the pool area.
- (20) Pool entrances must be kept clear at all times.
- (21) No swinging on ladders, fences or railings is allowed.
- (22) Pool furniture is not to be removed from the pool area.

- (23) Loud, profane or abusive language is absolutely prohibited.
- (24) No physical or verbal abuse will be tolerated.
- (25) Tobacco products are not allowed in the pool area.
- (26) Illegal drugs are not permitted.
- (27) The District is not responsible for lost or stolen items.
- (28) Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
- (29) The pool and covered lanai area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.
- (30) Food, beverages, glass containers, and animals are prohibited in the pool.
- (31) Pets are generally prohibited. Individuals with a disability and service animal trainers may be accompanied by a service animal, as defined in Chapter 413.08, F.S., but the service animal is not allowed to enter the pool water or onto the drained area of an interactive water feature (IWF) in order to prevent a direct threat to the health of pool patrons.

SWIMMING POOL: FECES POLICY

- (1) If contamination occurs, the pool will be closed for twelve (12) hours or more as necessary so that remedial measures may be taken to ensure safe swimming conditions in accordance with Department of Health rules.
- (2) Parents should take their children to the restroom before entering the pool.
- (3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

GENERAL PURPOSE ATHLETIC FIELDS

These fields are open to all Patrons for use from dawn to dusk, seven (7) days a week. These fields are not to be used for events other than athletic events, Board approved reservations or District sponsored events. Should you have any questions regarding this policy please contact the District Manager.

DISTRICT PLAYGROUND/TOT LOT POLICIES

- (1) Children under the age of ten (10) must be accompanied by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- (4) The use of profanity or disruptive behavior is absolutely prohibited.
- (5) Patrons and Guests who use the playground do so at their own risk.
- (6) The playgrounds may not be reserved or rented by Patrons; however, they may be reserved by the District for District-sponsored events or functions.

PETS

Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) shall not be permitted at the Amenity Facilities. Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) must be kept on a leash at all times on property that is owned by the District other than the Amenity Facilities, including, but not limited to the stormwater pond banks.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests sixteen (16) years of age and older are permitted to use the District fitness training room during designated operating hours. No children under the age of sixteen (16) are allowed in the District fitness training room at any time, unless such child is fourteen (14) or fifteen (15) has their parent/guardian approval and satisfies the following steps: Children complete a fitness orientation with the Amenity Manager and an executed liability release is provided signed by the parent/guardian

Food and Beverage: Food (including chewing gum) is not permitted within the District fitness training room. Beverages, however, are permitted in the District fitness training room if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness training room.

Please note the Fitness Center is an unattended facility, persons using the facility do so at their own risk.

- (1) Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District fitness training room. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits (no swimsuits).

- (2) Each individual is responsible for wiping off fitness equipment after use.
- (3) Use of personal trainers is permitted in the District fitness training room per approval of the District Manager.
- (4) Hand chalk is not permitted to be used in the District fitness training room.
- (5) Any music playing device are not permitted unless they are personal units equipped with headphones.
- (6) No bags, gear or jackets are permitted on the floor of the District fitness training room or on the fitness equipment.
- (7) Weights or other fitness equipment may not be removed from the District fitness centers.
- (8) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- (9) Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
- (10) Please replace weights to their proper location after use.
- (11) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

AMENITY ROOM RENTAL POLICIES

Residents and Non-Resident Users may reserve the Amenity Room through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Board. Patrons may not reserve the Amenity Room more than four (4) times in any twelve (12) month period. The maximum number of persons attending any event shall not exceed fifty (50) persons for the Amenity Room. Reservations of the Amenity Room are on a first come, first serve basis and is subject to approval by the Amenity Manager. Upon application for use of the Amenity Room, the Amenity Manager will determine if a paid attendant will be necessary. If an attendant is necessary, the party requesting the Amenity Room will be required to pay the costs associated with the attendant. The Amenity Room will not be available for rental on the following days:

January 1 st	Thanksgiving Day
Easter Sunday	December 24 th
Memorial Day	December 25 th
July 4 th	December 31 st
Labor Day	

The Amenity Room is not available for rentals during Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday with the exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day.

The pool and pool area, including the surrounding decks and furniture, is not available for reservation and shall remain open to all Patrons and their guests during normal operating hours.

A refundable deposit in the amount established by District rule is required and will be returned after the function is complete provided there is no evidence of damage to the facility. In the event the Patron wishes to cancel the reservation once the reservation has been approved and confirmed by the Amenity Manager, such cancellation must occur at least one (1) week prior to the date of reservation. Any cancellation within one (1) week of the date of such reservation will forfeit its refundable deposit.

A cleanup fee in the amount established by District rule is required for all functions. The Amenity Manager should be contacted to make proper arrangements regarding the reservation of the Amenity Room and to obtain the amounts of the deposit and cleanup fee.

No open burning or campfires are allowed at the Amenities.

Below are the **policies and guidelines** set forth and agreed upon by the Board and District Manager regarding events in the Amenity Room:

- (1) Applicant must be a Patron who will be responsible for ensuring that their Guests adhere to the policies set forth herein.
- (2) All applicants will be required to fill out and sign the District Facility Use Application Agreement per the District Manager's office.
- (3) Additional Event Liability Insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. This policy regarding insurance coverage also pertains to certain events the District determines should require additional Event Liability coverage on a case by case basis (to be reviewed by the District Manager or the Board of Supervisors). The District shall be named as an additional insured party on any such policies, and a certificate of insurance illustrating the appropriate coverage amount and parties is to be provided to the District Manager prior to the event.
- (4) Patrons are not allowed to bring or use grills or smokers at the Amenity Facilities.

Schedule of Fees/Deposits:

- (1) A non-refundable room rental fee for the Amenity Room will be charged as is identified in **Exhibit A** attached hereto. A final guarantee (number) of Guests is to be conveyed to the Amenity Manager no later than five (5) days before the date of the scheduled

event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the "Arbors Community Development District" and submitted to the Amenity Manager's Office.

- (2) A refundable security deposit of \$250.00 shall be charged to the persons making the reservation and shall be submitted to the Amenity Manager's Office in the form of a separate check (which shall be made payable to the "Arbors Community Development District"). To receive a full refund of the deposit, the following must be completed:
1. Ensure that all garbage is removed and placed in the dumpster.
 2. Remove all displays, favors or remnants of the event. (No adhesives permitted on walls or windows)
 3. Wipe off and restore the furniture and other items to their original position.
 4. Wipe off counters, table tops and sink area.
 5. Ensure that no damage has occurred to the Amenity Room and its surrounding property and facilities if used by Patron and their guests.

If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The District Manager shall determine the amount of deposit to be returned, if any.

Indemnification – Each organization, group or individual reserving the use of the Amenity Room (or any part thereof) agrees to indemnify and hold harmless the District, its officers, agents, contractors and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, whether whole or in part, the renter's use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, *Florida Statutes*.

FISHING AND LAKE POLICY

Patrons and Guests thirteen (13) years of age and older may fish in the lakes/retention ponds within the District. No children under the age of thirteen (13) are allowed on the pond banks within the District at any time, unless accompanied by an adult. Patrons and Guests fishing in these bodies of water shall remove and properly dispose of all garbage, fishing line, hooks and all other materials/supplies. The District request that everyone respect your fellow neighbor/property owner and access the lakes/retention ponds through the proper access points. No watercraft except authorized maintenance vehicles are allowed in the lake/retention ponds. Any violation of this policy will be repo11ed to the local authorities.

The District has a catch and release policy for all fish and any other aquatic wildlife caught in the lakes/retention ponds, requiring that any fish or other aquatic wildlife caught immediately be returned to the District's lake/retention ponds from where it was caught. The purpose of the lakes/retention ponds is to help facilitate the District's natural water system for run off and overflow. Anyone who violates this provision does so at their own risk.

Swimming is prohibited in all of the lakes/retention ponds. Please use the pool at the Amenity Facilities for swimming activities.

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests or to protect the Amenity Facilities from damage. Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the District Manager. The Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Relating to District Policies and Fees for All Amenity Facilities:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

- (1) Fails to abide by the District Policies and Fees for All Amenity Facilities established and approved by the Board of Supervisors.
- (2) Submits false information on facility applications.
- (3) Permits unauthorized use of an Access Card.
- (4) Exhibits unsatisfactory behavior, deportment or appearance.
- (5) Fails to pay fees owed to the District in a proper and timely manner.
- (6) Treats District supervisors, staff, facility management, contractors or other representatives or other Patrons in an unreasonable or abusive manner.

- (7) Engages in conduct that is improper or likely to endanger the health, welfare, safety, harmony or reputation of the District or its supervisors, staff, facility management, contractors, other representatives or other Patrons.
- (8) Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

Reporting of Violations:

For all offenses outlined above, the District Manager or Amenity Manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or Amenity Manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or Amenity Manager, as the case may be.

Progression of Violations:

- A. First Offense -Written warning by staff of continued policy violations signed by the Patron/Guest and kept on file at the District Manager's Office.
- B. Second Offense - Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, signed by the Patron/ Guest and kept on file at the District Manager's Office.
- C. Third Offense - Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time, a complete record of all pervious documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's privileges for up to one (1) calendar year from the Board' s approval of termination of privileges.

Furthermore, any incidence where law enforcement is required to intervene will result in automatic suspension from all Amenity Facilities for up to thirty (30) days.

Patrons whose privileges have been suspended or revoked may have the determination reviewed by the District ' s Board of Supervisors pursuant to the District' s Rules of Procedure.

Any request for a hearing by the District's Board of Supervisors shall act to hold any such Suspension.

Trespass:

If a Patron subject to a suspension or termination is found on the Amenity Facilities premises, such Patron will be subject to arrest for trespassing.

EXHIBIT A
AMENITY FEES

Non-Resident Annual User Fee	\$4,000.00
Access Card Replacement Fee	\$25.00
Amenity Room Rental Fee (Up to 50 Guests)	\$250.00
Security Deposit for Amenity Room Rental	\$250.00

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

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**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO
SEPTEMBER 30, 2023**

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Arbors Community Development District
City of Jacksonville, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Arbors Community Development District, City of Jacksonville, Florida ("District") as of and for the period from inception October 24, 2022 to September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the period from inception October 24, 2022 to September 30, 2023 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 24, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Arbors Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception October 24, 2022 to September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$385,883).
- The change in the District's total net position in comparison with the prior fiscal year was (\$385,883), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balance of \$773,645, an increase of \$773,645. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,	
	2023
Current and other assets	\$ 930,950
Capital assets, net of depreciation	11,522,722
Total assets	12,453,672
Current liabilities	437,773
Long-term liabilities	12,401,782
Total liabilities	12,839,555
Net position	
Net investment in capital assets	(874,174)
Restricted	491,135
Unrestricted	(2,844)
Total net position	\$ (385,883)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issue costs.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023	
Revenues:	
Program revenues	
Operating grants and contributions	\$ 426,340
Capital grants and contributions	12,329
Total revenues	438,669
Expenses:	
General government	83,192
Bond issue costs	385,538
Interest	355,822
Total expenses	824,552
Change in net position	(385,883)
Net position - beginning	-
Net position - ending	\$ (385,883)

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception October 24, 2022 to September 30, 2023 was \$824,552. The costs of the District's activities were partially funded by program revenues which were comprised of Developer contributions and interest income.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 24, 2022 to September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$11,522,722 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$11,522,722. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$12,435,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the cost of the general operations of the District will increase during the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Arbors Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 8,877
Due from Developer	7,475
Prepaid items	5,000
Restricted assets:	
Investments	909,598
Capital assets:	
Nondepreciable	<u>11,522,722</u>
Total assets	<u>12,453,672</u>
 LIABILITIES	
Accounts payable	146,339
Developer advance	6,000
Accrued interest payable	280,468
Unearned revenue	4,966
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	<u>12,221,782</u>
Total liabilities	<u>12,839,555</u>
 NET POSITION	
Net investment in capital assets	(874,174)
Restricted for debt service	491,135
Unrestricted	<u>(2,844)</u>
Total net position	<u><u>\$ (385,883)</u></u>

See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:				Governmental Activities
Governmental activities:				
General government	\$ 83,192	\$ 80,348	\$ -	\$ (2,844)
Maintenance and operations	-	-	12,329	12,329
Interest on long-term debt	355,822	345,992	-	(9,830)
Bond issue costs	385,538	-	-	(385,538)
Total governmental activities	824,552	426,340	12,329	(385,883)
		Change in net position		(385,883)
		Net position - beginning		-
		Net position - ending		<u>\$ (385,883)</u>

See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 8,877	\$ -	\$ -	\$ 8,877
Investments	-	771,603	137,995	909,598
Due from Developer	7,475	-	-	7,475
Prepaid items	5,000	-	-	5,000
Total assets	<u>\$ 21,352</u>	<u>\$ 771,603</u>	<u>\$ 137,995</u>	<u>\$ 930,950</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,230	\$ -	\$ 133,109	\$ 146,339
Unearned revenue	4,966	-	-	4,966
Developer advance	6,000	-	-	6,000
Total liabilities	<u>24,196</u>	<u>-</u>	<u>133,109</u>	<u>157,305</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,000	-	-	5,000
Restricted for:				
Debt service	-	771,603	-	771,603
Capital projects	-	-	4,886	4,886
Unassigned	(7,844)	-	-	(7,844)
Total fund balances	<u>(2,844)</u>	<u>771,603</u>	<u>4,886</u>	<u>773,645</u>
Total liabilities and fund balances	<u>\$ 21,352</u>	<u>\$ 771,603</u>	<u>\$ 137,995</u>	<u>\$ 930,950</u>

See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 773,645

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	11,522,722	
Accumulated depreciation	-	11,522,722

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(280,468)	
Bonds Payable	(12,401,782)	(12,682,250)

Net position of governmental activities		\$ (385,883)
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See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 80,348	\$ 336,561	\$ -	\$ 416,909
Interest earnings	-	9,431	12,329	21,760
Total revenues	80,348	345,992	12,329	438,669
EXPENDITURES				
Current:				
General government	83,192	-	-	83,192
Debt service:				
Interest	-	74,791	-	74,791
Bond issuance costs	-	385,538	-	385,538
Capital outlay	-	-	11,522,722	11,522,722
Total expenditures	83,192	460,329	11,522,722	12,066,243
Excess (deficiency) of revenues over (under) expenditures	(2,844)	(114,337)	(11,510,393)	(11,627,574)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	919,721	11,515,279	12,435,000
Original issue discount	-	(33,781)	-	(33,781)
Total other financing sources (uses)	-	885,940	11,515,279	12,401,219
Net change in fund balances	(2,844)	771,603	4,886	773,645
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ (2,844)	\$ 771,603	\$ 4,886	\$ 773,645

See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ 773,645
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	11,522,722
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(12,435,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	33,781
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(563)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>(280,468)</u>
Change in net position of governmental activities	<u><u>\$ (385,883)</u></u>

See notes to the financial statements

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Arbors Community Development District (the "District") was established by the Board of Commissioners of City of Jacksonville's approval of Ordinance No. 2022-642 effective on October 24, 2022 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, three of the Board members are affiliated with Forestar ("Developer"), and two of the Board members are affiliated with D.R. Horton ("Builder").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl Y	\$ 909,598	S&P AAAM	Weighted average of the fund portfolio: 24 days
	<u>\$ 909,598</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the period from inception October 24, 2022 to September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 11,522,722	\$ -	\$ 11,522,722
Total capital assets, not being depreciated	-	11,522,722	-	11,522,722
 Governmental activities capital assets, net	 \$ -	 \$ 11,522,722	 \$ -	 \$ 11,522,722

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$44,506,000. The infrastructure will include roadways, stormwater management system, water and wastewater, landscaping and recreational improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, roadways, water and wastewater, and lighting are to be conveyed to others for ownership and maintenance responsibilities. During the current year, the District reimbursed the Developer \$11,522,722 for the acquisition of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On March 21, 2023, the District issued \$12,435,000 of Capital Improvement Revenue Bonds, Series 2023 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2053, and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each November 1 and May 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2023 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception October 24, 2022 to September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2023	\$ -	\$ 12,435,000	\$ -	\$ 12,435,000	\$ 180,000
Less: original issue discount	-	33,781	563	33,218	-
Total	<u>\$ -</u>	<u>\$ 12,401,219</u>	<u>\$ (563)</u>	<u>\$ 12,401,782</u>	<u>\$ 180,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 180,000	\$ 673,122	\$ 853,122
2025	185,000	665,022	850,022
2026	195,000	656,696	851,696
2027	205,000	647,922	852,922
2028	215,000	638,696	853,696
2029-2033	1,240,000	3,032,384	4,272,384
2034-2038	1,615,000	2,666,040	4,281,040
2039-2043	2,115,000	2,178,690	4,293,690
2044-2048	2,790,000	1,528,314	4,318,314
2049-2053	3,695,000	646,876	4,341,876
	<u>\$ 12,435,000</u>	<u>\$ 13,333,762</u>	<u>\$ 25,768,762</u>

NOTE 7 – DEVELOPER TRANSACTION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund and debt service fund were \$80,348 and \$336,561 respectively, which includes a receivable of \$7,475 in the general fund as of September 30, 2023.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 83,432	\$ 80,348	\$ (3,084)
Total revenues	<u>83,432</u>	<u>80,348</u>	<u>(3,084)</u>
EXPENDITURES			
Current:			
General government	83,432	83,192	240
Total expenditures	<u>83,432</u>	<u>83,192</u>	<u>240</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(2,844)	<u>\$ (2,844)</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ (2,844)</u>	

See notes to required supplementary information

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 24, 2022 to September 30, 2023.

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE PERIOD FROM INCEPTION OCTOBER 24, 2022 TO SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$ -
Independent contractor compensation	\$ 72,232.44
Construction projects to begin on or after October 1; (>\$65K)	Series 2023
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$0 Debt Service - \$0
Special assessments collected	N/A
Outstanding Bonds:	See Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Arbors Community Development District
City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Arbors Community Development District, City of Jacksonville, Florida ("District") as of and for the period from inception October 24, 2022 to September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 24, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Arbors Community Development District
City of Jacksonville, Florida

We have examined Arbors Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception October 24, 2022 to September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

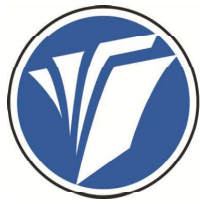
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception October 24, 2022 to September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Arbors Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 24, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Arbors Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Arbors Community Development District, City of Jacksonville, Florida ("District") as of and for the period from inception October 24, 2022 to September 30, 2023, and have issued our report thereon dated June 24, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Arbors Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Arbors Community Development District, City of Jacksonville, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 24, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception October 24, 2022 to September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception October 24, 2022 to September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORS
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 9th day of July, 2024.

ATTEST:

**ARBORS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

8

PREPARED BY AND RETURN TO:

Katie S. Buchanan, Esquire
Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301

Property Appraisers Parcel I.D.: see attached legal

Consideration: None/Gift of Common Areas
Documentary Stamp Taxes: see legend below

SPECIAL WARRANTY DEED

[Phases 1A, 1B, 3A, 3B and 4A]

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2024, by **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation¹, whose mailing address for purposes hereof is 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006 (“Grantor”) to **ARBORS COMMUNITY DEVELOPMENT DISTRICT**, a special-purpose unit of local government established under Chapter 190, Florida Statutes, whose address 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 (“Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in Duval County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof (“Property”):

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2024 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee’s successors and assigns in fee simple forever.

¹ Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

And Grantor hereby covenants with and warrants to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, provided however that the Property is conveyed subject to existing easements, covenants, restrictions and other matters of record. Grantee hereby covenants and agrees that it shall assume and perform the obligations set forth in all such recorded instruments insofar as they relate to the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES

**FORESTAR (USA) REAL ESTATE GROUP
INC., a Delaware corporation**

By: _____
Name: _____

Name: Sarah C. Wicker
Title: Division President

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024, by Sarah C. Wicker, as the Division President of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of the company, who [] is personally known to me or [] produced _____ as identification.

Notary Public, State and County Aforesaid
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A Property

Exhibit A

TRACT "A" (LANDSCAPE), TRACT "B" (CONSERVATION), TRACT "C" (OPEN SPACE), TRACT "D" (CONSERVATION), TRACT "E" (OPEN SPACE), TRACT "F" (OPEN SPACE), TRACT "G" (SWMF), TRACT "I" (SWMF), TRACT "J" (OPEN SPACE), AND TRACT "K" (SWMF); all as contained within the plat of Arbors Phase 1A in Plat Book 79, Pages 112-124, inclusive, recorded in the current public records of Duval County, Florida.

Together & Including:

TRACT "X" (AMENITY); as contained within the plat of Arbors Phase 1B in Plat Book 79, Pages 130-135, inclusive, recorded in the current public records of Duval County, Florida.

Together & Including:

TRACT "A" (SWMF), TRACT "B" (OPEN SPACE), TRACT "D" (JEA UTILITY EASEMENT), TRACT "E" (OPEN SPACE), TRACT "F" (SWMF), TRACT "G" (SWMF), TRACT "H" (OPEN SPACE), TRACT "I" (CONSERVATION), AND THE LANDSCAPE BUFFER EASEMENT; all drainage easements, maintenance easements and all other easements not otherwise dedicated, all as contained within the plat of Arbors Phase 3A in Plat Book 82, Pages 31-36, inclusive, recorded in the current public records of Duval County, Florida.

Together & Including:

TRACT "J" (SWMF), TRACT "K" (SWMF), AND TRACT "L" (SWMF); all drainage easements, maintenance easements and all other easements not otherwise dedicated, all as contained within the plat of Arbors Phase 3B in Plat Book 82, Pages 95-99, inclusive, recorded in the current public records of Duval County, Florida.

Together & Including:

TRACT "A" (JEA UTILITY EASEMENT), TRACT "B" (SWMF), AND TRACT "C" (CONSERVATION); all drainage easements, maintenance easements and all other easements not otherwise dedicated, all as contained within the plat of Arbors Phase 4A in Plat Book 82, Pages 122-125, inclusive, recorded in the current public records of Duval County, Florida.

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Debt Service Fund Series 2023	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS				
Cash	\$ 119,480	\$ -	\$ -	\$ 119,480
Investments				
Revenue	-	356,275	-	356,275
Reserve	-	425,211	-	425,211
Capitalized interest	-	4	-	4
Construction	-	-	142,601	142,601
Cost of issuance	-	423	-	423
Due from general fund	-	18,803	-	18,803
Prepaid expense	6,275	-	-	6,275
Total assets	<u>\$ 125,755</u>	<u>\$ 800,716</u>	<u>\$ 142,601</u>	<u>\$ 1,069,072</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Accounts payable - year end	6,275	-	-	6,275
Due to Landowner	2,121	-	-	2,121
Due to debt service fund	18,803	-	-	18,803
Accrued contracts payable	-	-	133,109	133,109
Accrued wages payable	200	-	-	200
Accrued taxes payable	138	-	-	138
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>34,537</u>	<u>-</u>	<u>133,109</u>	<u>167,646</u>
Fund balances:				
Restricted				
Debt service	-	800,716	-	800,716
Capital projects	-	-	9,492	9,492
Unassigned	91,218	-	-	91,218
Total fund balances	<u>91,218</u>	<u>800,716</u>	<u>9,492</u>	<u>901,426</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 125,755</u>	<u>\$ 800,716</u>	<u>\$ 142,601</u>	<u>\$ 1,069,072</u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,520	\$ 87,460	\$ 90,622	97%
Assessment levy: off-roll - net	26,175	108,850	104,702	104%
Landowner contribution	-	2,845	-	N/A
Total revenues	<u>29,695</u>	<u>199,155</u>	<u>195,324</u>	102%
EXPENDITURES				
Professional & administrative				
Supervisors	800	3,538	9,000	39%
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	186	3,610	25,000	14%
Engineering	-	-	2,000	0%
Audit	5,300	5,300	5,500	96%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	667	1,000	67%
Trustee*	-	4,246	4,250	100%
Telephone	16	133	200	67%
Postage	11	143	250	57%
Printing & binding	42	333	500	67%
Legal advertising	-	808	6,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	80	299	750	40%
Website hosting & maintenance	-	1,680	1,680	100%
Website ADA compliance	-	210	210	100%
Tax collector	123	3,061	3,304	93%
EMMA software service - unbudget	-	1,000	-	N/A
Maintainance - unbudget	-	1,338	-	N/A
Utility - unbudget	-	2,174	-	N/A
Total professional & administrative	<u>10,641</u>	<u>65,715</u>	<u>114,319</u>	57%
Field operations and maintenance				
Landscape maintenance	590	32,027	65,000	49%
Aquatic maintenance	-	-	16,000	0%
Amenity center:				
Staffing	435	435	-	N/A
Facility management	3,100	3,100	-	N/A
Pool service	1,075	1,075	-	N/A
Janitorial service	745	745	-	N/A
Maintenance	450	450	-	N/A
Office supplies	125	125	-	N/A
Electric:				
General Service	733	733	-	N/A
Water - irrigation	687	687	-	N/A
Total field operations	<u>7,940</u>	<u>39,377</u>	<u>81,000</u>	49%

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Total expenditures	<u>18,581</u>	<u>105,092</u>	<u>195,319</u>	<u>54%</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,114	94,063	5	
Fund balances - beginning	<u>80,104</u>	<u>(2,845)</u>	<u>-</u>	
Fund balances - ending	<u><u>\$ 91,218</u></u>	<u><u>\$ 91,218</u></u>	<u><u>\$ 5</u></u>	

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 15,588	\$ 387,349	\$ 401,347	97%
Special assessment: off-roll	115,927	482,001	463,708	104%
Interest	4,638	26,441	-	N/A
Total revenues	<u>136,153</u>	<u>895,791</u>	<u>865,055</u>	104%
EXPENDITURES				
Principal	180,000	180,000	180,000	100%
Interest	336,560	673,121	673,121	100%
Tax collector	546	13,557	14,632	93%
Total debt service	<u>517,106</u>	<u>866,678</u>	<u>867,753</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(380,953)	29,113	(2,698)	
Fund balances - beginning	1,181,669	771,603	762,173	
Fund balances - ending	<u>\$ 800,716</u>	<u>\$ 800,716</u>	<u>\$ 759,475</u>	

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 573	\$ 4,606
Total revenues	<u>573</u>	<u>4,606</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	573	4,606
Fund balances - beginning	8,919	4,886
Fund balances - ending	<u>\$ 9,492</u>	<u>\$ 9,492</u>

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on June 3, 2024 at 9:00 a.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present were:

Sarah Wicker	Chair
Christopher Williams	Vice Chair
Heather Allen	Assistant Secretary
James Teagle	Assistant Secretary
Mikel Denton	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
David Taylor (via telephone)	District Engineer
Tony Shiver	Amenity Manager
Heather Brady	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-08.

It was noted that the September meeting was rescheduled from September 2, 2024 to September 3, 2024, due to the Labor Day holiday.

Discussion ensued regarding changing meetings from the first Tuesday of the month to the first Monday of the month.

The following changes were made to the Fiscal Year 2024 Meeting Schedule:

DATE: Change "August 6, 2024" to "August 5, 2024"

DATE and TIME: Change "September 2, 2024" to "September 3, 2024" and "9:00 AM" to "1:00 PM"

It was noted that the bond issuance will likely be delayed until October or November.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-09.

The Board and Staff discussed the Landowners' Meeting and the meeting schedule. It was noted that property owners receive one vote per lot or per acre.

Mr. Torres stated that Seats 3, 4 and 5, currently held by Supervisors Teagle, Allen and Williams, respectively, are up for Election at the Landowners' Election.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE: September 2, 2025

On MOTION by Mr. Williams and seconded by Ms. Wicker, with all in favor, Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres distributed an updated proposed Fiscal Year 2025 budget, which includes revisions discussed at the last meeting. The budget will be further amended to include property insurance, in the amount of \$21,400. Total on-roll assessments will increase to \$3,095.58; off-roll assessments will be slightly less.

Discussion ensued regarding the public hearing and certification of the assessment roll.

Ms. Buchanan noted that the Assessment Roll is due to Duval County on July 31, 2024. The proposed Fiscal Year 2025 budget, as amended today, will be adopted at the Public Hearing date set at the last meeting.

On MOTION by Ms. Wicker and seconded by Mr. Teagle, with all in favor, amending the proposed Fiscal Year 2025 budget, as discussed, was approved.

SIXTH ORDER OF BUSINESS

Consider Resetting Public Hearing to Adopt Amenity Facilities Rules, Policies and Fees

Mr. Torres stated that there is no need to reset the public hearing to adopt amenity facilities Rules, Policies and Fees. The July 9, 2024 public hearing set at the last meeting was unchanged.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 7, 2024 Regular Meeting Minutes**

On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the May 7, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Buchanan stated that the Arbors Boundary Amendment Petition will be heard on June 11, 2024; it will go to the Committee on June 17, 2024 in advance of the final hearing. Ms. Buchanan and a designated representative will attend.

On MOTION by Ms. Wicker and seconded by Ms. Allen, with all in favor, authorizing the conveyance of the common area, was approved.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

▪ Amenity Center Report

This item was an addition to the agenda.

Mr. Shiver stated that punch list projects are being addressed with the contractor. A splash pad warranty issue is being addressed.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 9, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 9, 2024 meeting.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

146

147 There were no Board Members' comments or requests.

148

149 **ELEVENTH ORDER OF BUSINESS****Public Comments**

150

151 No members of the public spoke.

152

153 **TWELFTH ORDER OF BUSINESS****Adjournment**

154

155

156 **On MOTION by Ms. Wicker and seconded by Mr. Williams, with all in favor, the**
157 **meeting adjourned at 9:23 a.m.**

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162

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

163

164

165

166

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168 _____
Secretary/Assistant Secretary

Chair/Vice Chair

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
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105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
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May 1, 2024

Daphne Gillyard
Arbors CDD
230 Glades Road, Suite 410W
Boca Raton, FL 33431

Dear Daphne Gillyard,

The information you requested on April 02, 2024 appears below:

Arbors Community Development District 76 Registered Voters as of 4/15/2024

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302 or atorres@coj.net.

Sincerely,

Cierra Fackler
Director of Candidates and Records

ARBORS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 2, 2024 <i>rescheduled to July 9, 2024</i>	Regular Meeting	1:00 PM
July 9, 2024	Public Hearings and Regular Meeting	1:00 PM
August 6, 2024	Regular Meeting	1:00 PM
September 2, 2024 <i>rescheduled to September 3, 2024</i>	Regular Meeting	9:00 AM
September 3, 2024	Regular Meeting	1:00 PM