ARBORS

Community Development District

July 24, 2025

Board of Supervisors

PUBLIC HEARING 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

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

July 17, 2025

Board of Supervisors
Arbors Community Development District

Dear Board Members:

The Board of Supervisors of the Arbors Community Development District will hold a Public Hearing and Regular Meeting on July 24, 2025 at 4:00 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 2025/2026 Budget

   A. Affidavit of Publication

   B. Consideration of Resolution 2025-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

4. Consideration of Resolution 2025-14, Providing for Funding for the FY 2026 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. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

   - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

6. Acceptance of Unaudited Financial Statements as of June 30, 2025

7. Approval of Minutes

   A. May 5, 2025 Regular Meeting

   B. May 29, 2025 Special Meeting

8. Staff Reports

   A. District Counsel: *Kutak Rock LLP*

   B. District Engineer: *Dunn & Associates, Inc.*

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

   - 350 Registered Voters as of April 15, 2025
   - NEXT MEETING DATE: September 2, 2025 at 9:00 AM
     - 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

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

Should you 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

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3A

JACKSONVILLE
Daily Record
JaxDailyRecord.com

PROOF OF PUBLICATION
DUVAL COUNTY

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 Fiscal Year 2026 Proposed Budget(s); 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 7/3/25, 7/10/25.

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 Y. Stringer

Nichol Stringer

Sworn to and subscribed before me this 10th day of July, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028

Seal Notary Public, State of Florida

ARBORS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' 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 24, 2025
TIME: 4:00 p.m.
LOCATION: Arbors Amenity Center
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, 2025, and ending September 30, 2026 ("**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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: 1 (877) 276-0889 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://arborscdd.net/.

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

Jul. 3/10 00 (25-03620D)

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-13

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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Arbors Community Development District (**"District"**) prior to June 15, 2025, 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 Statute*s; 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, 2026."

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

PASSED AND ADOPTED THIS 24TH DAY OF JULY, 2025.

ATTEST:

ARBORS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 266,053				$ 543,062
Allowable discounts (4%)	(10,642)				(21,722)
Assessment levy: on-roll - net	255,411	$367,638	$ -	$ 367,638	521,340
Assessment levy: off-roll	295,096	31,736	152,003	183,739	418,610
Lot closing	-	60,133	-	60,133	-
Total revenues	550,507	459,507	152,003	611,510	939,950
EXPENDITURES					
Professional & administrative					
Supervisors	9,000	2,153	6,847	9,000	9,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,520	21,480	25,000	25,000
Engineering	2,000	700	1,300	2,000	2,000
Audit	5,500	5,400	100	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	833	167	1,000	2,000
Trustee	4,250	6,425	-	6,425	4,250
Telephone	200	100	100	200	200
Postage	250	196	54	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	2,760	3,740	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,500	-	5,500	6,688
Contingencies/bank charges	750	546	204	750	750
Website hosting & maintenance	1,680	705	975	1,680	1,680
Website ADA compliance	210	210	-	210	210
Tax collector	9,312	12,867	-	12,867	19,007
Software service	1,000	1,000	-	1,000	1,000
Total professional & administrative	121,327	67,340	59,717	127,057	133,210
Field operations					
Field operations management	8,400	-	-	-	-
Landscape maintenance	104,480	52,437	52,043	104,480	156,700
Irrigation repairs	-	720	-	720	5,000
Irrigation water	40,000	3,102	36,898	40,000	15,000
Entry monuments		1,170	-	1,170	-
Electric	8,000	2,416	5,584	8,000	8,000
Fountain maintenance	7,020	469	6,551	7,020	7,250
Aquatic maintenance	16,000	-	8,000	8,000	18,400
Total field operations	183,900	60,314	109,076	169,390	210,350

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Amenity center					
Utilities					
Telephone & internet	4,000	-	2,000	2,000	4,000
Electric	15,000	-	7,500	7,500	15,000
Water/irrigation	15,000	-	7,500	7,500	15,000
Potable water	4,000	-	4,000	4,000	4,000
Trash removal	-	1,720	-	1,720	2,500
Security					
Alarm monitoring	15,000	-	-	-	15,000
Staffing		10,320	-	10,320	30,000
Management contracts		3,400	-	3,400	-
Facility management	20,640	8,611	12,029	20,640	22,000
Landscape mainenance	25,000	-	25,000	25,000	25,000
Landscape contingency	10,000	-	10,000	10,000	50,000
Pool service	12,900	6,808	6,092	12,900	20,000
Pool repairs	-	381	-	381	2,500
Pool chemicals	15,000	1,076	7,500	8,576	18,000
Janitorial services	8,940	3,409	5,531	8,940	16,000
Janatorial supplies	5,000	241	4,759	5,000	7,000
Common area maintenance	5,400	5,637	-	5,637	20,000
Repairs & maintenance	50,000	-	30,000	30,000	30,000
Pool deck improvement	-	-	-	-	40,000
Special events	3,000	148	2,852	3,000	3,000
Holiday decorations	-	-	-	-	-
Fitness center repairs/supplies	-	469	469	938	-
Office supplies	-	605	605	1,210	-
Insurance: property	21,400	28,046	-	28,046	30,290
Contingency	15,000	-	15,000	15,000	35,000
O&M accounting	-	-	-	-	5,600
Total Amenity	245,280	70,871	140,837	211,708	409,890
Total expenditures	550,507	198,525	309,630	508,155	753,450
Excess/(deficiency) of revenues over/(under) expenditures	-	260,982	(157,627)	103,355	186,500
Fund balance - beginning (unaudited)	-	-	260,982	-	103,355
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	216,096
Unassigned	-	260,982	103,355	103,355	73,759
Fund balance - ending	$ -	$ 260,982	$ 103,355	$ 103,355	$ 289,855

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	2,000
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	6,688
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	19,007
Software service	1,000

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
Field operations management	
Landscape maintenance	156,700
Brightview landscape contract ROW & Lakes $39,996 Amenity $25,000	
Irrigation repairs	5,000
Irrigation water	15,000
Entry monuments	
Electric	8,000
Electrical charges from each meter used to power entry monuments	
Fountain maintenance	7,250
Cost associated with chemical and mechanical repairs with entry monument	
Aquatic maintenance	18,400
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
Trash removal	2,500
Security	
Alarm monitoring	15,000
Staffing	30,000
Management contracts	
Facility management	22,000
Landscape mainenance	25,000
Landscape contingency	50,000
Pool service	20,000
Pool repairs	2,500
Pool chemicals	18,000
Janitorial services	16,000
Janatorial supplies	7,000
Common area maintenance	20,000
Repairs & maintenance	30,000
Pool deck improvement	40,000
Special events	3,000
Insurance: property	30,290
Contingency	35,000
O&M accounting	5,600
Total expenditures	753,450

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 418,070				$ 919,376
Allowable discounts (4%)	(16,723)				(36,775)
Net assessment levy - on-roll	401,347	$ 613,538	$ -	$ 613,538	882,601
Assessment levy: off-roll	463,708	108,514	180,210	288,724	-
Interest	-	16,973	-	16,973	-
Total revenues	865,055	739,025	180,210	919,235	882,601
EXPENDITURES					
Debt service					
Principal	185,000	-	185,000	185,000	195,000
Interest	665,021	332,511	332,510	665,021	656,696
Tax collector	14,632	20,219	-	20,219	32,178
Total expenditures	864,653	352,730	517,510	870,240	883,874
Excess/(deficiency) of revenues over/(under) expenditures	402	386,295	(337,300)	48,995	(1,273)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(212,605)	-	(212,605)	-
Total other financing sources/(uses)	-	(212,605)	-	(212,605)	-
Net increase/(decrease) in fund balance	402	173,690	(337,300)	(163,610)	(1,273)
Fund balance:					
Beginning fund balance (unaudited)	762,173	812,436	986,126	812,436	648,826
Ending fund balance (projected)	$762,575	$ 986,126	$ 648,826	$ 648,826	647,553

Use of fund balance:	
Debt service reserve account balance (required)	(212,605)
Interest expense - November 1, 2026	(323,961)
Projected fund balance surplus/(deficit) as of September 30, 2026	$ 110,987

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
11/1/2025			328,348.13	328,348.13	12,070,000.00
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	11,875,000.00
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	11,670,000.00
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	11,455,000.00
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	11,230,000.00
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	10,995,000.00
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	10,750,000.00
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	10,490,000.00
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	10,215,000.00
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	9,925,000.00
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	9,620,000.00
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	9,300,000.00
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	8,960,000.00
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	8,600,000.00
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	8,220,000.00
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	7,820,000.00
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	7,400,000.00
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	6,955,000.00
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	6,485,000.00
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	5,990,000.00
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	5,465,000.00
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	4,910,000.00
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	4,320,000.00
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	3,695,000.00
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	3,035,000.00
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	2,340,000.00
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	1,605,000.00
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	825,000.00
5/1/2053	825,000.00	5.625%	23,203.13	848,203.13	-
Total	**12,070,000.00**		**11,995,605.00**	**24,065,605.00**	

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ 300,116	$ 300,116	$ 766,250
Interest	-	8,547	-	8,547	-
Total revenues	-	8,547	300,116	308,663	766,250
EXPENDITURES					
Debt service					
Principal	-	-	-	-	165,000
Interest	-	-	276,774	276,774	600,233
Cost of issuance	-	181,977	6,426	188,403	-
Total expenditures	-	181,977	283,200	465,177	765,233
Excess/(deficiency) of revenues over/(under) expenditures	-	(173,430)	16,916	(156,514)	1,017
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	985,919	-	985,919	-
Underwriter's discount	-	(132,466)	-	(132,466)	-
Original issue discount	-	(5,153)	-	(5,153)	-
Total other financing sources/(uses)	-	848,300	-	848,300	-
Net increase/(decrease) in fund balance	-	674,870	16,916	691,786	1,017
Fund balance:					
Beginning fund balance (unaudited)	-	-	674,870	-	691,786
Ending fund balance (projected)	$ -	$ 674,870	$ 691,786	$ 691,786	692,803
Use of fund balance:					
Debt service reserve account balance (required)					(383,124)
Interest expense - November 1, 2026					(296,486)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 13,193

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
11/1/2025			300,116.25	300,116.25	11,390,000.00
5/1/2026	165,000.00	4.400%	300,116.25	465,116.25	11,225,000.00
11/1/2026			296,486.25	296,486.25	11,225,000.00
5/1/2027	175,000.00	4.400%	296,486.25	471,486.25	11,050,000.00
11/1/2027			292,636.25	292,636.25	11,050,000.00
5/1/2028	185,000.00	4.400%	292,636.25	477,636.25	10,865,000.00
11/1/2028			288,566.25	288,566.25	10,865,000.00
5/1/2029	190,000.00	4.400%	288,566.25	478,566.25	10,675,000.00
11/1/2029			284,386.25	284,386.25	10,675,000.00
5/1/2030	200,000.00	4.400%	284,386.25	484,386.25	10,475,000.00
11/1/2030			279,986.25	279,986.25	10,475,000.00
5/1/2031	210,000.00	4.400%	279,986.25	489,986.25	10,265,000.00
11/1/2031			275,366.25	275,366.25	10,265,000.00
5/1/2032	220,000.00	5.150%	275,366.25	495,366.25	10,045,000.00
11/1/2032			269,701.25	269,701.25	10,045,000.00
5/1/2033	230,000.00	5.150%	269,701.25	499,701.25	9,815,000.00
11/1/2033			263,778.75	263,778.75	9,815,000.00
5/1/2034	245,000.00	5.150%	263,778.75	508,778.75	9,570,000.00
11/1/2034			257,470.00	257,470.00	9,570,000.00
5/1/2035	255,000.00	5.150%	257,470.00	512,470.00	9,315,000.00
11/1/2035			250,903.75	250,903.75	9,315,000.00
5/1/2036	270,000.00	5.150%	250,903.75	520,903.75	9,045,000.00
11/1/2036			243,951.25	243,951.25	9,045,000.00
5/1/2037	285,000.00	5.150%	243,951.25	528,951.25	8,760,000.00
11/1/2037			236,612.50	236,612.50	8,760,000.00
5/1/2038	300,000.00	5.150%	236,612.50	536,612.50	8,460,000.00
11/1/2038			228,887.50	228,887.50	8,460,000.00
5/1/2039	315,000.00	5.150%	228,887.50	543,887.50	8,145,000.00
11/1/2039			220,776.25	220,776.25	8,145,000.00
5/1/2040	330,000.00	5.150%	220,776.25	550,776.25	7,815,000.00
11/1/2040			212,278.75	212,278.75	7,815,000.00
5/1/2041	350,000.00	5.150%	212,278.75	562,278.75	7,465,000.00
11/1/2041			203,266.25	203,266.25	7,465,000.00
5/1/2042	365,000.00	5.150%	203,266.25	568,266.25	7,100,000.00
11/1/2042			193,867.50	193,867.50	7,100,000.00
5/1/2043	385,000.00	5.150%	193,867.50	578,867.50	6,715,000.00
11/1/2043			183,953.75	183,953.75	6,715,000.00
5/1/2044	405,000.00	5.150%	183,953.75	588,953.75	6,310,000.00
11/1/2044			173,525.00	173,525.00	6,310,000.00
5/1/2045	430,000.00	5.500%	173,525.00	603,525.00	5,880,000.00
11/1/2045			161,700.00	161,700.00	5,880,000.00
5/1/2046	455,000.00	5.500%	161,700.00	616,700.00	5,425,000.00
11/1/2046			149,187.50	149,187.50	5,425,000.00
5/1/2047	480,000.00	5.500%	149,187.50	629,187.50	4,945,000.00
11/1/2047			135,987.50	135,987.50	4,945,000.00
5/1/2048	505,000.00	5.500%	135,987.50	640,987.50	4,440,000.00

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
11/1/2048			122,100.00	122,100.00	4,440,000.00
5/1/2049	535,000.00	5.500%	122,100.00	657,100.00	3,905,000.00
11/1/2049			107,387.50	107,387.50	3,905,000.00
5/1/2050	565,000.00	5.500%	107,387.50	672,387.50	3,340,000.00
11/1/2050			91,850.00	91,850.00	3,340,000.00
5/1/2051	595,000.00	5.500%	91,850.00	686,850.00	2,745,000.00
11/1/2051			75,487.50	75,487.50	2,745,000.00
5/1/2052	630,000.00	5.500%	75,487.50	705,487.50	2,115,000.00
11/1/2052			58,162.50	58,162.50	2,115,000.00
5/1/2053	665,000.00	5.500%	58,162.50	723,162.50	1,450,000.00
11/1/2053			39,875.00	39,875.00	1,450,000.00
5/1/2054	705,000.00	5.500%	39,875.00	744,875.00	745,000.00
11/1/2054			20,487.50	20,487.50	745,000.00
5/1/2055	745,000.00	5.500%	20,487.50	765,487.50	-
Total	**11,390,000.00**		**11,837,482.50**	**23,227,482.50**	

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 20256 ASSESSMENTS

On-Roll Assessments					
Product/Parcel	**Units**	**FY 2026 O&M Assessment per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
Single Family	486	$ 1,117.41	$ 1,891.72	$ 3,009.13	$ 3,095.58
Total	**486**				

Off-Roll Assessments					
Product/Parcel	**Units**	**FY 2026 O&M Assessment per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
Single Family	405	$ 1,033.61	$ 1,891.98	$ 2,925.58	n/a
Total	**405**				

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 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, 2025, and ending September 30, 2026 (**"FY 2026"**), 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 2026 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, 2025; 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, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; 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, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026.

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 24th day of July, 2025.

ATTEST:

ARBORS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:____________________________________

Its:____________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

5

ARBORS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. **COMMUNITY COMMUNICATION AND ENGAGEMENT**

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2024	Capital Projects Fund Series 2023	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	$ 314,887	$ -	$ -	$ -	$ -	$ 314,887
Investments						
Revenue	-	414,001	-	-	-	414,001
Reserve	-	212,606	384,504	-	-	597,110
Prepayment	-	-	7,703	-	-	7,703
Capitalized interest	-	4	5,569	-	-	5,573
Construction	-	-	-	117	7,426	7,543
Cost of issuance	-	444	-	-	-	444
Prepaid expense	7,800	-	-	-	-	7,800
Total assets	$ 322,687	$ 627,055	$ 397,776	$ 117	$ 7,426	$ 1,355,061
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Landowner	$ 21,657	$ -	$ -	$ -	$ -	$ 21,657
Accrued contracts payable	-	-	-	1,114	-	1,114
Accrued wages payable	275	-	-	-	-	275
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	27,932	-	-	1,114	-	29,046
Fund balances:						
Restricted						
Debt service	-	627,055	397,776	-	-	1,024,831
Capital projects	-	-	-	(997)	7,426	6,429
Unassigned	294,755	-	-	-	-	294,755
Total fund balances	294,755	627,055	397,776	(997)	7,426	1,326,015
Total liabilities, deferred inflows of resources and fund balances	$ 322,687	$ 627,055	$ 397,776	$ 117	$ 7,426	$ 1,355,061

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 3,720	$ 371,358	$ 255,411	145%
Assessment levy: off-roll - net	-	77,378	295,096	26%
Lot closing assessment	-	106,361	-	N/A
Total revenues	3,720	555,097	550,507	101%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,306	9,000	48%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	178	4,375	25,000	18%
Engineering	-	700	2,000	35%
Audit	-	5,400	5,500	98%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	1,333	1,000	133%
Trustee*	-	10,671	4,250	251%
Telephone	17	150	200	75%
Postage	80	341	250	136%
Printing & binding	42	375	500	75%
Legal advertising	-	2,760	6,500	42%
Annual special district fee	-	175	175	100%
Insurance	-	5,500	5,500	100%
Contingencies/bank charges	-	728	750	97%
Website hosting & maintenance	-	705	1,680	42%
Website ADA compliance	-	210	210	100%
Tax collector	130	12,998	9,312	140%
Software service	-	1,000	1,000	100%
Total professional & administrative	4,614	87,727	121,327	72%
Field operations				
Field operations management	-	-	8,400	0%
Landscape maintenance	590	60,830	104,480	58%
Irrigation repair	876	1,597	40,000	4%
Irrigation water	-	3,242	-	N/A
Aquatic maintenance	-	-	16,000	0%
Entry monuments	585	2,925	-	N/A
Electric	-	3,038	8,000	38%
Fountain maintenance	-	469	7,020	7%
Amenity center:				
Staffing	1,720	15,480	-	N/A
Management contracts	1,700	8,500	-	N/A
Facility management	2,818	13,080	20,640	63%
Landscape mainenance			25,000	0%
Landscape contingency			10,000	0%
Pool service	1,075	10,033	12,900	78%
Janitorial service	-	3,409	8,940	38%

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
Pool chemicals	1,483	4,394	15,000	29%
Janitorial supplies	731	1,039	5,000	21%
Trash/refuse	194	2,229	-	N/A
Maintenance	209	387	5,400	7%
Maintenance/repairs	945	10,069	50,000	20%
Pool repairs	-	925	-	N/A
Pool permits	538	538	-	N/A
Special events	-	148	3,000	5%
Insurance: property	-	28,046	21,400	131%
Contingency	91	91	15,000	1%
Utilities				
Telephone & internet	-	-	4,000	0%
Electric	-	-	15,000	0%
Water/irrigation	-	-	15,000	0%
Potable water	72	72	4,000	2%
Security				
Alarm monitoring	-	-	15,000	0%
Office supplies	-	605	-	N/A
Fitness center repairs/supplies	-	469	-	N/A
Uncoded expenses	-	1,000	-	N/A
Total field operations & amenity center	13,627	172,615	429,180	40%
Excess/(deficiency) of revenues over/(under) expenditures	(14,521)	294,755	-	
Fund balances - beginning	309,276	-	-	
Fund balances - ending	$ 294,755	$ 294,755	$ -	

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	$ 5,845	$ 583,535	$ 401,347	145%
Special assessment: off-roll	-	180,234	463,708	39%
Lot closing assessments	-	108,490	-	N/A
Interest	1,822	25,410	-	N/A
Total revenues	7,667	897,669	865,055	104%
EXPENDITURES				
Principal	-	185,000	185,000	100%
Interest	-	665,021	665,021	100%
Tax collector	204	20,424	14,632	140%
Total expenditures	204	870,445	864,653	101%
Excess/(deficiency) of revenues over/(under) expenditures	7,463	27,224	402	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(212,605)	-	N/A
Total other financing sources	-	(212,605)	-	N/A
Net change in fund balances	7,463	(185,381)	402	
Fund balances - beginning	619,592	812,436	780,117	
Fund balances - ending	$ 627,055	$ 627,055	$ 780,519	

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date
REVENUES		
Interest	$ 1,421	$ 14,795
Total revenues	1,421	14,795
EXPENDITURES		
Interest	-	276,774
Cost of issuance	-	181,977
Total expenditures	-	458,751
Other fees and charges		
Receipt of bond proceeds	-	985,919
Underwriter's discount	-	(132,466)
Original Issue discount	-	(5,153)
Total other fees and charges	-	848,300
Excess/(deficiency) of revenues over/(under) expenditures	1,421	404,344
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(6,568)
Total other financing sources/(uses)	-	(6,568)
Net change in fund balances	1,421	397,776
Fund balance - beginning	396,355	-
Fund balance - ending	$ 397,776	$ 397,776

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ -	$ 975
Total revenues	-	975
EXPENDITURES		
Construction costs	-	226,446
Total expenditures	-	226,446
Excess/(deficiency) of revenues over/(under) expenditures	-	(225,471)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	212,605
Total other financing sources/(uses)	-	212,605
Net change in fund balances	-	(12,866)
Fund balances - beginning	(997)	11,869
Fund balances - ending	$ (997)	$ (997)

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date
REVENUES		
Interest	$ 7,426	$ 94,646
Total revenues	7,426	94,646
EXPENDITURES		
Construction Costs	-	10,497,869
Total expenditures	-	10,497,869
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	6,568
Receipt of bond proceeds	-	10,404,081
Total other financing sources/(uses)	-	10,410,649
Net increase/(decrease), fund balance	7,426	7,426
Beginning fund balance	-	-
Ending fund balance	$ 7,426	$ 7,426

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Arbors Community Development District held a Regular Meeting on May 5, 2025 at 4:00 p.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present:

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

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Tony Shiver	Amenity Manager
Beth Grossman	HOA Manager

Residents present:

Bob Fessler	Laura Delorey	Romeo Gaudier	Bridgette Jackson
Geri Fessler	Allan Morgan	Dosseh Johnson	Michelle Moorefield
Iryna Estep	Bradley Estep	Jasmyne Morgan	Valerie Gonzalez
E. Boss			

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 4:00 p.m. He stated that a revised agenda, which includes the BrightView Landscape Services (BrightView) proposals listed in the Seventh Order of Business, was distributed.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-08, Approving the Proposed Budget for Fiscal Year 2025/2026 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 presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. Minor changes were made to Professional & Administrative expenditures. He and Mr. Shiver reviewed the financials and considered the new area coming online and adjusted the Field Operations line items accordingly.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 2: Add “Management contracts-Trash removals” for “2,500”

Discussion ensued regarding “Fitness center repairs/supplies” wherein the actuals through March include some repairs from a vendor who charges per visit. As the equipment ages, a maintenance contract will be considered. Building reserves and landscape contingency were discussed.

Mr. Torres explained the budgeting and public hearing processes. Mailed Notices will be sent to inform property owners if the Operation & Maintenance (O&M) assessment increases compared to the prior year.

Page 2: Decrease “Repairs & maintenance” to “20,000”

Page 2: Increase “Landscape contingency” to “20,000”

Mr. Shiver stated that a proposal was not yet received for the common area tracts for Phases 5 and 6; however, the “Landscape maintenance” line item was increased by 50%.

The consensus was to cancel the July 11, 2025 meeting and schedule a meeting and the budget Public Hearing on July 24, 2025.

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, Resolution 2025-08, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on July 24, 2025 at 4:00 p.m. at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-09.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November 3, 2025; January 5, 2026; March 2, 2026; June 1, 2026; and August 3, 2026

TIME: 9:00 AM (October 6, 2025; December 1, 2025; February 2, 2026; April 6, 2026; and September 3, 2026)

TIME: 4:00 PM (May 4, 2026 and July 6, 2026)

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Mr. Torres presented Resolution 2025-10.

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-11, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-11.

On MOTION by Mr. Teagle and seconded by Mr. Williams, with all in favor, Resolution 2025-11, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of BrightView Landscape Services Proposals for Extra Work**

Mr. Shiver presented the following proposals:

A. SO# 8661236, $16,250.00 [Mulching Main Roadway Leading to Amenity and Amenity]

B. SO# 8659840, $20,320.34 [Proposal Throughout]

The Board and Staff discussed the proposals, installation of rock in front of the monument and amenity, ongoing cost of replacing annuals and mulch, the need for proposals to include more detailed cost breakdowns and substituting another plant for Blueberry Hollie due to the ongoing maintenance it requires and the attraction of bees to it.

Ms. Wicker suggested approving not-to-exceed amounts and requesting additional proposals with a scope of work excluding palm tree removal and reducing annuals.

Discussion ensued regarding allocation of budgeted funds from the “Amenity center: Landscape maintenance” and the “Amenity center: Landscape contingency” line items, in which $25,000 and $10,000 are budgeted, respectively. Additional expenditures could be drawn from the “Maintenance/repairs” line item, for which $50,000 is budgeted, or the budget can be amended.

On MOTION by Ms. Allen and seconded by Mr. Teagle, with all in favor, the scope of work related to BrightView Landscape Services Proposal SO# 8661236, in a not-to-exceed amount of $16,250, and the scope of work related to Brightview Landscape Services Proposal SO# 8659840, in a not-to-exceed amount of $20,320.34, were approved.

EIGHTH ORDER OF BUSINESS **Ratification of Resolution [DEBT RESERVE RELEASE]**

This item was deferred.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Williams and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS **Approval of March 3, 2025 Regular Meeting Minutes**

On MOTION by Mr. Teagle and seconded by Ms. Allen, with all in favor, the March 3, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated she will circulate a summary of legislative actions in the next two weeks.

B. District Engineer: Dunn & Associates, Inc.

There was no report.

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

Mr. Torres stated that, in the Fiscal Year 2026 budget’s current form, the increased assessment amount is less than in Fiscal Year 2025; however, a Mailed Notice might be sent, if necessary, as the date of the Public Hearing approaches.

- **NEXT MEETING DATE: July 11, 2025 at 4:00 PM [Budget Adoption Hearing]**
  - **QUORUM CHECK**

The July 11, 2025 meeting will be canceled. The Budget Adoption Hearing will be held on July 24, 2025 at 4:00 p.m. Mr. Torres advised residents to monitor the CDD website regarding the July meeting date and stated that Mailed Notices will only be sent if the assessment amount will increase as compared to Fiscal Year 2025.

All Supervisors confirmed their attendance at the July 24, 2025 meeting.

- **Field and Amenity Manager: First Coast Management Services**

This item was an addition to the agenda.

Mr. Shiver reported the following:

- One of the fountain pumps malfunctioned and was sent for repair; the cost to the CDD was only approximately $30 because he had a spare part.
- The Health Department closed the pool for one day due to a corroded life ring rope that was broken, which is a violation. The pool was closed for the entire day because the CDD was not notified until a resident photographed the closure sign. As soon as employees were informed the life ring was replaced and the Health Department was contacted to have the sign removed.
- On May 23, 2025, the manufacturer of all the pool and entrance fountain equipment will be on site for training.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Resident Laura Delorey stated that an issue was raised on Facebook regarding bus stop parking because some parents are parking on the street rather than in the Amenity Center parking lot. Ms. Wicker stated, while it might be difficult to change where the buses stop this year, the Transportation Department could be asked to utilize the Amenity Center parking lot for the upcoming school year. Mr. Shiver stated that he can send an e-blast asking residents to park in the Amenity Center parking lot rather than the street.

Ms. Delorey noted that bicycles and scooters are not permitted on the pool decks and expressed concern about bicycles and scooters being ridden into the pool area and parked in the pool area. Mr. Shiver stated he prefers the bicycle parking area be utilized but, in exceptional circumstances, a vehicle should be parked out of the way. It was noted that children 14 and under need to be accompanied by an adult.

Discussion ensued regarding construction, the need to clear spider webs and residents not picking up after their dogs.

It was noted that dog waste pickup stations could be installed but at a considerable ongoing expense. An e-blast will be sent reminding residents to pick up after their dogs.

Ms. Delorey asked if a taller fence will be installed around the new pool, as numerous people were observed jumping the fence. It was noted that, when present, employees will address the issue; in the absence of an employee, the police should be called to report trespassing.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Allen and seconded by Mr. Williams, with all in favor, the meeting adjourned at 5:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____________________________ _____________________________

Secretary/Assistant Secretary Chair/Vice Chair

ARBORS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

MINUTES OF MEETING
ARBORS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Arbors Community Development District held a Special Meeting on May 29, 2025 at 9:00 a.m., at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218.

Present:

Sarah Wicker	Chair
Mikel Denton	Assistant Secretary
Heather Allen	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
David Taylor	District Engineer
Tony Shiver (via telephone)	Amenity Manager

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Wicker called the meeting to order at 9:01 a.m.

Supervisors Wicker, Denton and Allen were present. Supervisors Teagle and Williams were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-12, Approving the Revised Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-12. He reviewed the revised proposed Fiscal Year 2026 budget highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. Although the assessments in the originally proposed Fiscal Year 2026 budget were less than in this revised version, there would still be a decrease for the on-roll assessments. Adjustments were made to still decrease the on-roll assessments but enable the CDD to start building "Working capital".

On MOTION by Ms. Allen and seconded by Mr. Denton, with all in favor, Resolution 2025-12, Approving the Revised Proposed Budget for Fiscal Year 2025/2026; and Setting a Public Hearing Thereon Pursuant to Florida Law for July 24, 2025 at 4:00 p.m. at the Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **NEXT MEETING DATE: July 24, 2025 at 4:00 PM [Public Hearings and Regular Meeting]**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

SIXTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Allen and seconded by Mr. Denton, with all in favor, the meeting adjourned at 9:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

______________________________ ______________________________

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
CELL (904) 318-6877

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 255-3434
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Daphne Gillyard
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Daphne,

The information you requested on April 5, 2025, appears below:

Arbors Community Development District- 350 Registered Voters as of 4/15/2025

Cope's Landing Community Development District- 273 Registered Voters as of 4/15/2025

District Community Development District- 0 Registered Voters as of 4/15/2025

Ryals Creek Community Development District- 100 Registered Voters as of 4/15/2025

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

Sincerely,

Cierra Fackler
Director of Candidates and Records

ARBORS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Arbors Amenity Center, 12520 Russian Olive Road, Jacksonville, Florida 32218*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
November 5, 2024	**Landowners' Meeting**	**1:00 PM****
November 12, 2024	**Regular Meeting**	**1:00 PM**
January 6, 2025	**Regular Meeting**	**9:00 AM**
March 3, 2025	**Regular Meeting**	**9:00 AM**
May 5, 2025	**Regular Meeting** *Presentation of FY2026 Proposed Budget*	**4:00 PM**
May 29, 2025	**Special Meeting** *Presentation of Revised FY2026 Proposed Budget*	**9:00 AM**
July 7, 2025 *Rescheduled to July 11, 2025*	**Public Hearings and Regular Meeting** *Adoption of FY2026 Proposed Budget*	**4:00 PM**
July 11, 2025 *Rescheduled to July 24, 2025*	**Public Hearings and Regular Meeting** *Adoption of FY2026 Proposed Budget*	**4:00 PM**
July 24, 2025	**Public Hearings and Regular Meeting** *Adoption of FY2026 Proposed Budget*	**4:00 PM**
September 2, 2025*	**Regular Meeting**	**9:00 AM**

Exceptions

**September meeting date is one day later to accommodate Labor Day holiday*

***Delayed start time to 3:00 PM*