ARBORS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted 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				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted 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 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 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	$ 550,507

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted 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)	$759,475	$1,147,144	$ 780,117	$ 780,117	780,519
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					$ 26,960

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**				