ARBORS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

ARBORS
COMMUNITY DEVELOPMENT DISTRICT
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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	Adopted 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	Adopted 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	Adopted 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	Adopted 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**				