

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
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**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 543,062				\$ 485,274
Allowable discounts (4%)	(21,722)				(19,411)
Assessment levy: on-roll - net	521,340	\$ 515,965	\$ 5,375	\$ 521,340	465,863
Assessment levy: off-roll	418,610	313,959	104,651	418,610	374,065
Lot closing	-	1,292	-	1,292	-
Interest	-	100	100	200	-
Total revenues	<u>939,950</u>	<u>831,316</u>	<u>110,126</u>	<u>941,442</u>	<u>839,928</u>
EXPENDITURES					
Professional & administrative					
Supervisors	9,000	861	8,139	9,000	9,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,868	23,132	25,000	25,000
Engineering	2,000	3,493	6,507	10,000	10,000
Audit	5,500	7,000	-	7,000	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	4,250	4,246	4	4,250	4,250
Telephone	200	100	100	200	200
Postage	250	108	142	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	297	3,000	3,297	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,688	5,831	-	5,831	6,688
Contingencies/bank charges	750	481	269	750	750
Website hosting & maintenance	1,680	850	830	1,680	1,680
Website ADA compliance	210	-	210	210	210
Tax collector	19,007	18,058	949	19,007	16,985
Software service	1,000	1,000	-	1,000	1,000
Total professional & administrative	<u>133,210</u>	<u>69,618</u>	<u>69,032</u>	<u>138,650</u>	<u>139,188</u>
Field operations					
Landscape maintenance	156,700	41,410	70,000	111,410	156,700
Irrigation repairs	5,000	1,566	3,434	5,000	5,000
Irrigation water	15,000	4,727	9,000	13,727	15,000
Entry monuments					
Electric	8,000	-	8,000	8,000	8,000
Fountain maintenance	7,250	-	7,250	7,250	7,250
Aquatic maintenance	18,400	9,490	8,910	18,400	18,400
Total field operations	<u>210,350</u>	<u>57,193</u>	<u>106,594</u>	<u>163,787</u>	<u>210,350</u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Amenity center					
Utilities					
Telephone & internet	4,000	527	2,500	3,027	4,000
Electric	15,000	2,126	6,500	8,626	15,000
Water/irrigation	15,000	799	14,201	15,000	15,000
Potable water	4,000	-	-	-	-
Trash removal	2,500	1,171	1,329	2,500	2,500
Security					
Alarm monitoring	15,000	1,681	3,000	4,681	15,000
Staffing	30,000	3,492	26,508	30,000	110,000
Facility management	22,000	19,589	2,411	22,000	22,000
Landscape mainenance	25,000	11,111	13,889	25,000	25,000
Landscape contingency	50,000	11,298	38,702	50,000	50,000
Pool service	20,000	6,610	13,390	20,000	20,000
Pool repairs	2,500	6,086	-	6,086	7,000
Pool chemicals	18,000	2,618	10,000	12,618	18,000
Janitorial services	16,000	3,068	11,000	14,068	16,000
Janatorial supplies	7,000	904	4,000	4,904	7,000
Common area maintenance	20,000	2,887	12,000	14,887	20,000
Repairs & maintenance	30,000	6,948	23,052	30,000	30,000
Pool deck improvement	40,000	17,400	22,600	40,000	40,000
Special events	3,000	-	3,000	3,000	3,000
Insurance: property	30,290	27,393	2,897	30,290	30,290
Contingency	35,000	91	5,000	5,091	35,000
O&M accounting	5,600	-	5,600	5,600	5,600
Total Amenity	<u>409,890</u>	<u>125,799</u>	<u>221,579</u>	<u>347,378</u>	<u>490,390</u>
Total expenditures	<u>753,450</u>	<u>252,610</u>	<u>397,205</u>	<u>649,815</u>	<u>839,928</u>
Excess/(deficiency) of revenues over/(under) expenditures	186,500	578,706	(287,079)	291,627	-
Fund balance - beginning (unaudited)	<u>103,355</u>	<u>168,344</u>	<u>747,050</u>	<u>168,344</u>	<u>459,971</u>
Fund balance - ending (projected)					
Assigned					
Working capital	216,096	-	-	-	237,716
Unassigned	73,759	747,050	459,971	459,971	222,255
Fund balance - ending	<u>\$ 289,855</u>	<u>\$ 747,050</u>	<u>\$ 459,971</u>	<u>\$ 459,971</u>	<u>\$ 459,971</u>

**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	10,000
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	16,985
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	
Charges occurred to water landscaping material at each entry monument	
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
Trash removal	2,500
Security	
Alarm monitoring	15,000
Staffing	110,000
Management contracts	
Facility management	22,000
Landscape maintenance	25,000
Landscape contingency	50,000
Pool service	20,000
Pool repairs	7,000
Pool chemicals	18,000
Janitorial services	16,000
Janitorial 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	<u><u>\$ 839,928</u></u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 919,376				\$ 919,376
Allowable discounts (4%)	(36,775)			-	(36,775)
Net assessment levy - on-roll	882,601	\$ 873,652	\$ 8,949	\$ 882,601	882,601
Interest	-	10,186	-	10,186	-
Total revenues	882,601	883,838	8,949	892,787	882,601
EXPENDITURES					
Debt service					
Principal	195,000	-	195,000	195,000	205,000
Interest	656,696	328,348	328,348	656,696	647,921
Tax collector	32,178	30,578	1,600	32,178	32,178
Total expenditures	883,874	358,926	524,948	883,874	885,099
Excess/(deficiency) of revenues over/(under) expenditures	(1,273)	524,912	(515,999)	8,913	(2,498)
Fund balance:					
Beginning fund balance (unaudited)	-	633,237	1,158,149	633,237	642,150
Ending fund balance (projected)	\$ (1,273)	\$1,158,149	\$ 642,150	\$ 642,150	639,652
Use of fund balance:					
Debt service reserve account balance (required)					(212,605)
Interest expense - November 1, 2027					(319,348)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 107,699

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

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
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	11,875,000.00		11,338,908.75	23,213,908.75	

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: off-roll	\$ 766,250	\$ 574,688	\$ 191,562	\$ 766,250	\$ 766,250
Interest	-	9,131	-	9,131	-
Lot closing assessment	-	2,365	-	2,365	-
Total revenues	<u>766,250</u>	<u>586,184</u>	<u>191,562</u>	<u>777,746</u>	<u>766,250</u>
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	175,000
Interest	600,233	300,116	300,117	600,233	592,973
Total expenditures	<u>765,233</u>	<u>300,116</u>	<u>465,117</u>	<u>765,233</u>	<u>767,973</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,017	286,068	(273,555)	12,513	(1,723)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(192,778)	-	(192,778)	-
Total other financing sources/(uses)	<u>-</u>	<u>(192,778)</u>	<u>-</u>	<u>(192,778)</u>	<u>-</u>
Net increase/(decrease) in fund balance	1,017	93,290	(273,555)	(180,265)	(1,723)
Fund balance:					
Beginning fund balance (unaudited)	691,786	702,135	795,425	702,135	521,870
Ending fund balance (projected)	<u>\$ 692,803</u>	<u>\$ 795,425</u>	<u>\$ 521,870</u>	<u>\$ 521,870</u>	<u>520,147</u>
Use of fund balance:					
Debt service reserve account balance (required)					(191,562)
Interest expense - November 1, 2027					(292,636)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 35,949</u>

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Remaining Bond Balance
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	11,225,000.00		11,237,250.00	22,462,250.00	

**ARBORS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Single Family	486	\$ 998.51	\$ 1,891.72	\$ 2,890.23	\$ 3,009.13
Total	486				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Single Family	405	\$ 923.62	\$ 1,891.98	\$ 2,815.59	\$ 2,925.58
Total	405				