

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
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**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Adopted Budget
REVENUES	
Landowner contribution	\$ 294,606
Total revenues	<u>294,606</u>
EXPENDITURES	
Professional & administrative	
Management/accounting/recording ⁴	48,000
Legal	25,000
Engineering	5,000
Audit	5,500
Arbitrage rebate calculation ¹	500
Dissemination agent ²	2,000
Trustee ³	5,000
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,750
Annual special district fee	175
Insurance	6,000
Contingencies/bank charges	1,750
Website	
Hosting & maintenance	705
ADA compliance	210
Total professional & administrative	<u>102,790</u>

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Adopted Budget
Field operations	
Management	5,000
Stormwater management	
Dry pond maintenance contract	8,000
Wet pond maintenance	-
Wet pond erosion repairs	-
Conservation area maintenance	4,200
Streetlighting	42,000
Entry monument and features	
Electricity	2,500
Pressure washing, painting and maintenance	2,000
Landscape maintenance	
Maintenance contract	30,000
Plant replacement	7,500
Irrigation repairs	5,000
Irrigation water	12,316
Arbor care	5,000
Parks	
Pressure washing	1,500
Park and trail services	2,500
Repairs and maintenance	5,000
Amenity complex	
Pool maintenance contract	11,000
Repairs and maintenance	5,000
Electricity	6,000
Insurance	10,000
Phone/ cable / internet	1,500
Water/ sewer/ propane	1,500
Janitorial	7,500
Security amenity center	2,000
Pest control	1,800
Permits/ licenses	1,000
Supplies	2,000
Contingences	10,000
Total field operations	191,816
Total expenditures	294,606
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴WHA will charge a reduced management fee of a \$2,000 per month until bonds are issued.

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording ⁴	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Legal	25,000
General counsel and legal representation, which includes issues relating to public	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Management	5,000
Field operations management, contract preparation and administration, quality control.	
Stormwater management	
Dry pond maintenance contract	8,000
Mowing and minimal weed spray around drainage structures. Mowing is bi-weekly 6	
Wet pond maintenance	-
Review and treatment once a month, as needed, for non-beneficial plant materials and	
Wet pond erosion repairs	-
Intended to cover periodic localized wet pond bank repairs.	
Conservation area maintenance	4,200
Exotic/ invasive plant species	
Streetlighting	42,000
Assumed to be a pole/ power/maint lease agreement with local provider assuming 100	

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Entry monument and features	
Electricity	2,500
Intended to provide for power to the entry monument/features landscape and	
Pressure washing, painting and maintenance	2,000
Covers routine repairs and maintenance as well as annual pressure washing and	
Landscape maintenance	
Maintenance contract	30,000
All inclusive, including 40 mows, fert/chemical, irrigation checks, mulch once annually,	
Plant replacement	7,500
Intended to cover periodic replacement of landscape plants that are underperforming	
Irrigation repairs	5,000
Intended to cover periodic repairs to the sprinkler systems delivering irrigation water to	
Irrigation water	12,316
Assumes irrigating with reclaimed water, 26 watering weeks a year at 3/4" application	
Arbor care	5,000
Covers cost associated with annual palm and tree pruning in maintained areas.	
Parks	
Pressure washing	1,500
Annual pressure washing of benches, hard surfaces and paths.	
Park and trail services	2,500
Weekly trash and trash receptacle pick-up and removal (likely performed by	
Repairs and maintenance	5,000
Periodic repairs to benches and trail surfaces.	
Amenity complex	
Pool maintenance contract	11,000
Anticipates 3 days a week chemistry check and adjustment/ 2 days a week cleaning.	
Repairs and maintenance	5,000
Pools/ structures/systems. Includes pressure wash all surfaces once annually.	
Electricity	6,000
Includes restroom, pool and parking lot lighting assumes POOL NOT HEATED	
Insurance	10,000
Specific to amenity complex properties and additional liability.	
Phone/ cable / internet	1,500
Basic package for credential entry system and wi-fi package.	
Water/ sewer/ propane	1,500
Assumes the pool will not be heated.	
Janitorial	7,500
3 days a week including restrooms, lanai and recreation areas.	
Security amenity center	2,000
ADT type of building camera/ sensor monitoring services and credential entry system	
Pest control	1,800
Once a month.	
Permits/ licenses	1,000
Annual Health Dept.	
Supplies	2,000
Miscellaneous supplies.	
Contingences	10,000
Total expenditures	<u><u>\$ 294,606</u></u>

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025A-1
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 233,330
Total revenues	-	-	-	-	233,330
EXPENDITURES					
Debt service					
Principal	-	-	-	-	45,000
Interest	-	-	-	-	184,829
Underwriter's discount	-	-	64,200	64,200	-
Cost of issuance	-	-	81,716	81,716	-
Total expenditures	-	-	145,916	145,916	229,829
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(145,916)	(145,916)	3,501
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	469,561	469,561	-
Total other financing sources/(uses)	-	-	469,561	469,561	-
Net increase/(decrease) in fund balance	-	-	323,645	323,645	3,501
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	323,645
Ending fund balance (projected)	\$ -	\$ -	\$ 323,645	\$ 323,645	327,146
Use of fund balance:					
Debt service reserve account balance (required)					(233,330)
Interest expense - November 1, 2026					(93,418)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 398

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			90,314.33	90,314.33	3,210,000.00
05/01/26	45,000.00	4.875%	94,515.00	139,515.00	3,165,000.00
11/01/26			93,418.13	93,418.13	3,165,000.00
05/01/27	45,000.00	4.875%	93,418.13	138,418.13	3,120,000.00
11/01/27			92,321.25	92,321.25	3,120,000.00
05/01/28	45,000.00	4.875%	92,321.25	137,321.25	3,075,000.00
11/01/28			91,224.38	91,224.38	3,075,000.00
05/01/29	50,000.00	4.875%	91,224.38	141,224.38	3,025,000.00
11/01/29			90,005.63	90,005.63	3,025,000.00
05/01/30	50,000.00	4.875%	90,005.63	140,005.63	2,975,000.00
11/01/30			88,786.88	88,786.88	2,975,000.00
05/01/31	55,000.00	4.875%	88,786.88	143,786.88	2,920,000.00
11/01/31			87,446.25	87,446.25	2,920,000.00
05/01/32	55,000.00	4.875%	87,446.25	142,446.25	2,865,000.00
11/01/32			86,105.63	86,105.63	2,865,000.00
05/01/33	60,000.00	5.875%	86,105.63	146,105.63	2,805,000.00
11/01/33			84,343.13	84,343.13	2,805,000.00
05/01/34	65,000.00	5.875%	84,343.13	149,343.13	2,740,000.00
11/01/34			82,433.75	82,433.75	2,740,000.00
05/01/35	70,000.00	5.875%	82,433.75	152,433.75	2,670,000.00
11/01/35			80,377.50	80,377.50	2,670,000.00
05/01/36	70,000.00	5.875%	80,377.50	150,377.50	2,600,000.00
11/01/36			78,321.25	78,321.25	2,600,000.00
05/01/37	75,000.00	5.875%	78,321.25	153,321.25	2,525,000.00
11/01/37			76,118.13	76,118.13	2,525,000.00
05/01/38	80,000.00	5.875%	76,118.13	156,118.13	2,445,000.00
11/01/38			73,768.13	73,768.13	2,445,000.00
05/01/39	85,000.00	5.875%	73,768.13	158,768.13	2,360,000.00
11/01/39			71,271.25	71,271.25	2,360,000.00
05/01/40	90,000.00	5.875%	71,271.25	161,271.25	2,270,000.00
11/01/40			68,627.50	68,627.50	2,270,000.00
05/01/41	95,000.00	5.875%	68,627.50	163,627.50	2,175,000.00
11/01/41			65,836.88	65,836.88	2,175,000.00
05/01/42	100,000.00	5.875%	65,836.88	165,836.88	2,075,000.00
11/01/42			62,899.38	62,899.38	2,075,000.00
05/01/43	110,000.00	5.875%	62,899.38	172,899.38	1,965,000.00
11/01/43			59,668.13	59,668.13	1,965,000.00
05/01/44	115,000.00	5.875%	59,668.13	174,668.13	1,850,000.00
11/01/44			56,290.00	56,290.00	1,850,000.00
05/01/45	120,000.00	5.875%	56,290.00	176,290.00	1,730,000.00
11/01/45			52,765.00	52,765.00	1,730,000.00
05/01/46	130,000.00	6.100%	52,765.00	182,765.00	1,600,000.00
11/01/46			48,800.00	48,800.00	1,600,000.00
05/01/47	140,000.00	6.100%	48,800.00	188,800.00	1,460,000.00
11/01/47			44,530.00	44,530.00	1,460,000.00
05/01/48	145,000.00	6.100%	44,530.00	189,530.00	1,315,000.00
11/01/48			40,107.50	40,107.50	1,315,000.00
05/01/49	155,000.00	6.100%	40,107.50	195,107.50	1,160,000.00
11/01/49			35,380.00	35,380.00	1,160,000.00
05/01/50	165,000.00	6.100%	35,380.00	200,380.00	995,000.00

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			30,347.50	30,347.50	995,000.00
05/01/51	175,000.00	6.100%	30,347.50	205,347.50	820,000.00
11/01/51			25,010.00	25,010.00	820,000.00
05/01/52	185,000.00	6.100%	25,010.00	210,010.00	635,000.00
11/01/52			19,367.50	19,367.50	635,000.00
05/01/53	200,000.00	6.100%	19,367.50	219,367.50	435,000.00
11/01/53			13,267.50	13,267.50	435,000.00
05/01/54	210,000.00	6.100%	13,267.50	223,267.50	225,000.00
11/01/54			6,862.50	6,862.50	225,000.00
05/01/55	225,000.00	6.100%	6,862.50	231,862.50	-
11/01/55					
Total	3,210,000.00		3,796,230.69	7,006,230.69	

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025A-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 305,039
Total revenues	-	-	-	-	305,039
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	298,259
Underwriter's discount	-	-	106,100	106,100	-
Cost of issuance	-	-	135,049	135,049	-
Total expenditures	-	-	241,149	241,149	298,259
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(241,149)	(241,149)	6,780
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	691,926	691,926	-
Total other financing sources/(uses)	-	-	691,926	691,926	-
Net increase/(decrease) in fund balance	-	-	450,777	450,777	6,780
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	450,777
Ending fund balance (projected)	\$ -	\$ -	\$ 450,777	\$ 450,777	457,557
Use of fund balance:					
Debt service reserve account balance (required)					(305,038)
Interest expense - November 1, 2026					(152,519)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ -

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			145,740.14	145,740.14	5,305,000.00
05/01/26			152,518.75	152,518.75	5,305,000.00
11/01/26			152,518.75	152,518.75	5,305,000.00
05/01/27			152,518.75	152,518.75	5,305,000.00
11/01/27			152,518.75	152,518.75	5,305,000.00
05/01/28			152,518.75	152,518.75	5,305,000.00
11/01/28			152,518.75	152,518.75	5,305,000.00
05/01/29			152,518.75	152,518.75	5,305,000.00
11/01/29			152,518.75	152,518.75	5,305,000.00
05/01/30			152,518.75	152,518.75	5,305,000.00
11/01/30			152,518.75	152,518.75	5,305,000.00
05/01/31			152,518.75	152,518.75	5,305,000.00
11/01/31			152,518.75	152,518.75	5,305,000.00
05/01/32			152,518.75	152,518.75	5,305,000.00
11/01/32			152,518.75	152,518.75	5,305,000.00
05/01/33			152,518.75	152,518.75	5,305,000.00
11/01/33			152,518.75	152,518.75	5,305,000.00
05/01/34			152,518.75	152,518.75	5,305,000.00
11/01/34			152,518.75	152,518.75	5,305,000.00
05/01/35	5,305,000.00	5.750%	152,518.75	5,457,518.75	-
Total	5,305,000.00		3,043,596.39	8,348,596.39	

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contribution (GF) and Off-Roll DS Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessments	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
Single-family 50'	147	\$ -	\$ 1,393.85	\$ 1,393.85	n/a
Single-family 60'	10	-	1,672.61	1,672.61	n/a
Single-family 70'	6	-	1,951.38	1,951.38	n/a
Total	163				