

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
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**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 121,994
Allowable discounts (4%)	-				(4,880)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	117,114
Landowner contribution	191,931	50,771	143,895	194,666	171,237
Total revenues	<u>191,931</u>	<u>50,771</u>	<u>143,895</u>	<u>194,666</u>	<u>288,351</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	4,139	20,861	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	4,300	-	4,300	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	-	100	-
Postage	500	33	467	500	500
Printing & binding	500	250	-	250	-
Legal advertising	1,750	525	1,225	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,000	-	5,000	6,050
Contingencies/bank charges	1,750	40	1,710	1,750	1,750
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	145	-	145	145
Meeting room rental	-	-	400	400	800
Tax collector	-	-	-	-	3,660
Total professional & administrative	<u>102,790</u>	<u>41,387</u>	<u>60,163</u>	<u>101,550</u>	<u>111,535</u>

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations					
Management	-	-	-	-	-
Stormwater management					
Dry pond maintenance contract	-	-	-	-	8,000
Conservation area maintenance	-	-	-	-	4,200
Streetlighting	14,952	6,479	8,473	14,952	42,000
Entry monument and features					
Electricity	200	-	200	200	2,500
Pressure washing, painting and maintenance	-	-	-	-	2,000
Landscape maintenance					
Maintenance contract	53,676	23,250	30,426	53,676	30,000
Plant replacement	-	-	-	-	7,500
Irrigation repairs	-	-	-	-	5,000
Irrigation water	18,513	5,538	12,975	18,513	12,316
Arbor care	-	-	-	-	5,000
Parks					
Pressure washing	-	-	-	-	1,500
Park and trail services	-	-	-	-	2,500
Repairs and maintenance	1,800	-	-	-	5,000
Amenity complex					
Pool maintenance contract	-	-	-	-	11,000
Repairs and maintenance	-	-	-	-	5,000
Electricity	-	-	-	-	6,000
Insurance	-	-	-	-	-
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	<u>89,141</u>	<u>35,267</u>	<u>52,074</u>	<u>87,341</u>	<u>176,816</u>
Total expenditures	<u>191,931</u>	<u>76,654</u>	<u>112,237</u>	<u>188,891</u>	<u>288,351</u>
Net increase/(decrease) of fund balance	-	(25,883)	31,658	5,775	-
Fund balance - beginning (unaudited)	-	(5,775)	(31,658)	(5,775)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$(31,658)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 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	
Engineering - stormwater reporting	5,000
Stormwater and public facilities reporting.	
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	-
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	-
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	6,050
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	145
Meeting room rental	800
Tax collector	3,660
Management	-
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	-
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>\$ 288,351</u></u>

**ARBOR PARK PHASE 1
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025 A-1 and A-2
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	\$ -				\$ 250,892
Allowable discounts (4%)	-				(10,036)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	240,856
Assessment levy: off-roll	538,369	-	305,039	305,039	305,038
Assessment prepayments A-2	-	79,033	90,874	169,907	-
Assessment prepayments interest A-2	-	1,136	-	1,136	-
Lot closing assessments	-	233,330	-	233,330	-
Developer contribution	-	-	-	-	-
Interest	-	15,372	-	15,372	-
Total revenues	<u>538,369</u>	<u>328,871</u>	<u>395,913</u>	<u>724,784</u>	<u>545,894</u>
EXPENDITURES					
Debt service					
Principal A-1	45,000	-	45,000	45,000	45,000
Principal prepayment A-2	298,259	-	165,000	165,000	-
Interest A-1	184,829	90,314	94,515	184,829	186,836
Interest A-2	-	145,740	152,519	298,259	305,038
Tax collector	-	-	-	-	7,527
Total expenditures	<u>528,088</u>	<u>236,054</u>	<u>457,034</u>	<u>693,088</u>	<u>544,401</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,281	92,817	(61,121)	31,696	1,493
Fund balance:					
Beginning fund balance (unaudited)	774,422	806,085	898,902	806,085	837,781
Ending fund balance (projected)	<u>\$784,703</u>	<u>\$898,902</u>	<u>\$837,781</u>	<u>\$837,781</u>	<u>839,274</u>
Use of fund balance:					
Debt service reserve account balance (required)					(538,368)
Interest expense - November 1, 2027					(244,840)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 56,066</u>

**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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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
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 2027 ASSESSMENTS**

On-Roll Assessments					
					FY 2026
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessments per Unit	Total Assessment per Unit
Single-family 50'	147	\$ 748.43	\$ 1,498.76	\$ 2,247.19	\$ 1,393.85
Single-family 60'	10	748.43	1,798.51	2,546.94	1,672.61
Single-family 70'	6	748.43	2,098.26	2,846.69	1,951.38
Total	163				

Future Assessment Area - Landowner Contribution (GF)					
					FY 2026
Product/Parcel	Units	FY 2027 Landowner Contribution per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessments per Unit	Total Assessment per Unit
Single-family 50'	261	Dev. Contr.	\$ -	\$ -	n/a
Single-family 60'	41	Dev. Contr.	-	-	n/a
Single-family 70'	45	Dev. Contr.	-	-	n/a
Total	347				