

Arborwood Community Development District

**Amended Final Budget
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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AMENDED BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
REVENUES			
GENERAL FUND ON ROLL ASSESSMENT	539,884	539,812	539,812
GENERAL FUND DIRECT BILL ASSESSMENTS	0	0	0
DEBT ON ROLL ASSESSMENTS	3,199,449	3,197,989	3,197,989
DEBT DIRECT BILL ASSESSMENTS	0	0	0
INTEREST/MISCELLANEOUS GENERAL FUND	0	0	0
GENERAL FUND OTHER REVENUES / CARRY OVER	17,000	0	0
TOTAL REVENUES	\$ 3,756,334	\$ 3,737,801	\$ 3,737,801
EXPENDITURES			
PAYROLL TAX EXPENSE	880	719	719
SUPERVISOR FEES	11,000	9,400	9,400
ENGINEERING	50,000	33,018	33,018
MANAGEMENT	42,084	42,084	42,084
LEGAL	19,000	15,000	7,426
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,450	5,250	5,250
ARBITRAGE REBATE FEE	1,000	1,000	1,000
INSURANCE	13,000	6,998	6,998
LEGAL ADVERTISING	5,250	5,250	3,724
MISCELLANEOUS	3,200	4,000	3,728
POSTAGE	1,125	400	388
OFFICE SUPPLIES	2,275	2,000	1,854
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	22,500	12,739	12,739
CONTINUING DISCLOSURE FEE	3,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	0	0
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	0	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	0	0	0
DRI TRAFFIC MONITORING	5,000	15,300	15,300
ENVIRONMENTAL CONSULTING - PASSARELLA	23,000	26,000	22,248
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	80,000	80,000
CAPITAL OUTLAY - SMALL	1,000	500	0
FLOWWAY MAINTENANCE	10,600	1,000	0
PRESERVE MAINTENANCE - PARCEL C	7,000	1,000	0
LAKE MAINTENANCE - SOMERSET ONLY	50,000	49,827	49,827
LAKE BANK EROSION - SOMERSET ONLY	47,000	0	0
PRESERVE MAINTENANCE (SOMERSET ONLY)	37,000	44,000	44,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	24,701	24,701
STORMWATER DRAINS INS & MAINT (SOMERSET ONLY)	30,000	44,333	44,333
MISCELLANEOUS MAINTENANCE	0	1,699	1,699
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	1,000	0
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	1,000	0
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	6,720	6,720
Total Expenditures	525,289	445,113	427,331
EXCESS / (SHORTFALL)	\$ 3,231,045	\$ 3,292,688	\$ 3,310,470
DEBT PAYMENTS (2014)	(543,245)	(542,853)	(542,853)
DEBT PAYMENTS (2018)	(2,528,226)	(2,525,841)	(2,525,481)
BALANCE	\$ 159,573	\$ 223,994	\$ 242,136
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(11,715)	(11,715)
DISCOUNTS FOR EARLY PAYMENTS	(149,573)	(139,826)	(139,826)
NET EXCESS / (SHORTFALL)	\$ 0	\$ 72,453	\$ 90,595

Note: All Figures are Un-audited

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025 - 9/29/2026
REVENUES			
ON ROLL ASSESSMENTS	539,884	539,812	539,812
DIRECT BILL ASSESSMENTS	0	0	0
OTHER REVENUES / CARRY OVER	17,000	0	0
Total Revenues	\$ 556,884	\$ 539,812	\$ 539,812
EXPENDITURES			
PAYROLL TAX EXPENSE	880	719	719
SUPERVISOR FEES	11,000	9,400	9,400
ENGINEERING	50,000	33,018	33,018
MANAGEMENT	42,084	42,084	42,084
LEGAL	19,000	15,000	7,426
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,450	5,250	5,250
ARBITRAGE REBATE FEE	1,000	1,000	1,000
INSURANCE	13,000	6,998	6,998
LEGAL ADVERTISING	5,250	5,250	3,724
MISCELLANEOUS	3,200	4,000	3,728
POSTAGE	1,125	400	388
OFFICE SUPPLIES	2,275	2,000	1,854
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	22,500	12,739	12,739
CONTINUING DISCLOSURE FEE	3,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	0	0
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	0	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	0	0	0
DRI TRAFFIC MONITORING	5,000	15,300	15,300
ENVIRONMENTAL CONSULTING - PASSARELLA	23,000	26,000	22,248
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	80,000	80,000
STREET LIGHTING - UTILITY & MAINTENANCE	0	0	0
CAPITAL OUTLAY - SMALL	1,000	500	0
FLOWWAY MAINTENANCE	10,600	1,000	0
PRESERVE MAINTENANCE - PARCEL C	7,000	1,000	0
LAKE MAINTENANCE - SOMERSET ONLY	50,000	49,827	49,827
LAKE BANK EROSION - SOMERSET ONLY	47,000	0	0
PRESERVE MAINTENANCE (SOMERSET ONLY)	37,000	44,000	44,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	24,701	24,701
STORMWATER DRAINS INS (SOMERSET ONLY)	30,000	44,333	44,333
LAKE BANK INSPECTION (SOMERSET ONLY)	7,500	1,000	0
LAKE BANK INSPECTION (BRIDGETOWN ONLY)	6,500	1,000	0
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	6,720	6,720
Total Expenditures	525,289	443,414	425,632
EXCESS / (SHORTFALL)	\$ 31,595	\$ 96,398	\$ 114,180
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(1,172)	(1,172)
DISCOUNTS FOR EARLY PAYMENTS	(21,595)	(20,974)	(20,974)
NET EXCESS / (SHORTFALL)	\$ -	\$ 74,252	\$ 92,035

Note: All Figures are Un-audited

Fund Balance on 9/30/2025	\$ 526,146
Less Amended 2025/2026 Net Excess /(Shortfall)	\$ 74,252
Estimated Fund Balance on 9/30/2026	\$ 600,398

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Series 2014A-1 Bond			
	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR
	2025/2026	2025/2026	2025/2026 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2025 - 9/29/2026
REVENUES			
Net On Roll Assessments	492,885	492,537	492,537
Interest Income	0	31,100	31,003
Bond Prepayments	0	11,813	11,813
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 492,885	\$ 535,450	\$ 535,353
EXPENDITURES			
Principal Payments	240,000	240,000	240,000
Interest Payments	252,885	261,165	261,165
Principal Redemption	0	0	0
Miscellaneous	0	0	0
Total Expenditures	\$ 492,885	\$ 501,165	\$ 501,165
Excess / (Shortfall)	\$ -	\$ 34,285	\$ 34,188

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Bifurcated Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Maturity Par Amount As Of 9/30/26 =	\$3,545,000

FUND BALANCE AS OF 9/30/25	\$889,729
FY 2025/2026 ACTIVITY	\$35,755
FUND BALANCE AS OF 9/30/26	\$925,484

Notes

Reserve Fund Balance = \$503,233*. Revenue Fund Balance = \$240,652*.
Prepayment Fund Balance = \$14,031*.

Revenue Account
To Fund November 1, 2026 Interest Payment:
Series 2014A-1: \$122,302

Prepayment Account
To Fund November 1, 2026 Extraordinary Principal Payment:
Series 2014A-1: \$10,000

* Approximate Amounts

Series 2014A-2 Bond			
	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR
	2025/2026	2025/2026	2025/2026 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2025 - 9/29/2026
REVENUES			
Net On Roll Assessments	50,360	50,450	50,316
Interest Income	0	0	0
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 50,360	\$ 50,450	\$ 50,316
EXPENDITURES			
Principal Payments	20,000	20,000	20,000
Interest Payments	30,360	28,980	28,980
Principal Redemption	0	0	0
Miscellaneous	0	0	0
Total Expenditures	\$ 50,360	\$ 48,980	\$ 48,980
Excess / (Shortfall)	\$ -	\$ 1,470	\$ 1,336

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Bifurcated Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Maturity Par Amount As Of 9/30/26 =	\$400,000

Notes

Reserve Fund Balance = \$63,110*. Revenue Fund Balances = \$59,474*.
Prepayment Fund Balance = \$44,850*.

Revenue Account
To Fund November 1, 2026 Interest Payment:
Series 2014A-2: \$14,835

Prepayment Account
To Fund November 1, 2026 Extraordinary Principal Payment:
Series 2014A-2: \$40,000

* Approximate Amounts

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	2018A-1 & 2018A-2		
	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 AMENDED BUDGET	FISCAL YEAR 2025/2026 ACTUAL 10/1/2025- 9/29/2026
REVENUES			
Net On Roll Assessments	2,528,226	2,525,481	2,525,481
Prepaid Bond Income	0	3,778	3,778
Interest Income	0	73,300	73,164
Total Revenues	\$ 2,528,226	\$ 2,602,559	\$ 2,602,423
EXPENDITURES			
Principal Payments (2018A-1)	1,250,000	1,250,000	1,250,000
Principal Payments (2018A-2)	552,846	400,000	400,000
Interest Payments (2018A-1)	400,000	571,596	571,596
Interest Payments (2018A-2)	269,543	278,794	278,794
Miscellaneous / Prepayment	55,837	0	0
Total Expenditures	\$ 2,528,226	\$ 2,500,390	\$ 2,500,390
Excess / (Shortfall)	\$ -	\$ 102,169	\$ 102,033

FUND BALANCE AS OF 9/30/25	\$1,606,309
FY 2025/2026 ACTIVITY	\$102,169
FUND BALANCE AS OF 9/30/26	\$1,708,478

Notes

Reserve Fund Balances = \$795,545*. Revenue Fund Balance = \$912,933*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payments Of \$411,011 (2018A-1: \$269,264 & 2018A-2: \$141,747).

* Approximate Amounts

Series 2018 A-1 Bond Information

Original Par Amount =	\$24,465,000
Interest Rate =	3.02%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

Par Amount As Of 9/30/26 = \$15,110,000

Series 2018 A-2 Bond Information

Original Par Amount =	\$8,740,000
Interest Rate =	4.65%
Issue Date =	February 2018
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st

Par Amount As Of 9/30/26 = \$5,270,000