

Arborwood Community Development District

**Amended Final Budget
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2024/2025 AMENDED BUDGET	FISCAL YEAR 2024/2025 ACTUAL 10/1/2024 - 9/29/2025
REVENUES			
GENERAL FUND ON ROLL ASSESSMENT	527,357	527,419	527,419
GENERAL FUND DIRECT BILL ASSESSMENTS	0	0	0
DEBT ON ROLL ASSESSMENTS	3,251,341	3,250,658	3,250,658
DEBT DIRECT BILL ASSESSMENTS	0	0	0
INTEREST/MISCELLANEOUS GENERAL FUND	0	0	0
GENERAL FUND OTHER REVENUES / CARRY OVER	15,000	0	0
TOTAL REVENUES	\$ 3,793,698	\$ 3,778,077	\$ 3,778,077
EXPENDITURES			
PAYROLL TAX EXPENSE	880	673	673
SUPERVISOR FEES	11,000	8,800	8,800
ENGINEERING	50,000	36,000	28,823
MANAGEMENT	40,908	40,908	40,908
LEGAL	20,000	18,000	10,274
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,350	5,350	0
ARBITRAGE REBATE FEE	1,000	1,000	1,000
INSURANCE	13,000	6,994	6,994
LEGAL ADVERTISING	5,250	5,250	3,874
MISCELLANEOUS	3,300	3,300	3,046
POSTAGE	1,150	1,925	1,877
OFFICE SUPPLIES	2,300	1,325	1,189
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	27,500	12,739	12,739
CONTINUING DISCLOSURE FEE	3,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	300	300
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	0	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	6,000	6,000	6,000
DRI TRAFFIC MONITORING	5,000	5,000	0
ENVIRONMENTAL CONSULTING - PASSARELLA	22,000	24,000	21,165
PANTHER MITIGATION MAINTENANCE - EXOTICS	80,000	80,000	80,000
CAPITAL OUTLAY - SMALL	1,000	500	0
FLOWWAY MAINTENANCE	4,600	2,000	1,200
PRESERVE MAINTENANCE - PARCEL C	7,000	7,000	7,000
LAKE MAINTENANCE - SOMERSET ONLY	46,100	49,348	49,348
LAKE BANK EROSION - SOMERSET ONLY	45,000	50,475	50,475
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	35,000	35,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	25,456	25,456
STORMWATER DRAINS INS & MAINT (SOMERSET ONLY)	20,000	15,000	12,450
LAKE BANK INSPECTION - (SOMERSET ONLY)	7,500	7,200	7,200
LAKE BANK INSPECTION - (BRIDGETOWN ONLY)	6,500	6,951	6,951
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	6,050	6,050
Total Expenditures	511,263	472,719	438,967
EXCESS / (SHORTFALL)	\$ 3,282,435	\$ 3,305,358	\$ 3,339,110
DEBT PAYMENTS (2014)	(594,025)	(592,961)	(592,961)
DEBT PAYMENTS (2018)	(2,527,262)	(2,526,743)	(2,526,743)
BALANCE	\$ 161,148	\$ 185,654	\$ 219,406
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(11,715)	(11,715)
DISCOUNTS FOR EARLY PAYMENTS	(151,148)	(140,487)	(140,487)
NET EXCESS / (SHORTFALL)	\$ -	\$ 33,452	\$ 67,204

Note: All Figures are Un-audited

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2024/2025 AMENDED BUDGET	FISCAL YEAR 2024/2025 ACTUAL 10/1/2024 - 9/29/2025
REVENUES			
ON ROLL ASSESSMENTS	527,357	527,419	527,419
DIRECT BILL ASSESSMENTS	0	0	0
OTHER REVENUES / CARRY OVER	15,000	0	0
Total Revenues	\$ 542,357	\$ 527,419	\$ 527,419
EXPENDITURES			
PAYROLL TAX EXPENSE	880	673	673
SUPERVISOR FEES	11,000	8,800	8,800
ENGINEERING	50,000	36,000	28,823
MANAGEMENT	40,908	40,908	40,908
LEGAL	20,000	18,000	10,274
ASSESSMENT ROLL	5,000	5,000	5,000
ANNUAL AUDIT	5,350	5,350	0
ARBITRAGE REBATE FEE	1,000	1,000	1,000
INSURANCE	13,000	6,994	6,994
LEGAL ADVERTISING	5,250	5,250	3,874
MISCELLANEOUS	3,300	3,300	3,046
POSTAGE	1,150	1,925	1,877
OFFICE SUPPLIES	2,300	1,325	1,189
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	27,500	12,739	12,739
CONTINUING DISCLOSURE FEE	3,000	3,000	3,000
AMORTIZATION SCHEDULES FEE	500	300	300
WEBSITE	2,000	2,000	2,000
PROFESSIONAL FEE & PERMITS	1,250	0	0
TREELINE PRESERVE MAINTENANCE - EXOTICS	6,000	6,000	6,000
DRI TRAFFIC MONITORING	5,000	5,000	0
ENVIRONMENTAL CONSULTING - PASSARELLA	22,000	24,000	21,165
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	4,600	2,000	1,200
PRESERVE MAINTENANCE - PARCEL C	7,000	7,000	7,000
LAKE MAINTENANCE - SOMERSET ONLY	46,100	49,348	49,348
LAKE BANK EROSION - SOMERSET ONLY	45,000	50,475	50,475
PRESERVE MAINTENANCE (SOMERSET ONLY)	35,000	35,000	35,000
FIELD INSPECTOR (SOMERSET ONLY)	25,500	25,456	25,456
STORMWATER DRAINS INS (SOMERSET ONLY)	20,000	15,000	12,450
LAKE BANK INSPECTION (SOMERSET ONLY)	7,500	7,200	7,200
LAKE BANK INSPECTION (BRIDGETOWN ONLY)	6,500	6,951	6,951
STORMWATER DRAINS INS (BRIDGETOWN ONLY)	6,500	6,050	6,050
Total Expenditures	511,263	472,719	438,967
EXCESS / (SHORTFALL)	\$ 31,094	\$ 54,700	\$ 88,452
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,000)	(1,172)	(1,172)
DISCOUNTS FOR EARLY PAYMENTS	(21,094)	(21,171)	(21,073)
NET EXCESS / (SHORTFALL)	\$ -	\$ 32,357	\$ 66,207

Note: All Figures are Un-audited

Fund Balance on 9/30/2024	\$ 459,322
Less Amended 2024/2025 Net Excess /(Shortfall)	\$ 32,357
Estimated Fund Balance on 9/30/2025	\$ 491,679

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

Series 2014A-1 Bond			
	FISCAL YEAR 2024/2025	FISCAL YEAR 2024/2025	FISCAL YEAR 2024/2025 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2024 - 9/29/2025
REVENUES			
Net On Roll Assessments	489,445	488,536	488,536
Interest Income	0	29,500	29,381
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 489,445	\$ 518,036	\$ 517,917
EXPENDITURES			
Principal Payments	220,000	220,000	220,000
Interest Payments	269,445	276,690	276,690
Principal Redemption	0	10,000	10,000
Miscellaneous	0	0	0
Total Expenditures	\$ 489,445	\$ 506,690	\$ 506,690
Excess / (Shortfall)	\$ -	\$ 11,346	\$ 11,227

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 9/30/25 =	\$3,785,000

FUND BALANCE AS OF 9/30/24	\$847,291
FY 2024/2025 ACTIVITY	\$39,842
FUND BALANCE AS OF 9/30/25	\$887,133

Notes

Reserve Fund Balance = \$503,233*. Revenue Fund Balance = \$221,241*.
 Prepayment Fund Balances = \$2,218*.

Revenue Account
 To Fund November 1, 2025 Interest Payment:
 Series 2014A-1: \$130,583

* Approximate Amounts

Series 2014A-2 Bond			
	FISCAL YEAR 2024/2025	FISCAL YEAR 2024/2025	FISCAL YEAR 2024/2025 ACTUAL
	ANNUAL BUDGET	AMENDED BUDGET	10/1/2024 - 9/29/2025
REVENUES			
Net On Roll Assessments	104,580	104,426	104,426
Interest Income	0	6,500	6,450
Bond Prepayments	0	0	0
Direct Bill Assessments - Lennar	0	0	0
Total Revenues	\$ 104,580	\$ 110,926	\$ 110,876
EXPENDITURES			
Principal Payments	50,000	50,000	50,000
Interest Payments	54,580	32,430	32,430
Principal Redemption	0	0	0
Miscellaneous	0	0	0
Total Expenditures	\$ 104,580	\$ 82,430	\$ 82,430
Excess / (Shortfall)	\$ -	\$ 28,496	\$ 28,446

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 9/30/25 =	\$420,000

Notes

Reserve Fund Balance = \$107,960*. Revenue Fund Balances = \$52,481*.

Revenue Account
 To Fund November 1, 2025 Interest Payment:
 Series 2014A-2: \$14,490

* Approximate Amounts

AMENDED FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	2018A-1 & 2018A-2		
	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2024/2025 AMENDED BUDGET	FISCAL YEAR 2024/2025 ACTUAL 10/1/2024 - 9/29/2025
REVENUES			
Net On Roll Assessments	2,527,262	2,526,743	2,526,743
Transfer from CP (2018)	0	188	188
Interest Income	0	82,200	82,063
Total Revenues	\$ 2,527,262	\$ 2,609,131	\$ 2,608,994
EXPENDITURES			
Principal Payments (2018A-1)	1,210,000	1,210,000	1,210,000
Principal Payments (2018A-2)	390,000	390,000	390,000
Interest Payments (2018A-1)	588,234	604,871	604,871
Interest Payments (2018A-2)	289,794	297,081	297,081
Miscellaneous / Prepayment	49,234	10,000	10,000
Total Expenditures	\$ 2,527,262	\$ 2,511,952	\$ 2,511,953
Excess / (Shortfall)	\$ -	\$ 97,179	\$ 97,041

FUND BALANCE AS OF 9/30/24	\$1,503,503
FY 2024/2025 ACTIVITY	\$97,179
FUND BALANCE AS OF 9/30/25	\$1,600,682

Notes

Reserve Fund Balances = \$795,545*. Revenue Fund Balance = \$805,137*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payments Of \$425,195
(2018A-1: \$285,798 & 2018A-2: \$139,397).

* 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 9/30/25 = \$16,360,000

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 9/30/25 = \$5,670,000