

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Matt Dykeman, Supervisor
Sue Waldman, Supervisor

District Staff

Mark Vega, District Manager
Kathryn “KC” Hopkinson, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager
Annette Alfonso, Assistant Community Manager

Meeting Agenda
Tuesday, August 19, 2025
6:30 p.m.

1. **Call to Order**
 - A. Roll Call
2. **Public Comments (*Limited to 3 Minutes*)**
3. **Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2026**
 - A. Resolution 2025-02, Adopting Fiscal Year 2025/2026 Final Budget
 - B. Resolution 2025-03, Levying Fiscal Year 2025/2026 Assessments
4. **Consent Agenda**
 - A. Approval of the Minutes of the July 16, 2025, Meeting
 - B. Acceptance of the July 2025 Financial Report
 - C. Ratification of Insituform Technologies Proposal #2025220
5. **Staff Reports**
 - A. District Attorney’s Report
 - B. District Engineer’s Report
 - C. District Manager’s Report
 - i. Resolution 2025-04, FY 2026 Meeting Schedule
 - D. Community Manager’s Report
 - i. General Updates
 - ii. Events and Revenue Update
 - iii. Discussion of Frontier Non-Exclusive Agreement
6. **Old Business, New Business and Supervisor Requests**
7. **Adjournment**

The next workshop is scheduled for Thursday, **September 11, 2025**, at 6:30 p.m.

The next regular meeting is scheduled for Tuesday, **September 16, 2025**, at 6:30 p.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-991-1140

Meeting Location:

Arbor Greene Community Center
Gathering Room
18000 Arbor Greene Drive
Tampa, Florida 33647
813-991-9226

ARBOR GREENE
Community Development District

Annual Operating Budget

Fiscal Year 2026

Final Budget

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund (001 - Main)	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-13
 General Fund (002 - Devonshire)	
Summary of Revenues, Expenditures and Changes in Fund Balances	14
 General Fund (003 - Estuary)	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
 General Fund (004 - Enclave)	
Summary of Revenues, Expenditures and Changes in Fund Balances	16
 General Fund (005 - Parkview)	
Summary of Revenues, Expenditures and Changes in Fund Balances	17
 General Fund (006 - Retreat)	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
 Exhibit B - Allocation of Fund Balances (Funds 002-006)	19
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	20

Arbor Greene
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 40,687	\$ 121,843	\$ -	\$ 121,843	\$ 60,000
Concession Revenue	11,000	10,269	731	11,000	11,000
S/F Swimming Program Fees	7,380	6,055	1,325	7,380	7,380
S/F Snack Bar Revenue	2,744	3,110	-	3,110	3,110
Club Memberships & Tennis Fees	9,732	8,456	1,276	9,732	9,732
Special Events	1,166	1,041	125	1,166	1,166
Interest - Tax Collector	1,262	3,833	-	3,833	1,262
Rents or Royalties	18,000	33,637	(15,637)	18,000	18,000
Special Assmnts- Tax Collector	2,478,048	2,478,050	(2)	2,478,048	2,478,058
Special Assmnts- Discounts	(99,122)	(91,145)	(7,977)	(99,122)	(99,122)
Contributions, Private	-	-	-	-	-
Other Miscellaneous Revenues	490	10,920	-	10,920	490
Gate Bar Code/Remotes	9,500	9,149	351	9,500	9,500
Insurance Reimbursements	-	-	-	-	-
TOTAL REVENUES	2,480,887	2,595,218	(19,808)	2,575,410	2,500,576
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	24,000	18,000	6,000	24,000	24,000
ProfServ-Engineering	10,000	3,765	6,235	10,000	10,000
ProfServ-Legal Services	10,000	3,836	6,164	10,000	10,000
ProfServ-Mgmt Consulting	77,505	64,588	12,917	77,505	79,830
ProfServ-Tax Collector	49,561	47,743	1,818	49,561	49,561
Auditing Services	6,300	5,745	-	5,745	5,745
Postage and Freight	733	906	-	906	733
Insurance - Risk Management	46,534	62,973	-	62,973	68,287
Printing and Binding	400	-	400	400	400
Legal Advertising	3,650	1,278	262	1,540	1,600
Miscellaneous Services	1,200	2,483	-	2,483	1,200
Misc-District Filing Fees	175	-	175	175	175
Misc-Bank Charges	780	61	719	780	780
Total Administrative	230,838	211,378	34,689	246,067	252,311
Physical Environment					
Capital Outlay	-	102,444	-	102,444	-
Total Physical Environment	-	102,444	-	102,444	-
Water-Sewer Comb Services					
Utility - City Water - Park	13,324	19,995	4,091	24,086	25,000
Electricity - Entry Fountain	6,575	6,864	-	6,864	6,575
Electricity - Main Fountain	5,537	1,952	3,585	5,537	5,537
Electricity - Pump Station	3,408	8,604	-	8,604	3,408
R&M-Equipment	2,000	-	2,000	2,000	2,000
Total Water-Sewer Comb Services	30,844	37,415	9,676	47,091	42,520
Flood Control/Stormwater Mgmt					
Contracts-Lake and Wetland	39,361	33,876	5,485	39,361	39,361
R&M-Lake	30,000	13,731	2,810	16,541	15,000
R&M-Stormwater System	5,000	4,500	500	5,000	5,000
Misc-NPDES Program	250	-	250	250	250
Reserve - Lakes	20,000	-	20,000	20,000	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Reserve-Stormwater System	8,000	-	8,000	8,000	8,000
Total Flood Control/Stormwater Mgmt	102,611	52,107	37,045	89,152	67,611
Landscape Services					
Contracts-Landscape	290,000	254,947	35,053	290,000	300,500
R&M-Renewal and Replacement	30,000	43,831	-	43,831	30,000
R&M-Irrigation Equip	8,000	21,803	-	21,803	8,000
R&M-Pump Station	2,500	1,324	1,176	2,500	2,500
R&M-Trees and Trimming	95,000	215,920	-	215,920	95,000
Reserves - Irrigation System	3,500	-	3,500	3,500	3,500
Total Landscape Services	429,000	537,825	39,729	577,554	439,500
Gatehouse					
Contracts-Police	26,000	6,070	19,930	26,000	26,000
Contracts-Security Services	193,000	157,134	35,866	193,000	193,000
Communication - Telephone	3,264	2,745	519	3,264	3,264
Electricity - General	1,950	2,112	-	2,112	1,950
Utility - Water	700	336	69	405	500
R&M-Gatehouse	3,500	12,746	-	12,746	3,500
Misc-Bar Codes	5,200	7,039	-	7,039	5,200
Bottled Water Delivery	200	400	82	482	500
Reserve - Gate	3,500	-	3,500	3,500	
Total Gatehouse	237,314	188,582	59,966	248,548	233,914
Road and Street Facilities					
Electricity - Streetlights	20,000	17,072	2,928	20,000	20,000
R&M-Road Cleaning	9,500	11,450	-	11,450	9,500
R&M-Sidewalks	100,000	122,292	-	122,292	100,000
R&M-Street Signs	2,859	689	2,170	2,859	2,859
R&M-Streetlights	5,061	6,363	-	6,363	5,061
R&M-Walls and Signage	2,000	11,689	-	11,689	2,000
R&M-Roads, Alleyways and Curbs	40,000	3,988	36,012	40,000	40,000
Reserve - Roadways	370,000	-	370,000	370,000	312,160
Total Road and Street Facilities	549,420	173,543	411,110	584,653	491,580
Coffee Shop					
COS - Food & Bev Supplies	2,500	2,725	-	2,725	2,500
Total Coffee Shop	2,500	2,725	-	2,725	2,500
Swimming Pool					
ProfServ-Pool Maintenance	42,600	35,500	7,100	42,600	42,600
Contracts-Fountain	1,450	450	1,000	1,450	600
Utility - Gas	2,441	847	173	1,020	1,500
R&M-Fountain	5,000	2,690	2,310	5,000	5,000
R&M-Pools	8,000	5,283	2,717	8,000	8,000
Op Supplies - Fountain	500	-	500	500	500
Op Supplies-Pool Chem.&Equipm.	500	130	370	500	500
Reserve - Fountain	5,000	-	5,000	5,000	-
Reserve - Swimming Pools	9,000	-	9,000	9,000	-
Total Swimming Pool	74,491	44,900	28,170	73,070	58,700
Tennis Court					
R&M-Court Maintenance	15,700	9,231	6,469	15,700	15,700

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	August-	PROJECTED	BUDGET
	FY 2025	7/31/25	9/30/2025	FY 2025	FY 2026
Op Supplies - General	500	-	500	500	500
Reserve - Tennis Court	12,000	-	12,000	12,000	
<i>Total Tennis Court</i>	28,200	9,231	18,969	28,200	16,200

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Common Area					
ProfServ-Info Technology	18,000	23,059	4,718	27,777	20,000
Contracts-Security Services	384	384	-	384	384
Contracts-Fitness Equipment	1,180	1,025	155	1,180	1,440
Contracts-Air Conditioning	3,000	800	2,200	3,000	3,000
Contracts-Cleaning Services	4,300	-	4,300	4,300	2,500
Fuel, Gasoline and Oil	1,600	1,377	282	1,659	2,000
Communication - Telephone	8,358	11,330	-	11,330	8,358
Postage and Freight	500	-	500	500	500
Electricity - General	45,250	42,240	8,643	50,883	51,000
Utility - Refuse Removal	6,720	6,927	1,417	8,344	8,500
Utility - Water & Sewer	34,000	27,709	5,670	33,379	34,000
R&M-Air Conditioning	3,250	668	2,582	3,250	3,250
R&M-Buildings	55,000	37,440	17,560	55,000	55,000
R&M-Electrical	500	-	500	500	500
R&M-Equipment	5,000	2,951	2,049	5,000	5,000
R&M-Grounds	4,000	3,546	454	4,000	4,000
R&M-Parks	7,500	21,675	-	21,675	7,500
Misc-Access Cards	2,000	2,530	-	2,530	2,000
Misc-Event Expense	25,000	31,447	-	31,447	25,000
Misc-Holiday Lighting	42,100	45,400	-	45,400	45,400
Misc-Backgr. checks/bonding	200	393	-	393	200
Office Supplies	2,000	2,338	-	2,338	2,000
Office Equipment	2,500	1,091	1,409	2,500	2,500
Op Supplies - General	14,000	14,214	2,908	17,122	16,000
Op Supplies - Uniforms	2,300	2,254	46	2,300	2,300
Reserve - Clubhouse	15,000	-	15,000	15,000	
Reserve - Court Amenities	3,000	-	3,000	3,000	
Reserve - Fences	4,000	-	4,000	4,000	
Reserve - Playground	25,000	-	25,000	25,000	27,000
Reserve - Streetlights	2,000	-	2,000	2,000	
Total Common Area	337,642	280,798	104,394	385,192	329,332
Newsletter					
Contractual Services	1,500	1,000	500	1,500	1,500
Total Newsletter	1,500	1,000	500	1,500	1,500
Personnel					
Payroll-Salaries	194,499	199,509	40,824	240,333	245,000
Payroll-Part Time Club	115,000	95,231	19,486	114,717	115,000
Payroll-Part Time Maint	100,000	122,006	24,965	146,971	150,000
FICA Taxes	28,445	33,258	-	33,258	28,445
401(K) Plan	9,120	11,767	-	11,767	12,000
Life and Health Insurance	-	4,295	-	4,295	5,000
Workers' Compensation	8,663	6,388	2,275	8,663	8,663
Travel and Per Diem	100	69	31	100	100
Misc-Training	700	-	700	700	700
Total Personnel	456,527	472,523	88,281	560,804	564,908
TOTAL EXPENDITURES	2,480,887	2,114,471	832,529	2,947,000	2,500,576

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Excess (deficiency) of revenues					
Over (under) expenditures	(0)	480,747	(852,337)	(371,590)	-
OTHER FINANCING SOURCES (USES)					
TOTAL OTHER SOURCES (USES)	(0)	-	-	-	-
Net change in fund balance	(0)	480,747	(852,337)	(371,590)	-
FUND BALANCE, BEGINNING	2,590,477	2,590,477	-	2,590,477	2,218,887
FUND BALANCE, ENDING	\$ 2,590,477	\$ 3,071,224	\$ (852,337)	\$ 2,218,887	\$ 2,218,887

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	4,957	4,657	300	4,957	4,957
Special Assmnts- Discounts	(198)	(185)	(13)	(198)	(198)
TOTAL REVENUES	4,759	4,472	287	4,759	4,759
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	99	89	10	99	99
Total Administrative	99	89	10	99	99
Gatehouse					
R&M-Gate	1,006	-	1,006	1,006	1,006
Misc-Contingency	828	385	443	828	828
Reserve - Gate	300	-	300	300	300
Total Gatehouse	2,134	385	1,749	2,134	2,134
TOTAL EXPENDITURES	2,233	474	1,759	2,233	2,233
Excess (deficiency) of revenues					
Over (under) expenditures	2,526	3,998	(1,472)	2,526	2,526
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	2,526	-	2,526	2,526	2,526
TOTAL OTHER SOURCES (USES)	2,526	-	2,526	2,526	2,526
Net change in fund balance	2,526	3,998	1,054	5,052	2,526
FUND BALANCE, BEGINNING	12,577	12,577	-	12,577	17,629
FUND BALANCE, ENDING	\$ 15,103	\$ 16,575	\$ 1,054	\$ 17,629	\$ 20,155

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	2,837	2,666	171	2,837	2,837
Special Assmnts- Discounts	(113)	(104)	(9)	(113)	(113)
TOTAL REVENUES	2,724	2,562	162	2,724	2,724
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	57	50	7	57	57
Total Administrative	57	50	7	57	57
Gatehouse					
R&M-Gate	2,000	1,076	924	2,000	2,000
Misc-Contingency	667	262	405	667	667
Total Gatehouse	2,667	1,338	1,329	2,667	2,667
TOTAL EXPENDITURES	2,724	1,388	1,336	2,724	2,724
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	(1,174)	-	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	-	(1,174)	-	-
FUND BALANCE, BEGINNING	7,111	7,111	-	7,111	7,111
FUND BALANCE, ENDING	\$ 7,111	\$ 7,111	\$ (1,174)	\$ 7,111	\$ 7,111

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	6,085	5,716	369	6,085	6,138
Special Assmnts- Discounts	(243)	(219)	(24)	(243)	(246)
TOTAL REVENUES	5,842	5,497	345	5,842	5,893
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	122	106	16	122	123
Total Administrative	122	106	16	122	123
Gatehouse					
R&M-Gate	2,800	-	2,800	2,800	2,850
Misc-Contingency	1,920	262	1,658	1,920	1,920
Reserve - Gate	-	-	-	-	-
Total Gatehouse	4,720	262	4,458	4,720	4,770
TOTAL EXPENDITURES	4,842	368	4,474	4,842	4,893
Excess (deficiency) of revenues					
Over (under) expenditures	1,000	5,129	(4,129)	1,000	1,000
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1,000	-	1,000	1,000	1,000
TOTAL OTHER SOURCES (USES)	1,000	-	1,000	1,000	1,000
Net change in fund balance	1,000	5,129	(3,129)	2,000	1,000
FUND BALANCE, BEGINNING	(723)	277	-	277	2,277
FUND BALANCE, ENDING	\$ 277	\$ 5,406	\$ (3,129)	\$ 2,277	\$ 3,277

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	2,899	2,723	176	2,899	2,899
Special Assmnts- Discounts	(116)	(108)	(8)	(116)	(116)
TOTAL REVENUES	2,783	2,615	168	2,783	2,783
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	58	52	6	58	58
Total Administrative	58	52	6	58	58
Gatehouse					
R&M-Gate	2,000	-	2,000	2,000	2,000
Misc-Contingency	625	210	415	625	625
Reserve - Gate	100	-	100	100	100
Total Gatehouse	2,725	210	2,515	2,725	2,725
TOTAL EXPENDITURES	2,783	262	2,521	2,783	2,783
Excess (deficiency) of revenues					
Over (under) expenditures	-	2,353	(2,353)	-	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	2,353	(2,353)	-	-
FUND BALANCE, BEGINNING	(876)	(876)	-	(876)	(876)
FUND BALANCE, ENDING	\$ (876)	\$ 1,477	\$ (2,353)	\$ (876)	\$ (876)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	3,830	3,598	232	3,830	3,830
Special Assmnts- Discounts	(153)	(143)	(10)	(153)	(153)
TOTAL REVENUES	3,677	3,455	222	3,677	3,677
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	77	69	8	77	77
Total Administrative	77	69	8	77	77
Gatehouse					
R&M-Gate	1,500	-	1,500	1,500	1,500
Misc-Contingency	600	202	398	600	600
Reserve - Gate	1,500	-	1,500	1,500	1,500
Total Gatehouse	3,600	202	3,398	3,600	3,600
TOTAL EXPENDITURES	3,677	271	3,406	3,677	3,677
Excess (deficiency) of revenues					
Over (under) expenditures	-	3,184	(3,184)	-	0
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	0
TOTAL OTHER SOURCES (USES)	-	-	-	-	0
Net change in fund balance	-	3,184	(3,184)	-	0
FUND BALANCE, BEGINNING	11,046	11,046	-	11,046	11,046
FUND BALANCE, ENDING	\$ 11,046	\$ 14,230	\$ (3,184)	\$ 11,046	\$ 11,046

ARBOR GREENE

Community Development District

Exhibit "B"						
Allocation of Reserves						
	002	003	004	005	006	
	Devonshire	Estuary	Enclave	Parkview	Retreat	
AVAILABLE FUNDS						
Beginning Fund Balance - Fiscal Year 2026	\$ 17,629	\$ 7,111	\$ 2,277	\$ (876)	\$ 11,046	
Net Change in Fund Balance - Fiscal Year 2026	2,526	-	1,000	-	0	
Reserves - Fiscal Year 2026 Additions	300	-	-	100	1,500	
Total Funds Available (Estimated) - 9/30/2024	20,455	7,111	3,277	(776)	12,546	
ALLOCATION OF AVAILABLE FUNDS						
Assigned Fund Balance						
Operating Reserve - Operating Capital	(1) 558	681	- (5)	696	919	
Reserves-Gate (Prior Years)	(2) 2,400	6,000 (5)	- (5)	950	6,300	
Reserves-Gate FY 2025	(3) 300	-	-	100	1,500	
Reserves-Gate FY 2026	(4) 300	-	-	100	1,500	
Total Reserves-Gate	3,000	6,000	-	1,150	9,300	
Subtotal	3,558	6,681	-	1,846	10,219	
Total Allocation of Available Funds	3,558	6,681	-	1,846	10,219	
Total Unassigned (undesignated) Fund Balance	\$ 16,896	\$ 430	\$ 3,277	\$ (2,622)	\$ 2,327	

- Notes**
- (1) Represents approximately 3 months of operating expenditures.
 - (2) Represents assigned fund balance as of 9/30/25 per motion.
 - (3) Represents FY 2025 budgeted reserves.
 - (4) Represents FY 2026 preliminary budgeted reserves.
 - (5) Reduced to avoid negative unassigned fund balance .

Arbor Greene
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

ARBOR GREENE

Community Development District

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Parcel Name		General Fund 001			General Fund 002			General Fund 003			General Fund 004			General Fund 005			General Fund 006			Total Assessments per Unit				Acres	Units
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	\$ Change	Percent Change		
A	Devonshire	\$1,307	\$1,307	0.0%	\$67	\$67	0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$1,374	\$1,374	\$ (0)	0.0%	13	74
B	Alcove	\$2,615	\$2,615	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,615	\$2,615	\$ 0	0.0%	13	37
C	Trace	\$2,444	\$2,444	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,444	\$2,444	\$ 0	0.0%	22	67
D	Landing	\$1,993	\$1,993	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$1,993	\$1,993	\$ 0	0.0%	30	112
E	Preserve	\$1,958	\$1,958	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$1,958	\$1,958	\$ 0	0.0%	15	57
F	Estuary	\$2,639	\$2,639	0.0%	\$0	\$0	n/a	\$16	\$16	0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,656	\$2,656	\$ 0	0.0%	61	172
G	Enclave	\$3,216	\$3,216	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$52	\$52	0%	\$0	\$0	n/a	\$0	\$0	n/a	\$3,268	\$3,268	\$ 0	0.0%	51	118
H / J	Parkview	\$2,089	\$2,089	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$15	\$15	0%	\$0	\$0	n/a	\$2,104	\$2,104	\$ 0	0.0%	32	114
I / K	Parkview	\$1,595	\$1,595	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$15	\$15	0%	\$0	\$0	n/a	\$1,609	\$1,609	\$ 0	0.0%	18	84
L	Whisper Pointe	\$1,914	\$1,914	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$1,914	\$1,914	\$ 0	0.0%	18	70
M	Heather Sound	\$1,501	\$1,501	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$1,501	\$1,501	\$ 0	0.0%	24	119
N	Townhomes	\$702	\$702	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$702	\$702	\$ 0	0.0%	15	159
O	Wynthorne	\$2,626	\$2,626	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,626	\$2,626	\$ 0	0.0%	6	17
P	Avalon	\$2,265	\$2,265	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,265	\$2,265	\$ 0	0.0%	7	23
Q	Retreat	\$2,706	\$2,706	0.0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$174	\$174	0%	\$2,880	\$2,880	\$ 0	0.0%	8	22
																								333	1,245

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Arbor Greene Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Arbor Greene Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Arbor Greene Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Arbor Greene Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Arbor Greene Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

**MINUTES OF MEETING
ARBOR GREENE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Tuesday, July 15, 2025, at 6:30 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Steve Eckhardt	Chairman
Michael S. Candella	Vice Chairman
Michael V. Candella	Supervisor
Matt Dykeman	Supervisor
Sue Waldman	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Annette Alfonso	Assistant Community Manager
KC Hopkinson via phone	District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS
A. Roll Call

Call to Order

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments
(Limited to 3 Minutes)

A resident asked would the Board consider allowing a soccer coach to teach a skills class.

Discussion ensued.

The board was at a consensus for the coach to work with Mr. von Merveldt and Ms. Hopkinson to work out the details and create an agreement.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the June 17, 2005, Meeting**
- B. Acceptance of the June 2025 Financial Report**
- C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting**

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor as amended adding the NPDES, the consent agenda was approved. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Attorney's Report

i. Spectrum Agreement

Ms. Hopkinson described the revised Non-Exclusive Spectrum Agreement with the Board.

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor, the Non-Exclusive Spectrum Agreement was approved. 5-0

The Board requested Ms. Hopkinson to engage Frontier on a Non-Exclusive Agreement.

B. District Engineer's Report

Mr. Dvorak is on vacation and upon his return he will complete the Signage Evaluation for the County

C. District Manager's Report

i. Discussion of the Fiscal 2026 Budget

- Mr. Vega notified the Board that there was no need to send an assessment letter as the Board worked to produce a flat budget now for five consecutive years.
- Mr. Vega verified quorum for the August 19th Public Hearing.
- Mr. Vega informed the Board that Mr. von Merveldt attended a Hurricane Preparedness Seminar and will incorporate new processes observed in the District's current procedures.

D. Community Manager's Report

i. Discussion and Decision Opportunities

a. Tennis League Guidelines

On MOTION by Mr. Michael S. Candela, seconded by Mr. Eckhardt, with all in favor, approved the new Tennis League Guidelines was approved. 5-0

b. Florida Highway Patrol Agreement

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candela, with all in favor, approved the new Florida Highway Patrol Agreement pending District Counsels review was approved. 5-0

- ii. General Updates
- iii. Events and Revenue Update
 - Discussion ensued at the workshop.

FIFTH ORDER OF BUSINESS

**Old Business, New Business
and Supervisor Request**

None.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor, the meeting was adjourned at 7:31 p.m. 5-0
--

Mr. Steve Eckhardt
Chairman



Eddy Barba
Director of Operations
3100 Fairlane Farms Rd,
Wellington, FL 33414
Tel: 904-927-9346
E-Mail: ebarba@azuria.com

SALESFORCE ID

ATTN: Mark Vega, VP CDM
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CELL: 813-295-5455
EMAIL: Mark.vega@inframark.com

RE: Storm Drain Arbor Greene, CDD
Proposal # 2025220

Insituform Technologies, LLC (“ITL”) is pleased to provide this Proposal (“Proposal”) for the scope of work detailed below for the above-referenced Project (“Project”).

PRICING

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

Item	Description	Units	Quantity	Unit Cost	Total Cost
	Jet Vac Truck w/ operator(4 hour minimum)	HR	8	\$250.00	\$2,000.00
	Mobilization, two hours at the above rate per day	HR	2	\$250.00	\$500.00
	Disposal of debris at an approved facility, dump tickets will be provided upon request	EA	1	\$750.00	\$750.00
				TOTAL =	\$3,250.00

Work is to clean with a jet/vac truck 65 separate storm water catch basins. Pipes will be cleaned “In the wet”, no plugging or dewatering will be performed. During the cleaning operations, the jet/vac truck will periodically fill its debris body with the existing water in the drainage system and will need to be decanted back into the storm drainage system. This is the standard procedure.

15 drains will be pinpointed to Insituform which will need to be cleaned, and the complete drainage pipe will be jetted, the other 50 drains will be cleaned but only 30’ of pipe will be jetted as per the client’s request.

Work will be billed by actual time on site with a two-hour mobilization charge per day. Work is estimated to take approximately 7-8 days depending on the sediment levels, possibly less. 5-6 dumps are anticipated but may vary according to debris levels.

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements.
2. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
3. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
4. Removal and disposal of any hazardous or toxic materials encountered during the Project.
5. Holiday work, rush delivery or adverse weather work (as defined by ITL).
6. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
7. Additional premiums for special insurance coverage(s) specific to any project if required.

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:

1. Standard insurance coverage with the following limits:
 - o General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
 - o Auto: \$2,000,000 Combined Single Limit
 - o Workers Compensation: Statutory with \$1,000,000 Employer's Liability

The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

TERMS AND CONDITIONS

By executing this Proposal, Customer shall be subject to all of the terms and conditions including those contained at the following link: [Insituform Terms and Conditions](#) (the "Insituform Terms and Conditions"). The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.


ACCEPTANCE

Please do not hesitate to contact me with any further questions at

Very truly yours,

Insituform Technologies, LLC.

Eddy Barba
Director of Operations

Accepted By: 
Steve Eckhardt (Jul 25, 2025 10:33:07 EDT)

(signed)
Steve Eckhardt

(print name)

Jul 25, 2025
Date: _____
Title: Chairman



2025220 Inframark properties - Arbor Green

Final Audit Report

2025-07-25

Created:	2025-07-25
By:	Jason von Merveldt (jasonv@arborgreene.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeze8hRqyNtb30FGDIPZcg9Q1cSycmAAD

"2025220 Inframark properties - Arbor Green" History

-  Document created by Jason von Merveldt (jasonv@arborgreene.com)
2025-07-25 - 1:38:23 PM GMT
-  Document emailed to steve.eckhardt@arborgreene.com for signature
2025-07-25 - 1:40:05 PM GMT
-  Email viewed by steve.eckhardt@arborgreene.com
2025-07-25 - 2:32:21 PM GMT
-  Signer steve.eckhardt@arborgreene.com entered name at signing as Steve Eckhardt
2025-07-25 - 2:33:05 PM GMT
-  Document e-signed by Steve Eckhardt (steve.eckhardt@arborgreene.com)
Signature Date: 2025-07-25 - 2:33:07 PM GMT - Time Source: server
-  Agreement completed.
2025-07-25 - 2:33:07 PM GMT

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Arbor Greene Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

**ARBOR GREENE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chairman / Vice Chairman

Exhibit A: Schedule

Exhibit A

**Arbor Greene Community Development District
Meeting Dates – Fiscal Year 2026**

The Fiscal Year 2026 Meetings of the Board of Supervisors of the Arbor Greene Community Development District will be held on the 3rd Tuesday of the month at 6:30 p.m., with the Workshop to be held on the preceding Thursday at 6:30 p.m., in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida as follows:

Workshop Meeting Dates

October 16, 2025	April 16, 2026
November 13, 2025	May 14, 2026
December 11, 2025	June 11, 2026
January 15, 2026	July 16, 2026
February 12, 2026	August 13, 2026
March 12, 2026	September 10, 2026

Regular Meeting Dates

October 21, 2025	April 21, 2026
November 18, 2025	May 19, 2026
December 16, 2025	June 16, 2026
January 20, 2026	July 21, 2026
February 17, 2026	August 18, 2026
March 17, 2026	September 15, 2026

Meetings and workshops may be continued in progress to a time, date, and location stated on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate via phone.

Any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least forty-eight (48) hours prior to the meetings or workshops. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings or workshops is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
District Manager