

**ARBOR GREENE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

DECEMBER 16, 2025

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

Staff:

Mark Vega, District Manager
Kathryn "KC" Hopkinson, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager
Annette Alfonso, Assistant Community Manager
Howard Neal, Director of Field Services
Fernand Thomas, Accountant
Diana Kapatsyna, Administrative Assistant

Regular Meeting Agenda Tuesday, December 16, 2025 – 6:30 p.m.

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1. **Call to Order**
 2. **Audience Comments - Three - (3) Minute Time Limit**
 3. **Consent Agenda**
 - A. Consideration of Minutes from the Meeting held November 2025 [Page 3]
 - B. Consideration of November 2025 Financial Statements [Page 5]
 4. **Staff Reports**
 - A. Accountant
 - B. District Engineer
 - i. Update of Labor Rates [Page 24]
 - C. District Counsel
 - i. Discussion of Frontier Non-Exclusive Agreement
 - D. District Manager
 - E. Community Manager
 5. **Supervisor Requests**
 6. **Adjournment**

*The next workshop is scheduled for Thursday, January 15, 2026, at 6:30 p.m.
The next regular meeting is scheduled for Tuesday, January 20, 2026, at 6:30 p.m.*

District Office:

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

Meeting Location:

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

**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, November 18, 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 <i>(via Phone)</i>
Michael S. Candella	Vice Chairman
Michael V. Candella	Supervisor
Matt Dykeman	Supervisor
Sue Waldman	Supervisor

Also present were:

Mark Vega	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

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

On MOTION by Mr. Michael S. Candella, seconded by Mr. Michael V. Candella, with all in favor, to allow Mr. Eckhardt to join the meeting by phone. 4-0

SECOND ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

None.

THIRD ORDER OF BUSINESS

Staff Report

A. Accountant

The Accountant will attend the January meeting.

B. District Engineer

None.

C. District Counsel

- i. Discussion of Frontier Non-Exclusive Agreement.

D. District Manager

- i. Consideration of Resolution 2026-01, Designating a Registered Agent.

On MOTION by Mr. Michael V. Candella, seconded by Mr. Michael S. Candella, with all in favor, Resolution 2026-01 was approved. 5-0

E. Community Manager

- i. Discussion of Pump Station Online Controller.
- ii. Discussion of Sidewalk Repairs.

On MOTION by Mr. Michael S Candella, seconded by Mr. Dykeman, with all in favor, NTE \$125,000.00 for Sidewalk Repairs was approved. 5-0

FOURTH ORDER OF BUSINESS

Business Items

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Ratification of FY2025 Audit Engagement Letter**
- B. Consideration of Minutes from the Meeting held October 21, 2025**
- C. Consideration of October 2025 Financial Statements and Check Register**

On MOTION by Mr. Michael S. Candella, seconded by Mr. Dykeman, with all in favor, the consent agenda was approved. 5-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

None.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Michael S. Candella seconded by Mr. Eckhardt, with all in favor, the meeting was adjourned at 6:50 p.m. 5-0

Mark Vega
Secretary

Arbor Greene
Community Development District

Financial Report
November 30, 2025

ARBOR GREENE
Community Development District

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**Arbor Greene
Community Development District**

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - DEVONSHIRE (002)	GENERAL FUND - ESTUARY (003)	GENERAL FUND - ENCLAVE (004)	GENERAL FUND - PARKVIEW (005)	GENERAL FUND - RETREAT (006)	TOTAL
ASSETS							
Cash - Checking Account	\$ 968,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 968,061
Cash On Hand/Petty Cash	300	-	-	-	-	-	300
Due From Other Funds	-	17,265	6,587	2,925	1,647	14,265	42,689
Investments:							
Money Market Account	2,008,988	-	-	-	-	-	2,008,988
Deposits	17,980	-	-	-	-	-	17,980
TOTAL ASSETS	\$ 2,995,329	\$ 17,265	\$ 6,587	\$ 2,925	\$ 1,647	\$ 14,265	\$ 3,038,018
LIABILITIES							
Accounts Payable	\$ 16,755	\$ 99	\$ 88	\$ 88	\$ 163	\$ 162	\$ 17,355
Accrued Expenses	13,412	-	-	-	-	-	13,412
Sales Tax Payable	334	-	-	-	-	-	334
Other Current Liabilities	21	-	-	-	-	-	21
Due To Other Funds	42,689	-	-	-	-	-	42,689
TOTAL LIABILITIES	73,211	99	88	88	163	162	73,811
FUND BALANCES							
Nonspendable:							
Deposits	17,980	-	-	-	-	-	17,980
Assigned to:							
Operating Reserves	358,319	558	681	1,223	389	919	362,089
Reserves - Clubhouse	62,000	-	-	-	-	-	62,000
Reserves - Court Amenities	33,689	-	-	-	-	-	33,689
Reserves - Fences	14,000	-	-	-	-	-	14,000
Reserves - Fountains	15,000	-	-	-	-	-	15,000
Reserves - Gate	32,903	2,700	5,818	-	-	7,800	49,221
Reserves - Irrigation System	58,250	-	-	-	-	-	58,250
Reserves - Lakes	94,000	-	-	-	-	-	94,000
Reserves - Landscape	43,645	-	-	-	-	-	43,645
Reserves - Roadways	1,614,271	-	-	-	-	-	1,614,271
Reserves - Streetlights	6,000	-	-	-	-	-	6,000
Reserves - Swimming Pools	62,794	-	-	-	-	-	62,794
Reserves - Tennis Courts	12,000	-	-	-	-	-	12,000
Unassigned:	497,267	13,908	-	1,614	1,095	5,384	519,268
TOTAL FUND BALANCES	2,922,118	17,166	6,499	2,837	1,484	14,103	2,964,207
TOTAL LIABILITIES & FUND BALANCES	2,995,329	17,265	6,587	2,925	1,647	14,265	3,038,018

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Interest - Investments	\$ 60,000	\$ 17,972	29.95%	\$ 8,861
Concession Revenue	11,000	1,953	17.75%	959
S/F Swimming Program Fees	7,380	1,378	18.67%	674
S/F Snack Bar Revenue	3,110	-	0.00%	-
Club Memberships & Tennis Fees	9,732	1,867	19.18%	-
Special Events	1,166	68	5.83%	68
Interest - Tax Collector	1,262	-	0.00%	-
Rents or Royalties	18,000	4,437	24.65%	1,410
Special Assmnts- Tax Collector	2,478,058	367,323	14.82%	367,323
Special Assmnts- Discounts	(99,122)	(15,138)	15.27%	(15,138)
Other Miscellaneous Revenues	490	219,450	44785.71%	-
Gate Bar Code/Remotes	9,500	2,137	22.49%	1,213
TOTAL REVENUES	2,500,576	601,447	24.05%	365,370
EXPENDITURES				
Administration				
P/R-Board of Supervisors	24,000	4,000	16.67%	3,000
ProfServ-Engineering	10,000	-	0.00%	-
ProfServ-Legal Services	10,000	455	4.55%	455
ProfServ-Mgmt Consulting	79,830	13,305	16.67%	6,653
ProfServ-Tax Collector	49,561	7,053	14.23%	7,053
Auditing Services	5,745	-	0.00%	-
Postage and Freight	733	4	0.55%	4
Insurance - Risk Management	68,287	62,214	91.11%	-
Printing and Binding	400	-	0.00%	-
Legal Advertising	1,600	-	0.00%	-
Miscellaneous Services	1,200	570	47.50%	285
Misc-District Filing Fees	175	175	100.00%	175
Misc-Bank Charges	780	172	22.05%	103
Total Administration	252,311	87,948	34.86%	17,728
Physical Environment				
Capital Outlay	-	57,342	0.00%	35,270
Total Physical Environment	-	57,342	0.00%	35,270
Water-Sewer Comb Services				
Utility - City Water - Park	25,000	1,684	6.74%	1,000
Electricity - Entry Fountain	6,575	1,191	18.11%	641
Electricity - Main Fountain	5,537	494	8.92%	34
Electricity - Pump Station	3,408	2,326	68.25%	2,042
R&M-Equipment	2,000	-	0.00%	-
Total Water-Sewer Comb Services	42,520	5,695	13.39%	3,717

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	39,361	5,495	13.96%	2,748
R&M-Lake	15,000	-	0.00%	-
R&M-Stormwater System	5,000	-	0.00%	-
Misc-NPDES Program	250	-	0.00%	-
Reserve-Stormwater System	8,000	-	0.00%	-
Total Flood Control/Stormwater Mgmt	67,611	5,495	8.13%	2,748
<u>Landscape Services</u>				
Contracts-Landscape	300,500	53,450	17.79%	26,725
R&M-Renewal and Replacement	30,000	4,310	14.37%	-
R&M-Irrigation Equip	8,000	6,055	75.69%	4,280
R&M-Pump Station	2,500	-	0.00%	-
R&M-Trees and Trimming	95,000	17,840	18.78%	4,240
Reserves - Irrigation System	3,500	-	0.00%	-
Total Landscape Services	439,500	81,655	18.58%	35,245
<u>Gatehouse</u>				
Contracts-Police	26,000	900	3.46%	900
Contracts-Security Services	193,000	26,057	13.50%	14,899
Communication - Telephone	3,264	272	8.33%	-
Electricity - General	1,950	356	18.26%	196
Utility - Water	500	72	14.40%	35
R&M-Gatehouse	3,500	304	8.69%	269
Misc-Bar Codes	5,200	152	2.92%	-
Bottled Water Delivery	500	80	16.00%	40
Total Gatehouse	233,914	28,193	12.05%	16,339
<u>Road and Street Facilities</u>				
Electricity - Streetlights	20,000	3,194	15.97%	1,534
R&M-Road Cleaning	9,500	2,126	22.38%	2,126
R&M-Sidewalks	100,000	-	0.00%	-
R&M-Street Signs	2,859	-	0.00%	-
R&M-Streetlights	5,061	225	4.45%	225
R&M-Walls and Signage	2,000	-	0.00%	-
R&M-Roads, Alleyways and Curbs	40,000	2,236	5.59%	-
Reserve - Roadways	312,160	-	0.00%	-
Total Road and Street Facilities	491,580	7,781	1.58%	3,885
<u>Coffee Shop</u>				
COS - Food & Bev Supplies	2,500	118	4.72%	-
Total Coffee Shop	2,500	118	4.72%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>Swimming Pool</u>				
ProfServ-Pool Maintenance	42,600	7,100	16.67%	3,550
Contracts-Fountain	600	-	0.00%	-
Utility - Gas	1,500	125	8.33%	-
R&M-Fountain	5,000	2,126	42.52%	-
R&M-Pools	8,000	3,522	44.03%	-
Op Supplies - Fountain	500	-	0.00%	-
Op Supplies-Pool Chem.&Equipm.	500	7	1.40%	7
Total Swimming Pool	58,700	12,880	21.94%	3,557
<u>Tennis Court</u>				
R&M-Court Maintenance	15,700	620	3.95%	620
Op Supplies - General	500	-	0.00%	-
Total Tennis Court	16,200	620	3.83%	620
<u>Common Area</u>				
ProfServ-Info Technology	20,000	5,258	26.29%	1,051
Contracts-Security Services	384	96	25.00%	-
Contracts-Fitness Equipment	1,440	240	16.67%	120
Contracts-Air Conditioning	3,000	-	0.00%	-
Contracts-Cleaning Services	2,500	2,153	86.12%	-
Fuel, Gasoline and Oil	2,000	75	3.75%	-
Communication - Telephone	8,358	1,678	20.08%	978
Postage and Freight	500	-	0.00%	-
Electricity - General	51,000	8,952	17.55%	4,702
Utility - Refuse Removal	8,500	1,402	16.49%	701
Utility - Water & Sewer	34,000	6,394	18.81%	3,200
R&M-Air Conditioning	3,250	89	2.74%	-
R&M-Buildings	55,000	3,646	6.63%	986
R&M-Electrical	500	-	0.00%	-
R&M-Equipment	5,000	1,102	22.04%	603
R&M-Grounds	4,000	20	0.50%	-
R&M-Parks	7,500	-	0.00%	-
Misc-Access Cards	2,000	314	15.70%	168
Misc-Event Expense	25,000	845	3.38%	-
Misc-Holiday Lighting	45,400	23,750	52.31%	-
Misc-Backgr. checks/bonding	200	50	25.00%	50
Office Supplies	2,000	497	24.85%	-
Office Equipment	2,500	207	8.28%	60
Op Supplies - General	16,000	1,999	12.49%	262
Op Supplies - Uniforms	2,300	-	0.00%	-
Reserve - Playground	27,000	-	0.00%	-
Total Common Area	329,332	58,767	17.84%	12,881

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>Newsletter</u>				
Contractual Services	1,500	250	16.67%	250
Total Newsletter	1,500	250	16.67%	250
<u>Personnel</u>				
Payroll-Salaries	245,000	35,973	14.68%	18,171
Payroll-Part Time Club	115,000	13,348	11.61%	6,738
Payroll-Part Time Maint	150,000	21,173	14.12%	10,749
FICA Taxes	28,445	5,699	20.04%	2,957
401(K) Plan	12,000	1,638	13.65%	819
Life and Health Insurance	5,000	1,110	22.20%	748
Workers' Compensation	8,663	9,361	108.06%	-
Travel and Per Diem	100	-	0.00%	-
Misc-Training	700	-	0.00%	-
Total Personnel	564,908	88,302	15.63%	40,182
TOTAL EXPENDITURES	2,500,576	435,046	17.40%	172,422
Excess (deficiency) of revenues Over (under) expenditures	-	166,401	0.00%	192,948
Net change in fund balance	\$ -	\$ 166,401	0.00%	\$ 192,948
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,755,717	2,755,717		
FUND BALANCE, ENDING	\$ 2,755,717	\$ 2,922,118		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Special Assmnts- Tax Collector	4,957	735	14.83%	735
Special Assmnts- Discounts	(198)	(30)	15.15%	(30)
TOTAL REVENUES	4,759	705	14.81%	705
EXPENDITURES				
Administration				
ProfServ-Tax Collector	99	14	14.14%	14
Total Administration	99	14	14.14%	14
Gatehouse				
R&M-Gate	1,006	-	0.00%	-
Misc-Contingency	828	46	5.56%	-
Reserve - Gate	300	-	0.00%	-
Total Gatehouse	2,134	46	2.16%	-
TOTAL EXPENDITURES	2,233	60	2.69%	14
Excess (deficiency) of revenues				
Over (under) expenditures	2,526	645	25.53%	691
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	2,526	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	2,526	-	0.00%	-
Net change in fund balance	\$ 2,526	\$ 645	25.53%	\$ 691
FUND BALANCE, BEGINNING (OCT 1, 2025)	16,521	16,521		
FUND BALANCE, ENDING	\$ 19,047	\$ 17,166		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Special Assmnts- Tax Collector	2,837	421	14.84%	421
Special Assmnts- Discounts	(113)	(17)	15.04%	(17)
TOTAL REVENUES	2,724	404	14.83%	404
EXPENDITURES				
Administration				
ProfServ-Tax Collector	57	8	14.04%	8
Total Administration	57	8	14.04%	8
Gatehouse				
R&M-Gate	2,000	39	1.95%	-
Misc-Contingency	667	208	31.18%	150
Total Gatehouse	2,667	247	9.26%	150
TOTAL EXPENDITURES	2,724	255	9.36%	158
Excess (deficiency) of revenues Over (under) expenditures	-	149	0.00%	246
Net change in fund balance	\$ -	\$ 149	0.00%	\$ 246
FUND BALANCE, BEGINNING (OCT 1, 2025)	6,350	6,350		
FUND BALANCE, ENDING	\$ 6,350	\$ 6,499		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Special Assmnts- Tax Collector	6,138	910	14.83%	910
Special Assmnts- Discounts	(246)	(38)	15.45%	(38)
TOTAL REVENUES	5,892	872	14.80%	872
EXPENDITURES				
Administration				
ProfServ-Tax Collector	123	17	13.82%	17
Total Administration	123	17	13.82%	17
Gatehouse				
R&M-Gate	2,850	-	0.00%	-
Misc-Contingency	1,920	46	2.40%	-
Total Gatehouse	4,770	46	0.96%	-
TOTAL EXPENDITURES	4,893	63	1.29%	17
Excess (deficiency) of revenues Over (under) expenditures	999	809	80.98%	855
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	999	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	999	-	0.00%	-
Net change in fund balance	\$ 999	\$ 809	80.98%	\$ 855
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,028	2,028		
FUND BALANCE, ENDING	\$ 3,027	\$ 2,837		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Special Assmnts- Tax Collector	2,899	430	14.83%	430
Special Assmnts- Discounts	(116)	(18)	15.52%	(18)
TOTAL REVENUES	2,783	412	14.80%	412
EXPENDITURES				
Administration				
ProfServ-Tax Collector	58	8	13.79%	8
Total Administration	58	8	13.79%	8
Gatehouse				
R&M-Gate	2,000	-	0.00%	-
Misc-Contingency	625	58	9.28%	-
Reserve - Gate	100	-	0.00%	-
Total Gatehouse	2,725	58	2.13%	-
TOTAL EXPENDITURES	2,783	66	2.37%	8
Excess (deficiency) of revenues Over (under) expenditures	-	346	0.00%	404
Net change in fund balance	\$ -	\$ 346	0.00%	\$ 404
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,138	1,138		
FUND BALANCE, ENDING	\$ 1,138	\$ 1,484		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
REVENUES				
Special Assmnts- Tax Collector	3,830	568	14.83%	568
Special Assmnts- Discounts	(153)	(23)	15.03%	(23)
TOTAL REVENUES	3,677	545	14.82%	545
EXPENDITURES				
Administration				
ProfServ-Tax Collector	77	11	14.29%	11
Total Administration	77	11	14.29%	11
Gatehouse				
R&M-Gate	1,500	-	0.00%	-
Misc-Contingency	600	-	0.00%	-
Reserve - Gate	1,500	-	0.00%	-
Total Gatehouse	3,600	-	0.00%	-
TOTAL EXPENDITURES	3,677	11	0.30%	11
Excess (deficiency) of revenues Over (under) expenditures	-	534	0.00%	534
Net change in fund balance	\$ -	\$ 534	0.00%	\$ 534
FUND BALANCE, BEGINNING (OCT 1, 2025)	13,569	13,569		
FUND BALANCE, ENDING	\$ 13,569	\$ 14,103		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

	TOTAL					
Account Description	Oct Actual	Nov Actual	Actual Thru 11/30/2025	Projected Next 10 Mths	FY2026 Total	Adopted Budget
<u>Revenues</u>						
Interest - Investments	\$ 9,110	\$ 8,861	\$ 17,972	\$ 49,999	\$ 67,971	\$ 60,000
Concession Revenue	994	959	1,953	9,170	11,123	11,000
S/F Swimming Program Fees	704	674	1,378	6,150	7,528	7,380
S/F Snack Bar Revenue	-	-	-	2,590	2,590	3,111
Club Memberships & Tennis Fees	1,867	-	1,867	8,110	9,977	9,732
Special Events	-	68	68	970	1,038	1,166
Interest - Tax Collector	-	-	-	1,264	1,264	1,262
Rents or Royalties	3,027	1,410	4,437	15,000	19,437	18,000
Special Assmnts- Tax Collector	-	367,323	367,323	1,982,447	2,349,770	2,478,058
Special Assmnts- Discounts	-	(15,138)	(15,138)	(79,297)	(94,435)	(99,122)
Other Miscellaneous Revenues	219,450	-	219,450	410	219,860	490
Gate Bar Code/Remotes	925	1,213	2,137	7,921	10,058	9,500
Total Revenues	236,077	365,370	601,447	2,004,734	2,606,181	2,500,576
<u>Expenditures</u>						
<u>Administrative</u>						
P/R-Board of Supervisors	1,000	3,000	4,000	20,000	24,000	24,000
ProfServ-Engineering	-	-	-	8,330	8,330	10,000
ProfServ-Legal Services	-	455	455	8,330	8,785	10,000
ProfServ-Mgmt Consulting	6,653	6,653	13,305	66,531	79,836	79,830
ProfServ-Tax Collector	-	7,053	7,053	43,365	50,418	49,561
Auditing Services	-	-	-	5,745	5,745	5,745
Postage and Freight	-	4	4	610	614	733
Insurance - Risk Management	62,214	-	62,214	-	62,214	68,287
Printing and Binding	-	-	-	330	330	400
Legal Advertising	-	-	-	1,330	1,330	1,600
Miscellaneous Services	285	285	570	1,000	1,570	1,200
Misc-District Filing Fees	-	175	175	-	175	175
Misc-Bank Charges	69	103	172	650	822	780
Total Administrative	70,221	17,728	87,948	156,221	244,169	252,311
<u>Physical Environment</u>						
Capital Outlay	22,071	35,270	57,342	-	57,342	-
Total Physical Environment	22,071	35,270	57,342	-	57,342	-
<u>Water-Sewer Comb Services</u>						
Utility - City Water - Park	684	1,000	1,684	20,830	22,514	25,000
Electricity - Entry Fountain	550	641	1,191	5,480	6,671	6,575
Electricity - Main Fountain	460	34	494	4,610	5,104	5,537
Electricity - Pump Station	284	2,042	2,326	2,840	5,166	3,408
R&M-Equipment	-	-	-	1,670	1,670	2,000
Total Water-Sewer Comb Services	1,978	3,717	5,695	35,430	41,125	42,520
<u>Flood Control/Stormwater Mgmt</u>						
Contracts-Lake and Wetland	2,748	2,748	5,495	32,801	38,296	39,361
R&M-Lake	-	-	-	12,500	12,500	15,000
R&M-Stormwater System	-	-	-	4,170	4,170	5,000
Misc-NPDES Program	-	-	-	210	210	250
Reserve-Stormwater System	-	-	-	-	-	8,000
Total Flood Control/Stormwater Mgmt	2,748	2,748	5,495	49,681	55,176	67,611

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

Account Description	Oct Actual	Nov Actual	TOTAL			
			Actual Thru 11/30/2025	Projected Next 10 Mths	FY2026 Total	Adopted Budget
<u>Landscape Services</u>						
Contracts-Landscape	26,725	26,725	53,450	250,420	303,870	300,500
R&M-Renewal and Replacement	4,310	-	4,310	25,000	29,310	30,000
R&M-Irrigation Equip	1,775	4,280	6,055	6,670	12,725	8,000
R&M-Pump Station	-	-	-	2,080	2,080	2,500
R&M-Trees and Trimming	13,600	4,240	17,840	79,170	97,010	95,000
Reserves - Irrigation System	-	-	-	-	-	3,500
Total Landscape Services	46,410	35,245	81,655	363,340	444,995	439,500
<u>Gatehouse</u>						
Contracts-Police	-	900	900	21,670	22,570	26,000
Contracts-Security Services	11,158	14,899	26,057	160,830	186,887	193,000
Communication - Telephone	272	-	272	2,720	2,992	3,264
Electricity - General	160	196	356	1,630	1,986	1,950
Utility - Water	37	35	72	420	492	500
R&M-Gatehouse	35	269	304	2,920	3,224	3,500
Misc-Bar Codes	152	-	152	4,330	4,482	5,200
Bottled Water Delivery	40	40	80	420	500	500
Total Gatehouse	11,854	16,339	28,193	194,940	223,133	233,914
<u>Road and Street Facilities</u>						
Electricity - Streetlights	1,660	1,534	3,194	16,670	19,864	20,000
R&M-Road Cleaning	-	2,126	2,126	7,920	10,046	9,500
R&M-Sidewalks	-	-	-	83,330	83,330	100,000
R&M-Street Signs	-	-	-	2,380	2,380	2,859
R&M-Streetlights	-	225	225	4,220	4,445	5,061
R&M-Walls and Signage	-	-	-	1,670	1,670	2,000
R&M-Roads, Alleyways and Curbs	2,236	-	2,236	33,330	35,566	40,000
Reserve - Roadways	-	-	-	-	-	312,160
Total Road and Street Facilities	3,896	3,885	7,781	149,520	157,301	491,580
<u>Coffee Shop</u>						
COS - Food & Bev Supplies	118	-	118	2,080	2,198	2,500
Total Coffee Shop	118	-	118	2,080	2,198	2,500
<u>Swimming Pool</u>						
ProfServ-Pool Maintenance	3,550	3,550	7,100	35,500	42,600	42,600
Contracts-Fountain	-	-	-	500	500	600
Utility - Gas	125	-	125	1,250	1,375	1,500
R&M-Fountain	2,126	-	2,126	-	2,126	5,000
R&M-Pools	3,522	-	3,522	-	3,522	8,000
Op Supplies - Fountain	-	-	-	-	-	500
Op Supplies-Pool Chem.&Equipm.	-	7	7	-	7	500
Total Swimming Pool	9,323	3,557	12,880	37,250	50,130	58,700
<u>Tennis Court</u>						
R&M-Court Maintenance	-	620	620	13,080	13,700	15,700
Op Supplies - General	-	-	-	420	420	500
Total Tennis Court	-	620	620	13,500	14,120	16,200

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

Account Description	Oct Actual	Nov Actual	TOTAL			
			Actual Thru 11/30/2025	Projected Next 10 Mths	FY2026 Total	Adopted Budget
<u>Common Area</u>						
ProfServ-Info Technology	4,207	1,051	5,258	16,670	21,928	20,000
Contracts-Security Services	96	-	96	320	416	384
Contracts-Fitness Equipment	120	120	240	1,200	1,440	1,440
Contracts-Air Conditioning	-	-	-	2,500	2,500	3,000
Contracts-Cleaning Services	2,153	-	2,153	2,080	4,233	2,500
Fuel, Gasoline and Oil	75	-	75	1,670	1,745	2,000
Communication - Telephone	700	978	1,678	6,970	8,648	8,358
Postage and Freight	-	-	-	420	420	500
Electricity - General	4,250	4,702	8,952	42,500	51,452	51,000
Utility - Refuse Removal	701	701	1,402	7,080	8,482	8,500
Utility - Water & Sewer	3,194	3,200	6,394	28,330	34,724	34,000
R&M-Air Conditioning	89	-	89	-	89	3,250
R&M-Buildings	2,659	986	3,646	45,829	49,475	55,000
R&M-Electrical	-	-	-	420	420	500
R&M-Equipment	499	603	1,102	4,170	5,272	5,000
R&M-Grounds	20	-	20	3,330	3,350	4,000
R&M-Parks	-	-	-	6,250	6,250	7,500
Misc-Access Cards	146	168	314	1,670	1,984	2,000
Misc-Event Expense	845	-	845	20,830	21,675	25,000
Misc-Holiday Lighting	23,750	-	23,750	37,830	61,580	45,400
Misc-Backgr. checks/bonding	-	50	50	-	50	200
Office Supplies	497	-	497	1,670	2,167	2,000
Office Equipment	147	60	207	2,080	2,287	2,500
Op Supplies - General	1,738	262	1,999	13,331	15,330	16,000
Op Supplies - Uniforms	-	-	-	1,920	1,920	2,300
Reserve - Playground	-	-	-	-	-	27,000
Total Common Area	45,886	12,881	58,767	249,070	307,837	329,332
<u>Newsletter</u>						
Contractual Services	-	250	250	-	250	1,500
Total Newsletter	-	250	250	-	250	1,500
<u>Personnel</u>						
Payroll-Salaries	17,802	18,171	35,973	204,170	240,143	245,000
Payroll-Part Time Club	6,610	6,738	13,348	95,830	109,178	115,000
Payroll-Part Time Maint	10,425	10,749	21,173	125,001	146,174	150,000
FICA Taxes	2,741	2,957	5,699	23,699	29,398	28,445
401(K) Plan	819	819	1,638	10,000	11,638	12,000
Life and Health Insurance	361	748	1,110	4,169	5,279	5,000
Workers' Compensation	9,361	-	9,361	7,220	16,581	8,663
Travel and Per Diem	-	-	-	80	80	100
Misc-Training	-	-	-	580	580	700
Total Personnel	48,119	40,182	88,302	470,749	559,051	564,908
Total Expenditures	262,624	172,422	435,046	1,721,781	2,156,827	2,500,576
Excess (deficiency) of revenues						
Over (under) expenditures	\$ (26,547)	\$ 192,948	166,401	282,953	449,354	-
Fund Balance, Beginning (Oct 1, 2025)			2,755,717	-	2,755,717	2,755,717
Fund Balance, Ending			\$ 2,922,118	\$ 282,953	\$ 3,205,071	\$ 2,755,717

**Arbor Greene
Community Development District**

Supporting Schedules

November 30, 2025

Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year ending September 2026

					ALLOCATION BY FUND					
DATE	NET AMOUNT	DISCOUNT/	TAX	GROSS	GENERAL	GENERAL	GENERAL	GENERAL	GENERAL	GENERAL
RECEIVED	RECEIVED	(PENALTIES)	COLLECTOR	AMOUNT	FUND	FUND	FUND	FUND	FUND	FUND
		AMOUNT		RECEIVED	001	002	003	004	005	006
Assessments Levied FY 2026				\$2,498,719	\$2,478,058	\$4,957	\$2,837	\$6,138	\$2,899	\$3,830
Allocation %				100.00%	99.17%	0.20%	0.11%	0.25%	0.12%	0.15%
11/07/25	\$ 46,542	\$ 2,447	\$ 950	\$ 49,939	\$ 49,526	\$ 99	\$ 57	\$ 123	\$ 58	\$ 77
11/10/25	\$ 168,123	\$ 7,148	\$ 3,441	\$ 178,713	\$ 177,235	\$ 355	\$ 203	\$ 439	\$ 207	\$ 274
11/14/25	\$ 133,343	\$ 5,669	\$ 2,721	\$ 141,733	\$ 140,561	\$ 281	\$ 161	\$ 348	\$ 164	\$ 217
TOTAL	\$ 348,008	\$ 15,264	\$ 7,112	\$ 370,385	\$ 367,322	\$ 735	\$ 421	\$ 910	\$ 430	\$ 568
% Collected				15%	15%	15%	15%	15%	15%	15%

Cash and Investment Report
November 30, 2025

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Valley	3.83%	\$ 960,875
Checking Account - Operating		Truist	1.75%	\$ 7,186
Cash On Hand/Petty Cash				\$ 300
			Subtotal	<u>\$ 968,361</u>
Money Market		Bank United	3.54%	\$ 72,383
Money Market		Valley National	3.83%	1,936,605
			Subtotal	<u>\$ 2,008,988</u>
			Total	<u><u>\$ 2,977,349</u></u>

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50