

ARBOR GREENE
Community Development District

Annual Operating Budget
Fiscal Year 2024

Version 2 - Approved Tentative Budget:
(Meeting on May 16, 2023)

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>	
2024-2023 Non-Ad Valorem Assessment Summary	20

Arbor Greene
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 4,781	\$ 11,761	\$ 3,716	\$ 62,198	\$ 44,427	\$ 106,625	\$ 9,177
Concession Revenue	8,432	9,125	11,000	5,609	4,006	9,615	11,000
S/F Swimming Program Fees	7,050	7,853	7,380	3,645	2,604	6,249	7,380
S/F Snack Bar Revenue	3,577	5,059	2,745	171	122	293	2,745
Club Memberships & Tennis Fees	10,268	12,603	9,732	6,906	4,933	11,839	9,732
Special Events	1,292	4,377	1,166	802	573	1,375	1,166
Interest - Tax Collector	147	17	300	1,062	759	1,821	1,262
Rents or Royalties	16,952	30,095	18,000	18,022	12,873	30,895	18,000
Special Assmnts- Tax Collector	2,490,810	2,478,252	2,478,048	2,426,275	51,773	2,478,048	2,478,048
Special Assmnts- Discounts	(91,725)	(90,421)	(99,122)	(93,040)	-	(93,040)	(99,122)
Contributions, Private	3,660	1,800	-	-	-	-	-
Other Miscellaneous Revenues	5,030	1,999	2,000	1,000	1,000	2,000	2,000
Gate Bar Code/Remotes	9,458	9,464	9,500	6,058	4,327	10,385	9,500
TOTAL REVENUES	2,469,732	2,481,984	2,444,465	2,438,708	127,397	2,566,105	2,450,888
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	24,498	23,683	25,836	14,640	11,196	25,836	24,000
ProfServ-Engineering	31,085	44,588	10,000	5,280	4,720	10,000	10,000
ProfServ-Legal Services	3,295	7,217	10,000	745	9,255	10,000	10,000
ProfServ-Mgmt Consulting	70,930	73,056	75,248	43,895	31,353	75,248	77,505
ProfServ-Tax Collector	28,262	29,064	49,561	46,665	2,896	49,561	49,561
Auditing Services	6,200	5,475	6,300	-	6,300	6,300	6,300
Postage and Freight	726	740	1,500	503	230	733	733
Insurance - Risk Management	35,782	38,825	42,334	42,304	-	42,304	46,534
Printing and Binding	40	18	400	1	399	400	400
Legal Advertising	2,951	2,751	3,650	-	3,650	3,650	3,650
Miscellaneous Services	868	1,403	1,200	790	410	1,200	1,200
Misc-District Filing Fees	-	-	175	-	175	175	175
Misc-Bank Charges	787	573	780	277	503	780	780
Total Administrative	205,424	227,393	226,984	155,100	71,087	226,187	230,839
Physical Environment							
Capital Outlay	-	387,634	-	108,699	77,642	186,341	-
Total Physical Environment	-	387,634	-	108,699	77,642	186,341	-
Water-Sewer Comb Services							
Utility - City Water - Park	17,384	9,264	16,500	4,113	2,938	7,051	13,324
Electricity - Entry Fountain	6,174	6,976	8,000	4,739	1,836	6,575	6,575
Electricity - Main Fountain	4,922	6,151	6,500	5,157	380	5,537	5,537
Electricity - Pump Station	3,259	3,557	3,500	1,995	1,413	3,408	3,408
R&M-Equipment	-	-	2,000	-	2,000	2,000	2,000
Total Water-Sewer Comb Services	31,739	25,948	36,500	16,004	8,566	24,570	30,844
Flood Control/Stormwater Mgmt							
Contracts-Lake and Wetland	37,116	37,787	37,116	22,405	16,404	39,129	39,361
R&M-Lake	61,798	50,027	30,000	8,319	21,681	30,000	30,000
R&M-Stormwater System	-	-	5,000	-	5,000	5,000	5,000
Misc-NPDES Program	-	258	250	-	250	250	250
Reserve - Lakes	-	54,779	60,000	-	-	-	30,000
Reserve-Stormwater System	-	-	8,000	-	-	-	8,000
Total Flood Control/Stormwater Mgmt	98,914	142,851	140,366	30,724	43,335	74,379	112,611

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Landscape Services							
Contracts-Landscape	239,200	252,747	260,000	141,633	118,367	260,000	290,000
R&M-Renewal and Replacement	51,335	49,070	30,000	49,236	68,930	118,166	30,000
R&M-Irrigation Equip	12,099	4,422	8,000	-	8,000	8,000	8,000
R&M-Pump Station	912	1,262	2,500	371	2,129	2,500	2,500
R&M-Trees and Trimming	105,363	79,366	95,000	65,430	46,736	112,166	95,000
Reserves - Irrigation System	-	-	3,500	9,750	-	9,750	3,500
Total Landscape Services	408,909	386,867	399,000	266,420	244,162	510,582	429,000
Gatehouse							
Contracts-Police	15,259	15,237	26,000	15,211	10,865	25,263	26,000
Contracts-Security Services	137,451	153,825	171,200	99,621	71,158	171,696	193,000
Communication - Telephone	2,418	2,739	2,424	3,807	2,719	3,195	3,264
Electricity - General	1,693	1,949	1,560	1,351	965	1,941	1,950
Utility - Water	188	245	700	248	177	425	700
R&M-Gate	3,039	-	-	-	-	-	-
R&M-Gatehouse	3,218	6,463	3,500	2,908	592	3,500	3,500
Misc-Bar Codes	5,496	5,574	5,200	4,116	1,084	5,200	5,200
Bottled Water Delivery	297	354	200	255	182	437	200
Reserve - Gate	-	-	3,500	-	-	-	3,500
Total Gatehouse	169,059	186,386	214,284	127,517	87,742	211,657	237,314
Road and Street Facilities							
Electricity - Streetlights	16,541	15,634	20,000	12,150	8,679	20,829	20,000
R&M-Road Cleaning	8,550	7,034	9,500	6,308	4,506	10,814	9,500
R&M-Sidewalks	155,517	133,357	100,000	125	45,000	45,000	100,000
R&M-Street Signs	2,172	1,108	2,000	953	1,906	2,859	2,859
R&M-Streetlights	92,545	4,214	6,000	2,695	1,925	5,061	5,061
R&M-Walls and Signage	577	5,216	2,000	74	1,926	2,000	2,000
R&M-Roads, Alleyways and Curbs	17,742	81,409	40,000	15,665	11,189	26,854	-
Reserve - Monuments/Signage	-	-	10,000	-	-	-	-
Reserve - Roadways	-	26,106	340,000	-	-	-	370,000
Total Road and Street Facilities	293,644	274,078	529,500	37,970	75,131	113,417	509,420
Parks and Recreation							
R&M-General	13,175	-	-	-	-	-	-
Total Parks and Recreation	13,175	-	-	-	-	-	-
Coffee Shop							
COS - Food & Bev Supplies	3,012	3,424	2,500	-	2,500	2,500	2,500
Total Coffee Shop	3,012	3,424	2,500	-	2,500	2,500	2,500
Swimming Pool							
ProfServ-Pool Maintenance	24,865	41,000	42,600	24,865	17,761	42,600	42,600
Contracts-Fountain	195	710	1,450	125	89	214	1,450
Utility - Gas	4,220	2,791	2,441	750	536	1,286	2,441
R&M-Fountain	1,810	5,866	5,000	70	4,930	5,000	5,000
R&M-Pools	28,291	4,665	17,000	2,392	1,709	4,101	8,000
Op Supplies - Fountain	260	448	500	-	500	500	500
Op Supplies-Pool Chem.&Equipm.	1,394	861	500	141	359	500	500
Reserve - Fountain	-	-	5,000	-	-	-	5,000
Reserve - Swimming Pools	-	16,529	9,000	-	-	-	9,000
Total Swimming Pool	61,035	72,870	83,491	28,343	25,883	54,201	74,491

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Tennis Court</i>							
R&M-Court Maintenance	16,942	15,785	15,700	9,240	6,600	15,840	15,700
R&M-Tennis Courts	11,974	-	-	-	-	-	-
Op Supplies - General	-	-	500	-	500	500	500
Reserve - Tennis Court	-	47,896	12,000	-	-	-	12,000
Total Tennis Court	28,916	63,681	28,200	9,240	7,100	16,340	28,200
<i>Common Area</i>							
ProfServ-Info Technology	21,165	22,252	18,000	15,137	10,812	25,949	18,000
Contracts-Security Services	384	192	384	337	241	578	384
Contracts-Fitness Equipment	1,140	1,140	1,180	665	475	1,140	1,180
Contracts-Air Conditioning	1,536	1,536	3,000	-	3,000	3,000	3,000
Contracts-Cleaning Services	2,314	3,130	4,300	-	4,300	4,300	4,300
Fuel, Gasoline and Oil	1,694	1,924	1,600	887	634	1,521	1,600
Communication - Telephone	8,282	8,584	8,358	3,648	2,606	6,254	8,358
Postage and Freight	-	-	500	6	494	500	500
Electricity - General	53,004	60,245	45,250	37,060	26,471	63,531	45,250
Utility - Refuse Removal	6,793	6,711	6,720	4,731	3,379	8,110	6,720
Utility - Water & Sewer	30,000	20,733	34,000	8,857	6,326	15,183	34,000
R&M-Air Conditioning	-	1,225	1,000	-	1,000	1,000	1,000
R&M-Boardwalks	9,573	43	2,250	136	2,114	2,250	2,250
R&M-Buildings	47,254	37,062	55,000	30,806	22,004	52,810	55,000
R&M-Electrical	1,471	945	500	-	500	500	500
R&M-Equipment	8,756	8,062	5,000	552	394	946	5,000
R&M-Grounds	5,917	3,396	4,000	1,690	1,207	2,897	4,000
R&M-Parks	13,099	12,766	7,500	9,270	6,621	15,891	7,500
R&M-Roads, Alleyways and Curbs	37,442	-	-	-	-	-	-
Misc-Access Cards	1,799	2,009	2,000	255	182	437	2,000
Misc-Event Expense	43,490	27,756	15,489	20,084	14,346	34,857	25,000
Misc-Holiday Lighting	50,625	16,875	34,000	42,100	-	42,100	42,100
Misc-Backgr. checks/bonding	89	93	200	30	170	200	200
Misc-Contingency	2,462	3,805	-	-	-	-	-
Office Supplies	3,163	3,342	2,000	2,164	1,546	3,710	2,000
Office Equipment	2,903	3,378	2,500	752	1,748	2,500	2,500
Op Supplies - General	14,808	15,582	14,000	8,592	6,137	18,435	14,000
Op Supplies - Uniforms	4,203	2,110	2,300	1,372	980	2,352	2,300
Reserve - Clubhouse	-	-	15,000	-	-	-	15,000
Reserve - Court Amenities	-	-	3,000	-	-	-	3,000
Reserve - Fences	-	-	4,000	-	-	-	4,000
Reserve - Playground	-	78,423	25,000	3,000	-	3,000	25,000
Reserve - Streetlights	-	-	2,000	-	-	-	2,000
Total Common Area	373,366	343,319	320,031	192,131	117,688	313,952	337,642
<i>Newsletter</i>							
Contractual Services	1,401	1,600	1,500	1,000	500	1,500	1,500
Total Newsletter	1,401	1,600	1,500	1,000	500	1,500	1,500
<i>Personnel</i>							
Payroll-Salaries	148,937	173,671	152,000	124,807	89,148	194,499	194,499
Payroll-Part Time	7,746	-	35,000	-	35,000	35,000	-
Payroll-Part Time Club	104,916	116,475	115,000	52,278	37,341	96,540	115,000
Payroll-Part Time Maint	92,707	94,256	110,000	55,359	39,542	80,793	100,000
FICA Taxes	27,150	29,407	31,518	17,782	15,379	28,445	28,445
401(K) Plan	-	14,629	9,120	5,560	3,560	9,120	9,120

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Workers' Compensation	15,693	-	8,671	7,875	-	7,875	8,663
Unemployment Compensation	2,209	-	-	-	-	-	-
Travel and Per Diem	89	686	100	-	100	100	100
Misc-Training	856	66	700	-	700	700	700
Total Personnel	400,303	429,190	462,109	263,661	220,770	453,072	456,527
TOTAL EXPENDITURES	2,088,897	2,545,241	2,444,465	1,236,809	982,107	2,188,699	2,450,888
Excess (deficiency) of revenues							
Over (under) expenditures	380,835	(63,257)	-	1,201,899	(854,711)	347,188	-
OTHER FINANCING SOURCES (USES)							
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	380,835	(63,257)	-	1,201,899	(854,711)	347,188	-
FUND BALANCE, BEGINNING	1,552,522	1,933,362	1,870,106	1,870,106	-	1,870,106	2,217,294
FUND BALANCE, ENDING	\$ 1,933,357	\$ 1,870,105	\$ 1,870,106	\$ 3,072,005	\$ (854,711)	\$ 2,217,294	\$ 2,217,294

ARBOR GREENE

Community Development District

Exhibit "A" Allocation of Fund Balance

Description	Amount
Beginning Fund Balance - Fiscal Year 2024	\$ 2,217,294
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	490,000
Less:	
Funding for First Quarter Operating Expenditures:	\$ 487,722 ⁽¹⁾

Assigned Fund Balance for Capital Projects/Renewal and Replacement:

	Prior Year ⁽²⁾	Unassignment/ Use of Reserves ⁽³⁾	FY 2023 ⁽⁴⁾	FY 2024 ⁽⁵⁾	Total	
Clubhouse	\$ 32,000	\$ -	\$ 15,000	\$ 15,000	62,000	
Court	27,689	-	3,000	3,000	33,689	
Fences	22,305	-	4,000	4,000	30,305	
Fountain	26,958	-	5,000	5,000	36,958	
Gate	25,903	-	3,500	3,500	32,903	
Irrigation	61,000	(9,750)	3,500	3,500	58,250	
Lakes	82,722	-	60,000	30,000	172,722	
Landscape	41,645	-	-	-	41,645	
Playground	-	(3,000)	25,000	25,000	47,000	
Roadways	1,160,909	-	340,000	370,000	1,870,909	
Signage	60,000	-	10,000	10,000	80,000	
Stormwater	69,500	-	8,000	8,000	85,500	
Streetlights	4,000	-	2,000	2,000	8,000	
Swimming	44,794	-	9,000	9,000	62,794	
Tennis Court	-	-	12,000	12,000	24,000	
Total	1,659,425	(12,750)	500,000	500,000	2,646,675	(2,646,675)

Total Undesignated Fund Balance as of 9/30/2024	\$ 548,341
---	------------

Notes

- (1) Represents approximately 2 months of operating expenditures
- (2) Represents assigned reserves to date (by motion at 10/19/22 board meeting).
- (3) Represents FY 2023 use of reserves.
- (4) Represents FY2023 budgeted reserves.
- (5) Represents FY 2024 proposed budgeted reserves.

Budget Narrative
Fiscal Year 2024**REVENUES****Interest-Investments**

The district earns interest on the monthly average collected balance for their operating accounts.

Concession Revenue

The district receives concession revenue from Mr. Chow and Protential Sports.

Swim and Fitness-Swimming Program Fees

The district expects to receive swim program fees from Tampa Bay Aquatics.

Swim and Fitness-Snack Bar Revenue

Revenue from food items sold at snack bar (during season) and vending machines.

Club Memberships & Tennis Fees

The district expects to receive revenues from tennis activities and non-resident membership fees.

Special Events

The district expects to hold certain events at the district for community benefit.

Interest-Tax Collector

Interest received on funds held by the tax collector prior to distribution.

Rents or Royalties

The district charges a fee for the rental of the recreational area.

Special Assessment-Tax Collector

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the operating expenditures during the Fiscal Year.

Special Assessment-Discount

Special Assessment-Discount is calculating 4% Discount on the Non-Ad Valorem assessments.

Contributions, Private**Other Miscellaneous Revenues**

This category includes sales and use tax collection allowance and income that is not budgeted for in another category.

Gate Bar Code/Remotes

The district charges a nominal fee for bar codes and remotes.

EXPENDITURES**Administrative****P/R Board of Supervisor Salaries**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes. The amount for the Fiscal Year is based on 5 Board members paid for attending 24 meetings. Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Budget Narrative
Fiscal Year 2024**Administrative** (continued)**Professional Services-Engineering Fees**

The district's engineer will be providing general engineering services to the district, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity and anticipated costs.

Professional Services-Legal Services

The district's legal counsel will be providing general legal services to the district, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses and anticipated costs.

Professional Services-Mgmt Consulting Services

The district receives management, accounting, assessment and recording services as part of a Management Agreement with Inframark.

Professional Services-Tax Collector

The tax collector charges 2% of the total on-roll assessments.

Auditing Services

The district is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The anticipated fee is based on prior year cost.

Postage & Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance-Risk Management

The district has insurance policies with Public Risk Insurance. Additional costs historically recorded to this line item include utility bond expenditures. The amount is based upon prior year's cost and anticipated increases.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The district is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Miscellaneous Services

This represents credit card processing costs and any additional expenditures that may not have been provided for in the budget.

Miscellaneous-District Filing Fees

The district is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development in the amount of \$175. This is the only expense under this category for the district.

Miscellaneous-Bank Charges

This represents charges incurred for banking services as assessed by the district's chosen banking institution.

Water-Sewer Comb**Utility-City Water-Park**

This category covers the need to use potable water at the parks. The district pays City of Tampa utilities for these services.

Electricity-Entry Fountain

Tampa Electric account 1261-1144840.

Electricity-Main Fountain

Tampa Electric account 1261-1169830.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Water-Sewer Comb** (continued)**Electricity-Pump Station**

Tampa Electric account 1261-1575820.

R&M-Equipment

Repair and maintenance costs for equipment associated with providing utilities within this specified category.

Flood Control/Stormwater Mgmt.**Contracts-Lake and Wetland**

Lakemasters Aquatic currently provides aquatic services to the district. The HOA pays the district \$80/month for a portion of shared services. The district currently reimburses for a portion of lake bank erosion maintenance services.

R&M-Lake

Lake bank and erosion repairs.

R&M-Stormwater System

This category provides for repairs associated with the piping and drainage for the district's water management system.

Miscellaneous-NPDES Program

Costs associated with maintaining compliance with NPDES.

Reserve-Lakes

Funds to set aside for major repairs or modifications to the lakes.

Reserve-Stormwater System

Funds to set aside for major repairs or modifications to the storm water system and catch basins.

Landscape**Contracts-Landscape**

The district receives landscape services provided under contract with Greenvue Landscaping for \$18,933/month (\$227,196/yr.). Also, included in this line item are optional services for mulch applications and seasonal color flowers.

R&M-Renewal and Replacement

This category is to replace and upgrade deficient plant material within the district's landscape program.

R&M-Irrigation Equip

Repair and maintenance costs associated with the irrigation equipment.

R&M-Pump Station

Expenditures for pump station repair and maintenance.

R&M-Trees and Trimming

This line item is for any landscape expenditures associated with trees, trimming and removal.

Reserves-Irrigation System

Funds to set aside for major repairs or modifications to the irrigation system.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Gatehouse****Contracts-Police**

This category provides for the service of the City of Tampa to aid in traffic calming.

Contracts-Security Service

The district has currently contracted with Universal to provide manned operation of the gatehouse.

Communication-Telephone

Frontier provides communication services at their gatehouse.

Electricity-General

Electricity services for the gatehouse are provided by TECO.

Utility-Water

Water utility services for the gatehouse are provided by City of Tampa Utilities (acct. #0253910-001=5).

R&M-Gatehouse

This category provides for the maintenance of the main entry scanner.

Miscellaneous-Bar Codes

Expenditures for the purchase of new bar codes.

Bottled Water Delivery

The district receives bottled water delivery services from Culligan Water.

Reserve-Gate

Funds set aside for major repairs or modifications to main gates, gatehouse, cameras and intercom/monitoring panels within the district.

Road and Street Facilities**Electricity-Streetlighting**

Streetlighting costs associated with the road and street facilities.

R&M-Road Cleaning

This category covers the cost associated with contracting a street sweeper.

R&M-Sidewalks

The district will maintain and perform repairs to the sidewalks owned by the district.

R&M-Street Signs

This category provides for maintenance and replacement of the street signs within the district.

R&M-Streetlights

This category provides for maintenance and replacement of the street lighting within the district. With age, more globes and streetlights are having to be replaced.

R&M-Walls and Signage

This category provides for maintenance to the district's main entrance signs and for the individual parcel neighborhoods.

R&M-Roads, Alleyways and Curbs

This category covers various repair and maintenance costs for the roads within the districts including striping and curb repairs.

Reserve-Monuments/Signage

Funds set aside for future major repairs or modification of monuments and signage throughout the district.

Reserve-Roadways

Funds set aside for future major repairs to roadways, concrete curbs, gutters concrete sidewalks, pavers and masonry throughout the district.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Coffee Shop****COS-Food and Beverage Supplies**

Cost of items purchased for resale by the Snack Shack.

Swimming Pool**Professional Services-Pool Maintenance**

Cooper Pool Services provides regular pool maintenance services for the district.

Contracts-Fountain

Contracts associated with fountain maintenance services provided by Architectural Fountain at a cost of \$125/qtr.

Utility-Gas

Services provided by TECO People's Gas.

R&M-Fountain

This category provides for the cleaning and upkeep associated with the community fountains.

R&M-Pools

Repair and maintenance of the pool.

Op Supplies-Fountain

Operating supplies for the fountain.

Op Supplies-Pool Chemicals and Equipment

Operating supplies for the pool.

Reserve-Fountain

Funds set aside for future major repairs or modifications of the fountains within the district.

Reserves-Swimming Pools

Funds set aside for future major repairs or modifications of the swimming pools, mechanical equipment and pool decks within the district.

Tennis Court**R&M-Court Maintenance**

This covers any expenditures related to the repair and maintenance of the tennis courts.

Op Supplies-General

Operating supply costs for the tennis court.

Reserve-Tennis Court

Funds set aside for future major repairs or modifications of the tennis courts within the district including resurfacing.

Common Area**Professional Services-Info Technology**

IT expenditures associated with the recreational facilities including e-mail archival, retrieval, Dwelling Live website subscription, POS system access, PW web support, Savage Consulting shared data, Microsoft 365 and a contingency.

Contracts-Security Services

Costs associated with security alarm monitoring services for the Community Center provided by ADT.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Common Area** (continued)**Contracts-Fitness**

Costs associated with fitness equipment maintenance services.

Contracts-Air Conditioning

Cost associated with maintaining the air conditioning units

Contracts-Cleaning Service

Janitorial services for the clubhouse will be contracted as needed. Routine cleaning is performed by district staff.

Fuel, Gasoline & Oil

Costs associated with fuel, gasoline & oil for the clubhouse.

Communication-Telephone

Communication vendors and services include Frontier, Annette and Jason's cell phone.

Postage and Freight

Postage for correspondence.

Electricity-General

Electricity services for the recreational facilities are provided by TECO (acct ending 1190).

Utility-Refuse Removal

Refuse removal services for the recreational facilities are currently provided by Republic Services.

Utility-Water & Sewer

Water and Sewer services for the recreational facilities and pressure washing are provided by City of Tampa Utilities.

R&M-Air Conditioning

Miscellaneous repairs and maintenance of the A/C unit.

R&M-Boardwalks

This covers any expenditures related to the repair and maintenance of the boardwalks.

R&M-Buildings

This covers any expenditure related to the repair and maintenance of the building (including pest control).

R&M-Electrical

Repair and maintenance costs associated with maintaining the electrical system within the clubhouse.

R&M-Equipment

Repair and maintenance of the recreational equipment.

R&M-Grounds

This covers any repair or maintenance of the common grounds.

R&M-Parks

All repair and maintenance costs associated with the parks and playgrounds.

Miscellaneous-Access Cards

The cost to purchase electronic cards that will allow access to district facilities.

Miscellaneous-Event Expense

Costs associated with special events held by the district including holiday parties.

Miscellaneous-Holiday Lighting

Costs associated with placing and removing seasonal holiday lighting within the district.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Common Area** (continued)**Miscellaneous-Background checks/bonding**

The district expects to incur occasional costs associated with employee background checks and bonding.

Miscellaneous-Contingency

This line item is for any clubhouse related expenditures that were not budgeted for in any other line item.

Office Supplies

Office supplies needed for the recreational facilities.

Office Equipment

Costs associated with purchasing or repairing office equipment.

Op Supplies-General

Operating supplies for the recreational facilities.

Op Supplies-Uniforms

Uniforms for District employees.

Reserve-Clubhouse

Funds set aside for future major repairs or modifications of the district's clubhouse, exercise equipment, furnishings, metal roof and cameras.

Reserve-Court Amenities

Funds set aside for future major repairs or modifications of the basketball courts within the district.

Reserve-Fences

Funds set aside for future major repairs or modifications of the fences and boardwalks within the district.

Reserve Playground

Funds set aside for future major repairs or modifications of the playgrounds, benches and trash cans within the district.

Reserves-Streetlighting

Funds to set aside for major repairs or replacement of light poles throughout the district.

Newsletter**Contractual Services**

Creative Blue Ocean currently assists in newsletter preparation.

Personnel**Payroll-Salaried**

Payroll for onsite management.

401(k) Plan

Defined contribution pension for full time employees

Payroll-Part Time

Payroll for activities coordinator.

Payroll-Part Time Club

Payroll for part time club services and pool attendants.

Payroll-Part Time Maint

Payroll for part time maintenance services for in-house operations.

FICA Taxes

FICA taxes of 7.65% associated with recreational payroll.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Personnel** (continued)**Workers' Compensation**

Worker's compensation for recreational personnel.

Travel and Per Diem

Cost associated with reimbursement of employee travel expenditures (mileage).

Miscellaneous-Training

The district expects to provide employee training.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	4,787	4,957	4,957	4,835	122	4,957	4,957
Special Assmnts- Discounts	(176)	(181)	(198)	(185)	-	(185)	(198)
TOTAL REVENUES	4,611	4,776	4,759	4,650	122	4,772	4,759
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Tax Collector	92	96	99	93	6	99	99
Total Administrative	92	96	99	93	6	99	99
<i>Gatehouse</i>							
R&M-Gate	2,389	222	3,600	838	599	1,437	1,437
Misc-Contingency	769	989	760	432	309	741	741
Reserve - Gate	-	-	300	-	-	-	300
Total Gatehouse	3,158	1,211	4,660	1,270	907	2,177	2,477
TOTAL EXPENDITURES	3,250	1,307	4,759	1,363	913	2,276	2,576
Excess (deficiency) of revenues Over (under) expenditures	1,361	3,469	-	3,287	(791)	2,496	2,182
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	2,182
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	2,182
Net change in fund balance	1,361	3,469	-	3,287	(791)	2,496	2,182
FUND BALANCE, BEGINNING	5,306	6,667	10,138	10,138	-	10,138	12,634
FUND BALANCE, ENDING	\$ 6,667	\$ 10,138	\$ 10,138	\$ 13,425	\$ (791)	\$ 12,634	\$ 14,816

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	5,000	1,914	1,915	1,868	47	1,915	1,915
Special Assmnts- Discounts	(184)	(70)	(77)	(72)	-	(72)	(77)
TOTAL REVENUES	4,816	1,844	1,838	1,796	47	1,843	1,838
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Tax Collector	96	37	38	36	2	38	38
Total Administrative	96	37	38	36	2	38	38
<i>Gatehouse</i>							
R&M-Gate	222	7,630	1,000	3,729	2,664	6,393	1,000
Misc-Contingency	754	1,081	800	386	276	662	662
Total Gatehouse	976	8,711	1,800	4,115	2,939	7,054	1,662
TOTAL EXPENDITURES	1,072	8,748	1,838	4,151	2,941	7,092	1,700
Excess (deficiency) of revenues Over (under) expenditures	3,744	(6,904)	-	(2,355)	(2,894)	(5,249)	138
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	138
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	138
Net change in fund balance	3,744	(6,904)	-	(2,355)	(2,894)	(5,249)	138
FUND BALANCE, BEGINNING	21,686	25,429	18,527	18,527	-	18,527	13,278
FUND BALANCE, ENDING	\$ 25,430	\$ 18,527	\$ 18,527	\$ 16,172	\$ (2,894)	\$ 13,278	\$ 13,416

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	1,809	1,809	1,809	1,765	44	1,809	1,809
Special Assmnts- Discounts	(67)	(66)	(73)	(68)	-	(68)	(72)
TOTAL REVENUES	1,742	1,743	1,736	1,697	44	1,741	1,737
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Tax Collector	35	35	36	34	2	36	36
Total Administrative	35	35	36	34	2	36	36
<i>Gatehouse</i>							
R&M-Gate	14,749	8,465	1,000	1,016	726	1,742	1,742
Misc-Contingency	894	922	600	386	276	662	662
Reserve - Gate	-	-	100	-	-	-	100
Total Gatehouse	15,643	9,387	1,700	1,402	1,001	2,403	2,503
TOTAL EXPENDITURES	15,678	9,422	1,736	1,436	1,003	2,439	2,540
Excess (deficiency) of revenues Over (under) expenditures	(13,936)	(7,679)	-	261	(959)	(698)	(803)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(803)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(803)
Net change in fund balance	(13,936)	(7,679)	-	261	(959)	(698)	(803)
FUND BALANCE, BEGINNING	23,543	9,608	1,929	1,929	-	1,929	1,231
FUND BALANCE, ENDING	\$ 9,607	\$ 1,929	\$ 1,929	\$ 2,190	\$ (959)	\$ 1,231	\$ 428

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	2,873	2,899	2,899	2,828	71	2,899	2,899
Special Assmnts- Discounts	(106)	(106)	(116)	(108)	-	(108)	(116)
TOTAL REVENUES	2,767	2,793	2,783	2,720	71	2,791	2,783
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Tax Collector	55	56	58	54	4	58	58
Total Administrative	55	56	58	54	4	58	58
<i>Gatehouse</i>							
R&M-Gate	795	8,654	2,000	156	111	267	2,000
Misc-Contingency	630	786	625	375	268	643	625
Reserve - Gate	-	-	100	-	-	-	100
Total Gatehouse	1,425	9,440	2,725	531	379	910	2,725
TOTAL EXPENDITURES	1,480	9,496	2,783	585	383	968	2,783
Excess (deficiency) of revenues Over (under) expenditures	1,287	(6,703)	-	2,135	(312)	1,823	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,287	(6,703)	-	2,135	(312)	1,823	-
FUND BALANCE, BEGINNING	7,448	8,734	2,032	2,032	-	2,032	3,855
FUND BALANCE, ENDING	\$ 8,735	\$ 2,032	\$ 2,032	\$ 4,167	\$ (312)	\$ 3,855	\$ 3,855

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	3,830	3,830	3,830	3,736	94	3,830	3,830
Special Assmnts- Discounts	(141)	(140)	(153)	(143)	-	(143)	(153)
TOTAL REVENUES	3,689	3,690	3,677	3,593	94	3,687	3,677
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Tax Collector	74	74	77	72	5	77	77
Total Administrative	74	74	77	72	5	77	77
<i>Gatehouse</i>							
R&M-Gate	219	847	1,500	156	111	267	1,500
Misc-Contingency	630	789	625	375	268	643	625
Reserve - Gate	-	-	1,500	-	-	-	1,500
Total Gatehouse	849	1,636	3,625	531	379	910	3,625
TOTAL EXPENDITURES	923	1,710	3,702	603	384	987	3,702
Excess (deficiency) of revenues Over (under) expenditures	2,766	1,980	(25)	2,990	(290)	2,700	(25)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(25)	-	-	-	(25)
TOTAL OTHER SOURCES (USES)	-	-	(25)	-	-	-	(25)
Net change in fund balance	2,766	1,980	(25)	2,990	(290)	2,700	(25)
FUND BALANCE, BEGINNING	4,762	7,528	9,509	9,509	-	9,509	12,209
FUND BALANCE, ENDING	\$ 7,528	\$ 9,509	\$ 9,484	\$ 12,499	\$ (290)	\$ 12,209	\$ 12,184

ARBOR GREENE

Community Development District

Exhibit "B" Allocation of Reserves

	002 Devonshire	003 Estuary	004 Enclave	005 Parkview	006 Retreat
AVAILABLE FUNDS					
Beginning Fund Balance - Fiscal Year 2024	\$ 12,634	\$ 13,278	\$ 1,231	\$ 3,855	\$ 12,209
Net Change in Fund Balance - Fiscal Year 2024	2,182	138	(803)	-	(25)
Reserves - Fiscal Year 2024 Addition	300	-	200	100	1,500
Total Funds Available (Estimated) - 9/30/2024	15,116	13,416	628	3,955	13,684

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance						
Operating Reserve - Operating Capital	(1)	766	800	289	460	613
Reserves-Gate (Prior Years)	(2)	2,100	12,000 (5)	100 (5)	1,000	4,800
Reserves-Gate (FY 2023)	(3)	300	-	100	100	1,500
Reserves-Gate (FY 2024)	(4)	300	-	100	100	1,500
Total Reserves-Gate		2,700	12,000	300	1,200	7,800
Subtotal		3,466	12,800	589	1,660	8,413
Total Allocation of Available Funds		3,466	12,800	589	1,660	8,413
Total Unassigned (undesignated) Fund Balance		\$ 11,650	\$ 616	\$ 39	\$ 2,295	\$ 5,271

Notes

- (1) Represents approximately 2 months of operating expenditures.
- (2) Represents assigned reserves to date (by motion at 10/19/22 board meeting).
- (3) Represents FY 2023 budgeted reserves.
- (4) Represents FY 2024 preliminary budgeted reserves.
- (5) Reduced reserve gate to avoid negative unassigned fund balance .

Arbor Greene
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

ARBOR GREENE

Community Development District

Comparison of Assessment Rates Fiscal Year 2024 vs. Fiscal Year 2023

		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 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change			
Parcel	Name																								
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%	13	74
B	Alcove	\$2,615	\$2,615	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%	13	37
C	Trace	\$2,444	\$2,444	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%	22	67
D	Landing	\$1,993	\$1,993	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%	30	112
E	Preserve	\$1,958	\$1,958	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%	15	57
F	Estuary	\$2,639	\$2,639	0.0%	\$0	\$	-	n/a	\$11	\$11	0%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	\$2,650	\$2,650	0.0%	61	172
G	Enclave	\$3,216	\$3,216	0.0%	\$0	\$	-	n/a	\$0	\$0	n/a	\$15	\$15	0%	\$0	\$0	n/a	\$0	\$0	n/a	\$3,232	\$3,232	0.0%	51	118
H / J	Parkview	\$2,089	\$2,089	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%	32	114
I / K	Parkview	\$1,595	\$1,595	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%	18	84
L	Whisper Pointe	\$1,914	\$1,914	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%	18	70
M	Heather Sound	\$1,501	\$1,501	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%	24	119
N	Townhomes	\$702	\$702	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%	15	159
O	Wynthorne	\$2,626	\$2,626	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%	6	17
P	Avalon	\$2,265	\$2,265	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%	7	23
Q	Retreat	\$2,706	\$2,706	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%	8	22
																						333	1,245		