

**ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 16, 2024

Remote Participation:

Zoom: <https://us02web.zoom.us/j/3797970647>, Meeting ID: 3797970647

--or--

Call in (audio only) (415) 762-9988 or (646) 568-7788, 3797970647#



313 Campus Street
Celebration, Florida 34747
(407) 566-1935

Agenda

Arlington Ridge Community Development District

Board of Supervisors

Robert Hoover, Chairman
 Ted Kostich, Vice Chairman
 Claire Murphy, Assistant Secretary
 Dominic Setaro, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Jennifer Kilinski, District Counsel
 Meredith Hammock, District Counsel
 David Hamstra, District Engineer
 Lee Graffius, Community Director
 John Barnett, Facilities Manager
 Jason DeWildt, General Manager
 Dan Zimmer, VP Operations, Troon

Meeting Agenda

Thursday, May 16, 2024 – 2:00 p.m.

Public Conduct Notice:

Members of the public are provided the opportunity for public comment at specific times during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers.

Speakers shall refrain from disorderly conduct, including launching personal attacks.

The Presiding Officer and District Manager shall have the discretion to remove any speaker who disregards the District’s public decorum policies.

Public comments are not a Q&A session; Board Supervisors and District staff are not expected to respond to questions during the public comment period.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit** 2:05 to 2:20
- 4. Notice of Suspension of Privileges** Page 5 2:20 to 2:30
- 5. Organizational Items**
 - A. Acceptance of Resignation from James Piersall Page 9 2:30 to 2:30
 - B. Consideration of Appointment to Fill Seat #1 Unexpired Term..... Page 11 2:30 to 2:40
 - C. Oath of Office for Newly Appointed Supervisor..... Page 20 2:40 to 2:40
 - D. Resolution 2024-05 Designating Officers Page 22 2:40 to 2:45
- 6. Staff Reports**
 - A. District Counsel 2:45 to 2:50
 - i. Troon Contract Negotiation Timeline 2:50 to 2:55
 - ii. Recreational Use Policy Forms 2:55 to 3:05
 - B. District Engineer 3:05 to 3:10
 - i. Depression by Tee #1 (*Evaluation, Next Steps*) 3:10 to 3:20
 - C. District Manager
 - i. Discussion of Events at Fairfax Hall 3:20 to 3:25
 - ii. Number of Registered Voters..... Page 26 3:25 to 3:30
 - D. Floralawn: Regular Report..... Page 28 3:30 to 3:35
 - E. Community Director
 - i. Regular Report Page 32 3:35 to 3:40
 - ii. Roof Condition Reports..... Page 35 3:40 to 3:50
 - iii. Discussion of Landscape Bordering Overflow Parking Lot..... 3:50 to 4:00
 - iv. Creating Additional Handicapped Parking (*Fairfax Hall*)..... 4:00 to 4:10
 - F. General Manager: Golf, Food & Beverage: Regular Report Page 81 4:10 to 4:15
- 7. BREAK**..... 4:15 to 4:25
- 8. Business Items**
 - A. Discussion of Liaison Roles 4:25 to 4:35
 - B. Discussion of RV Lot Rates..... Page 85 4:35 to 4:45
 - C. Consideration of Canceling Pitney Bowes Contract..... Page 88 4:45 to 4:50

District Office: Inframark
 313 Campus Street, Celebration, FL 34747
 407-566-1935
www.ArlingtonRidgeCDD.org

Meeting Location: Fairfax Hall
 4475 Arlington Ridge Blvd., Leesburg FL 34748
 Participate remotely: Zoom <https://zoom.us/j/3797970647>
 OR dial 415-762-9988 or 646 568-7788, ID 3797970647

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- D. Consideration of Benches for Veterans Memorial..... 4:50 to 4:55
- E. Consideration of Re-establishing Clubs (Responsibility for Managing) 4:55 to 5:10
- F. Discussion of Blue Ridge Activity Center..... 5:10 to 5:20
- 9. Presentation of Proposed Budget for Fiscal Year 2025**
- A. Fiscal Year 2025 Proposed Budget..... 5:20 to 5:35
- B. Resolution 2024-06, Approving the Budget and Setting a Hearing .. Page 93 5:35 to 5:35
- 10. Consent Agenda**
- A. Minutes: March 14, 2024, Workshop; March 21, 2024, Meeting;
 April 18, 2024, Meeting; April 26, 2024, Workshop..... Page 100 5:35 to 5:40
- B. Financial Statements (*April*) Page 129 5:35 to 5:40
- C. Check Register (*March and April*) Page 164 5:35 to 5:40
- 11. Supervisor Requests** 5:40 to 5:45
- 12. Audience Comments – Three- (3) Minute Time Limit**..... 5:45 to 6:00
- 13. Adjournment**

The next meeting is scheduled for Thursday, June 20, 2024, at 2:00 p.m.

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Section 4

Notice of Suspension

Arlington Ridge Community Development District

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

May 9, 2024

Via Certified Mail & Electronic Mail

Ronald Smith
3833 Arlington Ridge Blvd
Leesburg FL 34748
tnsron@gmail.com
ronaldkeithsmith@gmail.com

Re: *Arlington Ridge Community Development District
Notice of Suspension of Privileges*

Mr. Smith:

I serve as District Manager to the Arlington Ridge Community Development District (the "District"). The purpose of this correspondence is to notify you that due to the incidences described herein, your amenity privileges are hereby suspended until **June 20, 2024**, pending further review. Effective immediately, your privileges are suspended for all the Recreational Facilities owned and operated by the District, including but not limited to, the golf course, gym, swimming pool, Fairfax Hall, restaurant/tavern, and related facilities.

Reason for Suspension. On or around April 14, 2024, you were observed behaving in an unreasonable and abusive manner towards golf course staff and engaging in conduct that could result in damage to District property. It was reported that you were seen hitting the golf course beverage cart with your hand, blocking the movement of the cart with your body, and exhibiting verbal aggression toward a golf course employee. As outlined in the Suspension and Termination Rules, which constitute Exhibit B to the District's *Recreational Facilities Use Policy*, the District has the right to restrict, suspend, or terminate your amenity privileges for grounds which include, but are not limited to, the following:

- Exhibits unsatisfactory behavior, conduct or appearance; and
- Treats the District's supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner; and
- Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

Opportunity to Address the Board. The next Board meeting is scheduled for May 16, 2024, beginning at 2:00 p.m. You will have the opportunity to address the Board at this meeting regarding this decision if you wish to do so. Should you wish to address the Board, please contact my office by 12:00 p.m. on May 13, 2024. I can be reached by phone at (407) 566-1935, by email at angel.montagna@inframark.com, or by mail at 313 Campus Street, Celebration, Florida 34747.¹

¹Please be aware that, under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Arlington Ridge Community Development District

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

At the May 16, 2024, meeting, the Board will determine the appropriate duration of the amenity suspension, deemed by it in its sole discretion to be appropriate under the circumstances. In determining whether to take such additional action, the Board shall take into account the nature of the violation and any prior violations. The Board may determine what additional action, if any, will be taken or it may reserve its decision until a later date. In any event, the Board shall provide notice of its action to you if the Board decision differs from the suspension timeline stated above.

Again, please be advised that beginning on the date of this letter, your amenity privileges are suspended. Accordingly, should you attempt to enter the District's facilities, either on your own or as the guest of another resident, you will be trespassing, and the appropriate authorities will be contacted. Should you wish to appeal this interim suspension, you must submit a written request for reconsideration to this office. The written request shall contain relevant facts related to the appeal and District staff shall review and consider the same. Once the District has evaluated all necessary facts, the District will notify you of the duration of the suspension. Thank you for your cooperation.

Sincerely,

Angel Montagna
District Manager

cc: Arlington Ridge Community Development District Board of Supervisors (*via electronic mail only*)
Meredith W. Hammock, Esq., District Counsel (*via electronic mail only*)

Section 5

Organizational Items

Subsection 5A

Resignation

From: jim piersall <jpinnpb@aol.com>
Sent: Monday, April 22, 2024 7:46 AM
To: Montagna, Angel <angel.montagna@inframark.com>; Jennifer Kilinski <jennifer@cddlattorneys.com>
Cc: jpinnpb <jpinnpb@aol.com>
Subject: "A Biased Board and a disenfranchised electorate"

Good Morning Angel! After taking the weekend to reflect back on our 5.5 hour marathon meeting this past Thursday and subsequently meeting and speaking with many residents, there are a few indisputable facts.

The Board has chosen to reward Fiscal Failure by extending the contract of Troon! On the F&B side they have losses in excess of \$840K through 1-31-24. With no viable plan in place to stop the hemorrhaging of residents monies, other than repeating past broken promises leading to the ever escalating yearly assessments. The fact that Troon now is willing to pay ("up to and not to exceed \$7,500") annually toward their F&B losses is laughable. The fact that they budgeted to lose no more than "Negative" \$75K in FY 2025 as their goal is less than assuring.

A majority of residents had spoken loudly and clearly over the past 12 months that they were adamantly opposed to retaining Troon for a number of very valid reasons. The overall sentiment among the disenfranchised residents in this community is that retaining Troon was a "Foregone Conclusion" and that decision was made prior to the start of the meeting this past Thursday. I can not in good conscious serve on a board that defies the wants of the residents they were elected to serve and represent.

Moving forward from here and knowing my term expires this November and that I will be traveling and unable to attend live and in person for May, June, July and August meetings, and receiving confirmation that Zoom is still unintelligible after 2 plus years. I think it best for all that at this time you seek someone who can fully engage in all the work that lies ahead, and my hope is that someone with a keen fiscal mind can join the board at this time as you get into the serious budget deliberations for FY 2025.

Regards

Jim

Subsection 5B

Appointment

CDD Board of Arlington Ridge,

I would like to submit my resume for the interim position on the CDD Board of Directors due to the recent loss of one of its critical members. I believe my resume provides details regarding my ability to manage complex programs involving planning, executing, evaluating, reporting, and contracting services for the Department of Defense for a 35 year period between 1986 and 2022. I am capable of researching and coordinating with members of various work force members supporting Army Materiel in the civilian and Army sectors of the Department of Defense.

In my resume please find that as an Army leader I worked individually and within team environments to provide information to leaders to make critical decisions regarding the effectiveness, suitability, and survivability of DOD ordnance relative to one of a kind systems for training and life cycle evaluations of systems that have provided our American soldiers with superior ground combat capabilities.

I will bring the same level of commitment to the CDD Board. I will propose solutions, present options, and examine proposals with integrity. My primary focus will be offering transparency within the parameters of legal guidelines to address the issues I see in my community.

Thank you for any consideration given to my request to serve the interim opening for the CDD seat left vacant by Mr Piersall.

Very Respectfully,

Steve Avallone

A handwritten signature in black ink, appearing to read 'S. Avallone', written in a cursive style.

Stephen Avallone – T&E and PM Systems Engineer**Education**

- B.S. in Mechanical Engineering, Widener University – 1986
- ASME in Mechanical Engineering, Community College of Philadelphia - 1984

Awards, Citations, and Memberships

- Commanders Award, Test and Evaluation Planning and Synchronization, 2016
- Certificate of Appreciation for Training Development and Support for Tactical
- Electronic Warfare Officer Course, 2008
- US Army Greatest Inventions Program Top Ten Team Member for support to US
- ARMY ARDEC for the EM113A2 Rapid Entry Vehicle, 2006
- Army Civilian Education System (CES) Advanced Course, 2017
- Army Acquisition Corp Member, 2006
- Army Acquisition Corps Certification, T&E Level III Certified, 2002
- Test Director Firing/Explosive Qualification and Certification, 1998

TS-SCI Security Clearance

- Lead Test Engineer for NBCRV Sensor Suite Upgrade program and the Vehicle Integrated Platform Enhanced Radiation (VIPER) Production Qualification Test
- Provide SME document reviews and info papers
- Synchronize and host test planning meetings
- Execute test and systems engineering plans
- Develop Short and Long Term Test Strategies
- Test Infrastructure Development
- Test and Evaluation Master Plan (TEMP) Development
- Experience with FORSCOM TSARC test planning process
- Shape Performance Work Statements and SOWs
- Create Technical Briefings and Lead Facility Tours

Stephen Avallone – Test and Evaluation (T&E) and Systems Engineer

**4002 Richmond Xing
Leesburg, FL 34748
(C) 302.690.9926**

SUMMARY OF RELEVANT EXPERIENCE

I have had over 35 years of experience supporting the Department of Defense (DoD) in the areas of Test and Evaluation (T&E), Program Management, and Acquisition as both a civilian and contractor.

RELEVANT PROFESSIONAL EXPERIENCE

11/17 - 01/22, Joint Research and Development, Inc.

Contractor

- Lead Test Engineer for JPEO Wearables program responsible for successful Joint Service demonstrations
- Provided long term SME on-site support with West Desert Test Center (WDTC) engineers, technicians, and management to shape infrastructure and execute JPM programs
- Liaison WDTC support directly with JPM-Sensor Clients
- Lead Test and Systems Engineer for Nuclear Biological and Chemical Reconnaissance Vehicle (NBCRV) Chemical Surface Detector technology maturity risk reduction (TMRR) test phases

Stephen Avallone – T&E and PM Systems Engineer

Stephen Avallone – T&E and Systems Engineer
4002 Richmond Xing
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(C) 302.690.9926

05/13 – 10/17, U.S. Army Test and Evaluation Command (ATEC)

- Coordinate and Host General Officer Test and Evaluation Planning and Synchronization Meetings
- Issue Test Support Orders
- Perform Command Inspections
- Create Mission Exceptions
- Lead SMEs to create Test Capabilities Requirements Documents
- Lead for Government Accountability and Inspector General Audits
- Manage SharePoint Data Folders
- Review Technology Development and Acquisition Program HEX Charts
- Lead Special Studies
- Create and Staff Executive Summaries and Situational Reports

01/11 – 05/13, ATEC and U.S. Army Evaluation Center (AEC)

- Supervised Staff of 18 Government and Contractors
- Managed Counter Improvised Explosive Device (CIED) Database and Websites
- Developed and Managed CIED Test Infrastructure Cost Estimates
- Participated in Threat Design Review Boards for Protocol Testing
- Responsible for organizing CONUS/OCONUS General Officer Level Briefings
- Supported Overall Joint IED Defeat Organization (JIEDDO) Test Board (JTB) Initiatives

01/07 – 01/11, U.S. Army Evaluation Center (AEC)

- Team Leader for Development of CIED Data Visualization Tools
- Coordinated and Hosted Data Management Working Group Meetings
- Created JTB Database with over 20,000 Data Links
- Managed the Creation of non-Secret and Secret Oracle Websites
- Supported Electronic Warfare Officers during Operation Iraqi Freedom (OIF) and Operation Enduring Freedom (OEF) Joint Warfare Operations

Stephen Avallone – T&E and PM Systems Engineer

Stephen Avallone – T&E and Systems Engineer

4002 Richmond Xing

Leesburg, FL 34748

(C) 302.690.9926

01/03 – 01/07, U.S. Army Evaluation Center (AEC), Close Combat Evaluation Directorate

- Served as the AST chairperson on M1 Abrams Tank (M1A2) and Bradley Fighting Vehicle System (BFVS) programs. Chaired and supported Stryker Mortar Carrier, M1A2, BFVS, and M113 Family of Vehicle program evaluations.
- Led multi-disciplined teams (ATEC System Teams) of 3-8 people.
- Led OIF/OEF Rapid Initiative Programs
- Created 5 Early Support Reviews and System Evaluation Plans
- Authored over 15 Capability Limitation and System Evaluation Reports

08/1986 – 01/2003, Aberdeen Test Center (ATC)

- Test Engineer for Bradley Fighting Vehicle Systems (BFVS)
- Participated in Test Incident Report Scoring Conferences
- Performed Early Prototype Inspections
- Authored 10 Safety Releases for Early Soldier Testing
- Published 15 Test Plans and Reports
- Responsible for Test Plans, Daily Test Execution, Test Reporting
- Responsible for leading efforts for system design changes
- Utilized Matrix Support for Full System Evaluations
- Developed Vision Digital Library for Stryker Program

GEORGE ELDER

Experienced Global Tech Manager

ge_elder@hotmail.com • 570.651.2822

Summary

Highly experienced Global Manager with extensive knowledge in Information Technology infrastructure engineering, life cycle management, and automation. Proven track record of successfully managing global teams, driving process improvement, and developing business solutions at the Director level.

Experience

Amazon

Breinigsville, PA and Leesburg, FL
2011 – 2020

Global Information Technology Manager

Director level responsibility for highly successful global team providing infrastructure development, repair, and life cycle management for all warehouse fulfillment operations and associated IT teams. This team was integral to the successful launch of over 400 warehouses and dozens of special projects requiring high technical expertise.

- Identified opportunity, created, and managed a global team to provide centralized repair of all IT hardware which improved IT service response time by 70% and reduced IT support costs by \$44M.
- Eased new site installation time by 80% by eliminating high vendor delivery failure rates and reducing configuration errors by 97.8%.
- Reorganized governance of IT Life Cycle Management and Vendor Management improving selection, functionality, and supportability of new and existing equipment.
- Developed standard work for all IT processes to ensure consistent testing, repair, and configuration of equipment, proper handling of sensitive data, and responsible disposal of all electronic waste.
- Directed teams in the creation of KPIs, dashboards, standards, and review schedules.
- Improved manager and employee success through job “certification” processes and personal development plans for career growth.

Technical Services Manager II

Managed and developed a technical team exceeding standards for all IT services and projects in support of two large warehouses (640k & 1.2M sq ft.).

- Exceeded support standards for local warehouses while leveraging 31% less staff than company standard.
- Improved communication with site leadership and local team aligning prioritization of projects and reducing ticket average age from 68 days to 1.2 days.
- Leveraged local sites in the testing of new equipment and designs; this included prototype testing of hardware, camera systems, floor automation processing systems, infrastructure standardization, and client hardware.
- Developed training for entry level technicians to gain required knowledge toward engineer level roles.
- Conducted 5S audits to maintain the work safety and cleanliness.
- Participated in Gemba walks and Kaizens to improve the work environment and processes.

Carole Hochman Design Group

Williamsport, PA
2004 – 2011

Information Technology Operations Manager

Managed services, solutions, and staff for business intelligence/data delivery, network infrastructure, system development, data security, outsourcing, systems re-engineering and application maintenance. Supervised a globally dispersed team to provide services and support of 4 locations at various U.S. and international locations.

- Eliminated \$15k per year through standardization and centralization of IT Disaster Recovery Processes.
- Reduced printing cost 30% through automation and accountability of print utilization.
- Streamlined bandwidth utilization to minimize costs and increase productivity.
- Provided recommendations / proposals that improve efficiency, increase revenue, or cut costs.
- Identify and eliminate potential network security risks through proactive monitoring, standardized equipment rollout plans, and employee awareness trainings.
- Developed and mentored junior level staff.
- Improved ticket resolution from 45 days to less than 1 day.
- Increased Helpdesk performance and customer satisfaction.

L-3 Communications

Williamsport, PA
1997 – 2004

IT Network Administrator

A production supervisor placed into an IT technical position based on knowledge / skill who accelerated into IT leadership providing guidance and direction on local facility IT requirements to meet business needs. Delivered leadership services and solutions for network infrastructure, system development, data security, systems re-engineering and application maintenance.

- Responsible for all IT functions.
- Analyzed, recommended and adhered to department and project budgets.
- Directed, motivated and developed IT personnel.
- Support of all computer related systems utilized by the business unit.
- Administration of users, PCs, servers, network equipment, and service contracts.
- Continual development and implementation of "new" technologies, weighed on ROI.
- Development and implementation of IT policies and procedures.

Production Supervisor

Managed a team of 18 direct reports, provided development, counseling, performance management, weekly feedback, and annual reviews.

- Accountable for manufacturing, testing, and delivery of \$3M of product per month.
- Coordinated build schedule based on multi-level BOM yields to meet production requirements.
- Scheduled shift times, over time, and resource allocation.

U.S. Navy

Various locations
1987 – 1997

Electronic Technician, 1st Class

Responsible for various equipment and personnel including:

- Work center supervisor of up to 18 technicians supporting a multitude of radar and ancillary equipment.
- Preventive and corrective maintenance of radar systems, fiber optic systems, mainframe computer systems and necessary support systems (data backup, power, air conditioning and cooling primary and secondary systems)

Strengths



Innovative and data driven approach to continuously improve processes and the customer experience.



Leadership through insisting on high standards and working relentlessly to improve processes and remove barriers for my teams.



Collaborate with internal and external teams and leaders to ensure the right solutions are delivered for the business in a timely manner.

Education

Capella University

Bachelor of Science in Information Technology
(Magna Cum Laude)

Minneapolis, MN
2004 – 2008

Skills

Information Technology (hardware, software, network, data storage, and security) • Communications • Automation • Collaboration • Project Management • Compliance • Risk Management • Vendor Management • Technical Support • Life Cycle Management • Business Continuity • Disaster Recovery

Achievements



Door Desk Award for creating a well-built idea that helped to deliver lower prices for customers



Re-invented IT to provide faster customer resolution at a lower overall cost.



Successfully launched over 400 locations to support business expansion.

From: Tom O'Marra <omarra.tom@gmail.com>
Sent: Friday, May 3, 2024 1:22 PM
To: Montagna, Angel <angel.montagna@inframark.com>
Subject: AR CDD Open Seat

I am interested in the 'Open Seat' through November.
I apologize in advance for not having a resume, I have been semi-retired for 11 years.

My wife and I moved to Arlington Ridge 4 years ago, after her retirement.
I currently market Medicare Insurance part-time, most during the Annual Election Period.
In my most recent past I was Broker Relations Manager for one of the countries largest Field Marketing Organizations for Medicare. I oversaw more than 400 Medicare Brokers. I have been in the insurance field my whole adult life.

In the past I have been President of a Homeowners Association, though smaller than Arlington Ridge and there was no CDD.
Also, I was Chairman of the Finance committee of our church.

I thank you in advance for your consideration.

--

Tom O'Marra
4731 independence Trail
Leesburg, FL 34748
631 433-4621, Fax 631 629-5018
omarra.tom@gmail.com

RONALD WORRICH

Leesburg, FL 34748 | 3523143254 | rworrich1@gmail.com

Professional Summary

Results-oriented Support Manager offering 37 years' experience in field. History of implementing successful improvements to processing procedures and equipment deployment. Industry expert with creative strategies for high-volume processing operations between multiple facilities.

Skills

- Project Planning
- Managing Operations and Efficiency
- Budget Management
- Process Improvement
- Building relationships with contractors
- Black belt, Lean Six Sigma

Work History

In Plant Support Manager Feb 2006 - Jul 2010
 US Postal Service Capital Metro Area

- Successfully managed budgets and allocated resources to maximize productivity and profitability.
- Managed specialist team to provide technical assistance and customer service.
- Implemented performance metrics, resulting in continuous improvement of the support team's capabilities.
- Managed daily operations to ensure smooth functioning of the support department.

Operation Manager Nov 1981 - Feb 2006
 US Postal Service Lehigh Valley PA

- Introduced new methods, practices, and systems to reduce turnaround time.
- Spearheaded process improvements, resulting in increased productivity and reduced operational costs.
- Set, enforced, and optimized internal policies to maintain responsiveness to demands.
- Developed systems and procedures to improve operational quality and team efficiency.
- Supervised operations staff and kept employees compliant with company policies and procedures.
- Adaptable and proficient in learning new concepts quickly and efficiently.

Education

High School Diploma Jun 1972
 Wilson Area High School Easton, PA

Subsection 5C

Oath of Office

OATH OF OFFICE

I, _____, a resident of the State of Florida and a citizen of the United States of America, and being a Supervisor of the Arlington Ridge Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisors of the Arlington Ridge Community Development District, Lake County, Florida.

Signature

Date

STATE OF FLORIDA

COUNTY OF LAKE

Sworn to (or affirmed) before me this 16th day of May 2024, by _____,
whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires: _____

Personally known _____ or produced identification _____

Type of Identification _____

Subsection 5D

Resolution 2024-05

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Arlington Ridge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Leesburg, Lake County; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to designate officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Rober Hoover is appointed Chairman.

Section 2. Ted Kostich is appointed Vice Chairman.

Section 3. Angel Montagna is appointed Secretary.

Section 4. Claire Murphy is appointed Assistant Secretary.

Dominic Setaro is appointed Assistant Secretary.

 _____ is appointed Assistant Secretary.

Jennifer Goldyn is appointed Assistant Secretary.

Section 5. Stephen Bloom is appointed Treasurer.

Section 6. _____ is appointed Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of May, 2024.

ATTEST:

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Section 6

Staff Reports

Subsection 6C

District Manager

Section 6C(ii)

Registered Voters



www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

May 7, 2024

Brenda Burgess, Project Manager
Inframark, LLC
313 Campus Street
Celebration FL 34747

Re: District Counts

The number of registered voters within the Arlington Ridge Community Development District as of April 15, 2024 is **1,730**.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in cursive script that reads 'D. Alan Hays'.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

Subsection 6D

Floralawn: Regular Report



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Arlington Ridge CDD April 2024 Landscape Report

Account Manager: Casey Hallman

Site Supervisor: Hector Brocato

Orlando Branch Manager: Bryan Clyborne

Dear Board Members and Residents,

I hope this report finds you well. We would like to provide you with an overview of the recent activities and developments related to the landscape maintenance within the Arlington Ridge Community Development District.

We would also like to inform the district that Luis Islas is no longer with Floralawn. He has made the decision to change careers after dealing with some health issues. Moving forward your account manager will be Casey Hallman. Hector Brocato will continue to serve as the site supervisor for Arlington Ridge.

We are excited about bringing Casey on board to work with the District. His contact information is below.

Casey Hallman

Casey.Hallman@floralawn.com

(863)-370-5377

Lawn Maintenance

- **Weather:** The month of April was extremely dry with no significant rain. There have been dry spots throughout the district. We have been working with our irrigation team to communicate the areas that are stressed in an effort to get these areas a little more water.
- **Shrub Trimming and Weed Control:** The maintenance crew moved through the property according to the detail rotation. We were also able to address specific requests such as cutting back the ligustrums on Bull Run and Camerons Run by 4'.

Irrigation

- Monthly Irrigation Check: We acknowledge that there were delays in providing detailed proposals from the irrigation inspections. We have made the changes changes internally to prevent this from happening in the future. Additionally, all irrigation proposals will be reviewed by Bryan Clyborne before they are sent to ensure all details are captured correctly.
- Mainline and Other Repairs:
 -

Lawn and Shrub Treatments

- Lawn Treatments: Lawn and shrub areas were treated in April according to the contract.

Landscape Projects and Proposals

- Outstanding Proposals: We are finalizing proposals for the annual change out as well as the proposal for the buffer area behind the town homes.
- Other: Contractual Palm Trimming will occur at the end of april and we will update with the exact date.

Subsection 6E

Community Director

Subsection 6E(i)

Regular Report



Arlington Ridge Community Development District

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

Community Directors Report May 2024

Fairfax Hall

Current Condition Inspection Report will be discussed during meeting.

Pool Update

Stair leveling should be completed on May 13 & 14.

Volunteer group has been working on touching up pool furniture and re-slinging project is underway. This will take approximately 6-8 weeks.

Pool Life Saving Equipment Update

Per a suggestion by the Health Department Inspector, we have installed two poles near the lap pool to hang the pool lifesaving equipment to make it more accessible in an emergency, as it was located on the fence and the hedge made it difficult to access.

Retention Pond Report

Depressions are being observed monthly and David should have an update on the depression at the end of the Roanoke cul-de-sac.

Golf Course Restaurant Repairs and Inspection

Inspection and notification of repairs related to the restaurant and Golf Shop continue. The ice machine and refrigerator at FFH is scheduled for repairs by Troon.

Entrance Ponds

There has been some pump and electrical issues with the recirculatory pump for the front entrance ponds. Danny is working on getting the system back to working properly.

HVAC Contract Maintenance Renewal

The maintenance contract for the AC units was only for one year. I will be reaching out to additional companies for quotes to present. Last year's contract was \$12,000 for the year. I added this expense to the budget under Common Area Maintenance.

Entry System Update

An evaluation of the gate entry and building access system is in progress. Suggestions will be made in the coming months to ensure we have proper system backup. The system entries are being audited over the next few months to ensure outdated and old information is removed.

The Staff are asking the Supervisors to consider charging a \$10 for new barcodes obtained when residents add or trade in cars as this has become a large expense due to each bar code costing \$10. In one day, we issued 7 new bar codes.

A new resident would still be issued 2 barcodes when registering with the CDD. We already charge for replacement access cards, but the current rate is \$5 and this needs to be increased to \$10 as well. Defective barcodes and access cards will be replaced at no charge.

Roof Maintenance Contract

There will be more information on the condition report regarding drainage and drain maintenance. A proposal was submitted in the past for consideration, and I am requesting we re-consider a maintenance contract for the roofs or at least for FFH.

Wetland Management Contract

While working on the budget I noticed our wetland contract was done before Solitude bought out the previous company. I have contacted Solitude to discuss updating our contract and reviewing what addendums were added to clarify where services are being performed.

Subsection 6E(ii)

Roof Condition Report



Proposal

Arlington Ridge CDD
1412 S Narcoossee Rd
Saint Cloud, FL 34771

Date: 05/07/2024

Building:
4463 Arlington Ridge Blvd
Leesburg, FL 34748

Job: PRJ #9132: Fairfax Curb lifting

Work To Be Performed:

WE HEREBY PROPOSE TO furnish and install all necessary labor, materials, equipment and supervision to properly raise up three (3) RTU Curbs and properly flash them in.

1. MOBILIZATION

- 1.1 Setup site to meet OSHA fall protection requirements. This will include setup of various items including guard rails at load and at discharge points.
- 1.2 Load all materials onto roof surface via crane or boom lift. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.

2. DEMOLITION

- 2.1 Remove TPO membrane from the curb locations as needed. Membrane and will be removed to help facilitate the HVAC contractor installing the new curb.
- 2.2 All debris will be loaded into disposal containers and removed from site. Debris will be disposed of in a legal manner.

NOTE Jurin Roofing Services will not cut through the decking.

3. CARPENTRY

- 3.1 Install a wood blocking as needed at the perimeter of the curb locations. Wood blocking will be fastened using screw fasteners.
- 3.2 Installed, 3/4" plywood will be secured as a fall prevention. A tarp will cover the 3/4" plywood as a temporary waterproofing to help prevent water intrusion into the inside of the curb.

NOTE Jurin Roofing Services will need the mechanical contractor present to install the curbs.



4. ROOFING

- 4.1** Remove and re-install up to three existing curb flashings.
- 4.2** Install TPO membrane and flashing material at up to three (3) new curbs. All flashing will be installed to meet manufacturers specifications.
- 4.3** No split wraps or flashing of additional penetrations included in this scope of work.

****NOTE:** Under deck structural support - All under deck structural support must be installed prior to the cutting of the roof deck. Structural support must be designed by a licensed architect or engineer and must be completed according to these requirements. The contractor or owner must be able to produce these drawings on demand to confirm that this requirement has been met. Under no conditions will Jurin Roofing Services, Inc. proceed with any portion of the scope of work as outlined unless all structural work has been completed. Any damages that occur to the interior of the building or the roof system because or the delay in the installation of the structural work will be the responsibility of the contractor or owner.

5. LIMITED WARRANTY

- 5.1** All roof repairs installed by Jurin Roofing Services, Inc. are warranted for a period of six (6) months from the date of installation. This warranty is limited to the applied repairs and the existing roof system is explicitly excluded from this warranty. Any failure of the existing roof system, whether attributable to the applied repair in full or in part, is not covered under this warranty. All remedies available to the buyer are limited to making the applied repairs watertight. The limit of liability for Jurin Roofing Services, Inc. is the original cost of the installed repairs. Jurin Roofing Services, Inc. is not responsible and explicitly excludes any liability for damages to the interior of the building, building contents, or bodily injury as the result of a failure of the applied repairs or overall failure of the applied repairs. No other warranty or remedy is implied through this warranty.

6. UNITARY COST

- 6.2** All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. Any requests beyond the included scope of work issued by the Mechanical contractor or General Contractor will be billed as a change order. Additional requests for work must be cleared by the General Contractor or a representative of the General Contractor, or by the Mechanical Contractor or a representative of the Mechanical Contractor. The rates for change orders are \$90.00 per hour with a 10% mark-up added to all materials. All personnel hours that contribute to find a resolution for any unforeseen deficiency will be invoiced for.

*As the nature of this project includes discovery of information AFTER the HVAC units are moved to the ground, there is a higher chance of a change order taking place on this project.

7. CONTRACT PROVISIONS AND EXCLUSIONS

- 7.1** Asbestos, lead based paint, and toxic materials exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for



7. CONTRACT PROVISIONS AND EXCLUSIONS (cont.)

expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.

- 7.2 Change Orders** - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.
- 7.3 Dispute Resolution** - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.
- 7.4 Electrical Conduit** - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.
- 7.5 Indemnify and Hold Harmless Clause** - Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from any and all future construction defect claims. Additionally, Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. To the fullest extent permitted by law, Owner shall defend, indemnify, and hold harmless Jurin Roofing Services, Inc. from all damages,



7. CONTRACT PROVISIONS AND EXCLUSIONS (cont.)

losses, and expenses, including attorneys' fees, arising from any and all claims or damages for bodily injury, sickness, disease, or death, including claims or damages from slip and fall incidents, caused by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises.

- 7.6** Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.
- 7.7** Mold growth exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
- 7.8** Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.
- 7.9** Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
- 7.10** This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this



7. CONTRACT PROVISIONS AND EXCLUSIONS (cont.)

scope of work in order to comply with code requirements will be considered a change order to the project.

- 7.11** Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.
- 7.12** Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.
- 7.13** Design Professional is responsible to design the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. Jurin Roofing Services, Inc. is not responsible for design, including calculation or verification of wind load design. To the extent minimum wind loads or pressures are required; Jurin Roofing Services, Inc.'s bid is based solely on manufacture's printed test results. Jurin Roofing Services, Inc. is not responsible for the construction or structural sufficiency of the roof deck or other building components not constructed by Jurin Roofing Services, Inc.
- 7.14** Building Permit Exclusion - The cost of the building permit, if required, is not included in the proposed price as noted. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner. The cost of the building permit plus a handling fee of 10% will be added to the cost of the project if a building permit is required. This will be handled as a change order. In addition, if additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.
- 7.15** Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.
- 7.16** The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall perform the work shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.
- 7.17** Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious



7. CONTRACT PROVISIONS AND EXCLUSIONS (cont.)

mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.

7.18 Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.

7.19 Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.

7.20 Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.

Notes: Statement of Quality - All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due. Jurin Roofing Services, Inc. entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

This proposal may be withdrawn if not accepted within 15 days of submission.

PRICE FOR THE ABOVE SCOPE OF WORK: \$9,555.00

Matthew Palmer
Estimator
Jurin Roofing Services, Inc.

I, _____ accept the above proposal on _____ 20____

Authorized Signature

An aerial photograph of a dense city skyline, likely New York City, showing numerous skyscrapers and buildings. The image is partially obscured by a white semi-transparent box containing the title.

ROOF CONDITION REPORT

PROPERTY:

PREPARED FOR:

DATE OF REPORT:

RAM INFRARED SERVICES, INC.
29716 HIGHWAY 27, DUNDEE, FL 33838
info@roof-infrared.com
roof-infrared.com | 267-923-6083



SECTION 1: EXECUTIVE SUMMARY

RAM INFRARED SERVICES, INC.
29716 HIGHWAY 27, DUNDEE, FL 33838
info@roof-infrared.com
roof-infrared.com | 267-923-6083



EXECUTIVE SUMMARY

Fairfax Hall
4463 Arlington Ridge, Leesburg, FL 34748

On April 24th, 2024, a visual site review of the roofing system was conducted on the above referenced property. The review was intended to provide a surface analysis of the roof system assemblies, note visible deficiencies, estimate EUL (estimated use life) and project future capital expenditures.

HISTORY

At the time of the site visit, the Roof Asset Management, Inc. consultant was informed that there are various roof systems installed on the building. Each of the systems varies in age, roof system type and roofing manufacturer.

There was one leak notated around the tarped roof curb. No additional leak history was provided by the site contacts that the consultant met with during his time on site.

A copy of the roofing manufacturer warranty and original contract for roof installation was provided Roof Area 1 and Roof Area 2.

SITE OVERVIEW

This building has five roof areas. An aerial overview of the site is provided as an attachment to this report. The following are the buildings and their corresponding roof system type:

Roof Area 1 - TPO Main roof – GAF – GOOD condition

Roof Area 2 - Metal standing seam – GOOD condition

Roof Area 3 - Small flat white TPO roof at top of metal roof – FAIR condition

Roof Area 4 - Small flat white TPO roof adjacent shingles – Carlisle – FAIR condition

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Roof Area 5 - Asphalt shingle roof system – CertainTeed – FAIR condition

OBSERVED DEFICIENCIES

Below is a list of deficiencies found in the roof system. This list is not exhaustive. Deficiencies may exist but were not seen or noted.

Deficiency List

Roof Area 1

1. HVAC unit covered with tarp.
2. HVAC unit with curb adapter found to have curb adapter compressing and pinching TPO membrane.
3. Three HVAC units resting very close to roof membrane. Raise to minimum 6”/8” above the roof surface.

Roof Area 2

1. Top fastened flashing piece found at bottom edge.

Roof Area 3

1. Aged roof system.

Roof Area 4

1. No deficiencies found.

Roof Area 5

1. Large pieces of branches found on roof. Other areas of organic debris were found on the roof.

REUL (Remaining Estimated Use Life)

Roof Area 1 - Greater than 10 Years

Roof Area 2 - Greater than 10 Years

Roof Area 3 - Approximately 3 to 5 years

Roof Area 4 - Greater than 10 Years

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Roof Area 5 - Greater than 10 Years

- ❖ *Please note that all REULs are made based upon current observations. There are many different confounding variables including maintenance and weather patterns that may accelerate the process of degradation of your roofing assets. An active maintenance or asset management plan for your roof systems is required to maximize the EUL for all roof assets.*

REPAIR BUDGET

Year 2024

Roof Area 1 - \$1,800 +/-

Roof Area 2 - \$500 +/-

Roof Area 3 - \$1,500 +/- per leak area until replacement can be completed.

Roof Area 4 - \$500 +/-

Roof Area 5 - \$500 +/-

- ❖ *Please note that these repairs will help to extend the life of the roof system. Completing these repairs will not guarantee no leaks will occur through the remaining life of this roof asset. Additional costs for maintenance should be anticipated for the remainder of the life of the roof system.*
- ❖ *Please note that all budgets provided are estimates and not quotes. No contractor was contacted to provide any support for budgets provided. Budgets are guides for planning future work and are subject to change based on full scope of work selected by building owner and local building code requirements. Budgetary costs provided do not factor in inflation and are in today's dollar value.*
- ❖ *The above budget amounts are based on non-union open shop labor rates.*
- ❖ *This budget is based upon a manufacturer's warranty being maintained on the roof system for the duration of the budget.*
- ❖ *This budget does not include costs associated with remedial work required by the manufacturer for a warranty transfer.*

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REPLACEMENT BUDGET

Roof Area 3

Approx. Sq. Footage	Cost per sq. ft.	Total Budget Range
425 sq. ft. approx.	\$12.00 - \$17.00 per sq. ft.	\$5,100 to \$7,225

Scope of Work - Assuming there is one roof system in place.

1. Perforate (prepare) the existing roof membrane as required by the manufacturer.
2. Install 115 MIL TPO membrane into the roof system using the adhered method of attachment.
3. Flash all perimeter details and penetrations according to manufacturer’s specifications.

❖ *The roofing industry as well as the construction industry is facing unprecedented material price increases and delays in material availability. Many manufacturers are experiencing significant raw material shortages. These raw materials shortages are creating significant delays in material availability. Some manufacturers have suspended order taking for the near term until the raw materials can be sourced and manufacturing can resume. As a result of these shortages, material price increases are frequent and significant. Roof Asset Management Inc. makes all efforts to provide budgets based on the current price for materials at the time the report is issued. However, due to the material shortages and the frequency of material price increases the budgets provided are subject to change without notice. It is highly recommended that the client continues to monitor the material shortages and price increases and adjust the budgets provided accordingly.*

❖ *All square footages noted are only approximates based on Google Earth. Client is responsible for determining exact building dimensions prior to setting budget.*

❖ *Remediation of wet insulation or removal of existing roof system will affect the budget.*

❖ *The above budget amounts are based on non-union open shop labor rates.*

❖ *The above budget does not include soft costs including but not limited to design fees, building permits or costs associated with remedial mechanical work.*

❖ *Please note that all budgets provided are estimates and not quotes. No contractor was contacted to provide any support for budgets provided. Budgets are guides for planning future work and are subject to change based on full scope of work selected by building*

RAM INFRARED SERVICES, INC.



owner and local building code requirements. Budgetary costs provided do not factor in inflation and are in today's dollar value.

- ❖ Please keep in mind that this is only a surface analysis and that no core samples were taken at the time of the visit. Furthermore, some unforeseen factors were not taken into consideration for budgets such as local building codes, access to the building, trash removal and a penetration audit. As a result, these potential unforeseen issues may impact the budget range. Further in-depth analysis and design will be necessary to fine tune the budget.*

CONCLUSIONS

The roof systems on the building are in various stages of aging. As noted, Roof Areas 1, 2, 4, and 5 appear as though they can be maintained in the long term. Roof Area 3 is older and may require replacement within the shorter term.

FURTHER RECOMMENDATIONS

It is recommended that a pro-active roof asset management program be implemented with a minimum of one (1) annual professional roof review conducted to maximize the life expectancy of the roof asset. You can anticipate allotting \$1,500 per year for the implementation of a roof asset management program after the initial repairs are completed.

WARRANTY AND WARRANTY EXTENSION

A warranty transfer is strongly suggested. It is recommended that warranty information be obtained along with a copy of the roof warranty as this will help to determine future budget allocations and the potential extension of the roof warranty. In addition, it is strongly recommended that, if eligible, the roof system warranty be extended. These recommendations are made based on general industry practices. Each roofing manufacturer sets their own criteria regarding warranty transfer and extension eligibility. Please consult your roofing manufacturer regarding eligibility for these roof systems, if applicable.



ASSESSMENT DEFINITIONS

Opinion is rendered with consideration to the roof system's type, age, design, and location.

GOOD: Roof system in average to above-average condition. Generally, other than normal maintenance, no work may be recommended or required.

FAIR: Roof system in average condition. Some work may be required or recommended, primarily due to normal aging and wear of the roof system, to return the roof system to good condition.

POOR: Roof system was found to be in below average condition. Significant work may be anticipated to return the roof system to an acceptable condition.

REPORT COMPLETED BY:

Matthew Palmer



SECTION 2: ROOF PHOTO REPORT

RAM INFRARED SERVICES, INC.
29716 HIGHWAY 27, DUNDEE, FL 33838
info@roof-infrared.com
roof-infrared.com | 267-923-6083



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Location - 4463 Arlington Ridge,
Leesburg, FL



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Exterior.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Exterior.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Exterior.



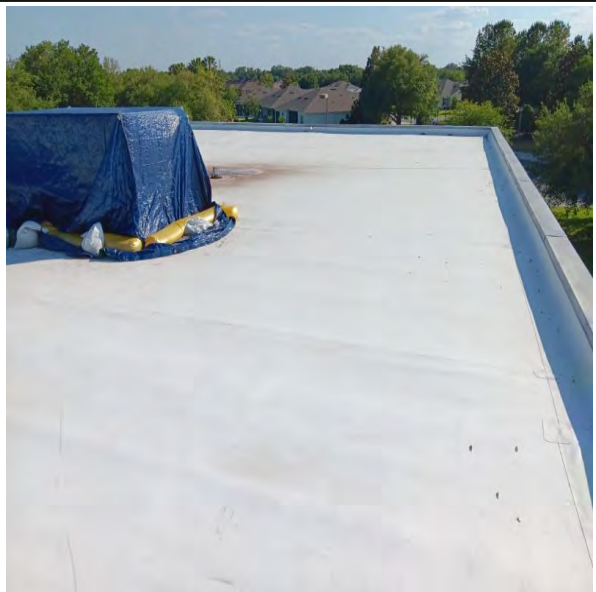
WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Exterior.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Area 1 - Overview.





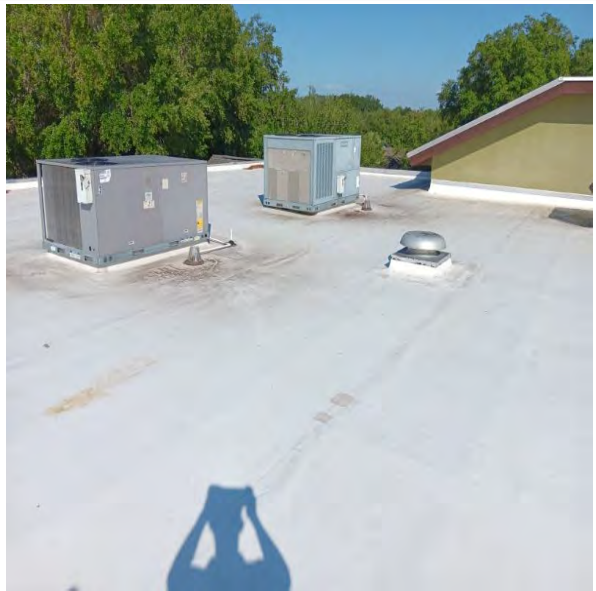
WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



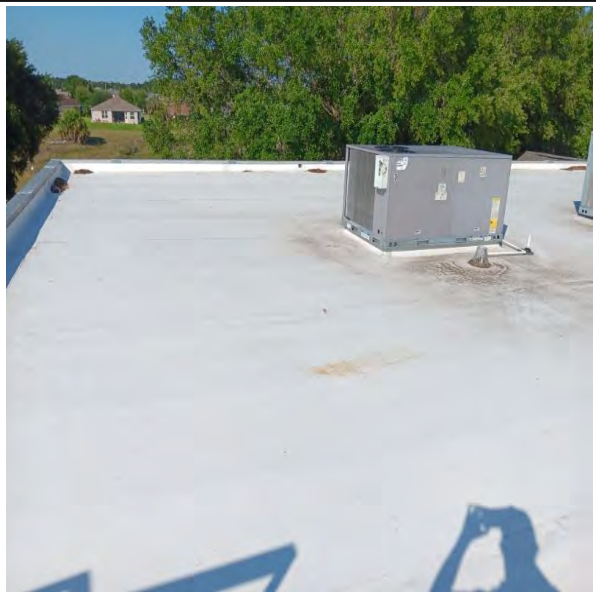
WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview of drains.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview of drains near HVAC curbs.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit that has been covered with a tarp. Corners of tarp are starting to deteriorate to the point of having holes.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit with curb adapter.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit sitting low to roof. It is suggested to raise the this unit.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Multiple fasteners sitting loose on roof membrane.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC curb adapter compressing TPO membrane.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Old repair experiencing deterioration. This is on the small unit closest to the front of the building near the discharge point of the standing metal seam roof.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

HVAC unit sitting very close to the roof membrane. It is advised to raise this unit to a height of 8"



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Front of building exterior wall. Deteriorated lumber.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]
Small curb in center of TPO roof.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]
Detail seam minor opening.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]
Screw left under roof membrane and roofed over during roof installation. Object was removed and patched at time of visit.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

12" fasteners used.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

New HVAC unit.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Area 2 - Overview.
Standing metal seam.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Area 3 - Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Areas 4 and 5 - Overview.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Area 5 - Overview.
Shingle roof has crickets present behind kitchen exhaust fans.



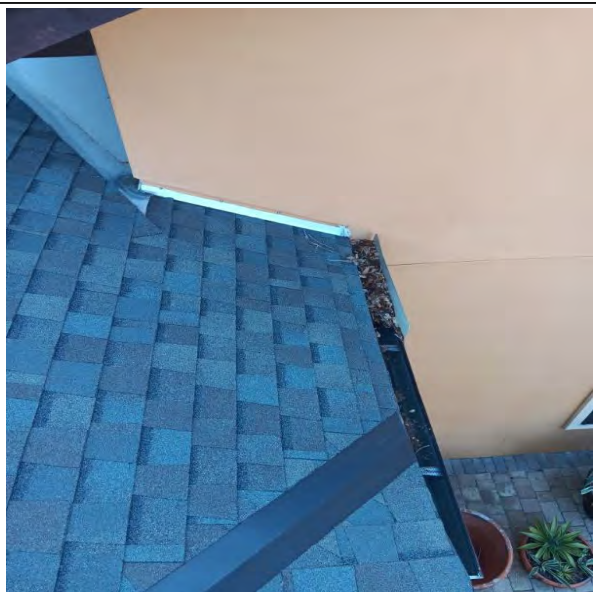
WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Open valleys with metal flashing on shingle roof.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Example of organic debris present throughout gutters.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Example of organic debris present throughout gutters.



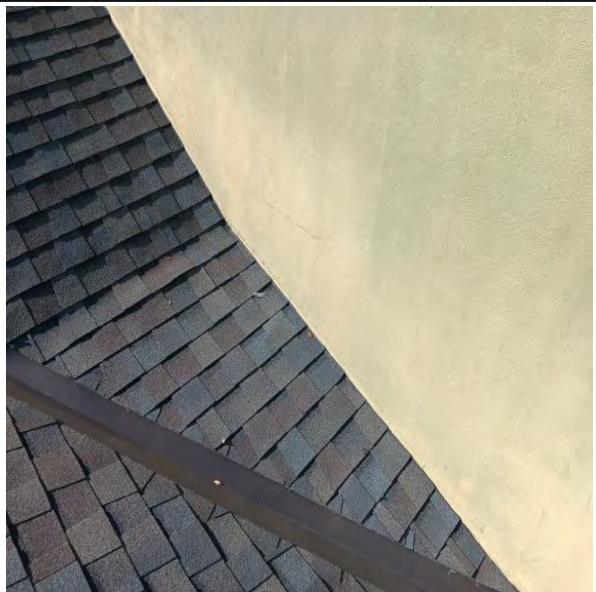
WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Overview.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Shingle roof appears to be installed according to FBC. This area is more prone to deteriorate due to building design.





WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Example of organic debris present on roof.



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Example of organic debris present throughout.





CORE CUT PHOTOS

RAM INFRARED SERVICES, INC.
29716 HIGHWAY 27, DUNDEE, FL 33838
info@roof-infrared.com
roof-infrared.com | 267-923-6083

WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Core
Photo 1



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

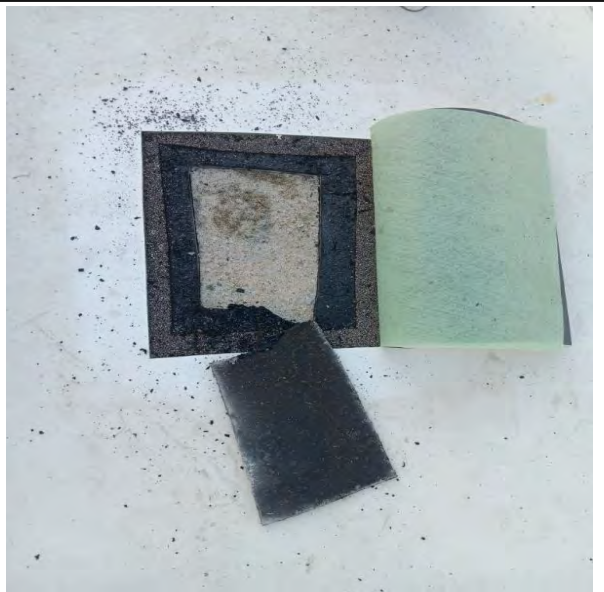
Roof Core
Photo 2



WORKORDER:[WO #63238 (ALT#:) (CL#:)]

Roof Core
Photo 3

Core consists of steel deck, lightweight concrete, expanded polystyrene, lightweight concrete, modified base sheet, modified cap sheet, felt barrier, TPO membrane. TPO membrane is a seam mechanically attached with 8" fasteners.





SECTION 3: ROOF AREAS

RAM INFRARED SERVICES, INC.
29716 HIGHWAY 27, DUNDEE, FL 33838
info@roof-infrared.com
roof-infrared.com | 267-923-6083



RAM Infrared Services, Inc.

Project **Fairfax Hall - Leesburg, FL**

Customer **Arlington Ridge CDD**

DWG. By **SLD**

Date **5/6/2024**

Scale **N.T.S**

This drawing is the property of Roof Asset Management Inc.
It may not be reproduced without consent.

THERMOGRAPHY REPORT

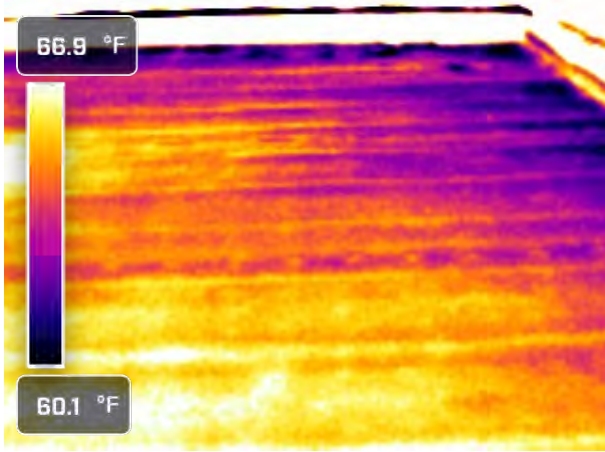
Prepared for:

Arlington Ridge CDD

Address:	4463 Arlington Ridge Leesburg, FL 34748
Date of Scan:	24APR2024
Thermographer:	Matthew Palmer
Outdoor Temperature (F):	80 degrees
Indoor Temperature (F):	N/A
Weather Observations:	Sunny with minimal cloud coverage

File information

Created	4/24/2024 6:21:54 PM
File name	FLIR0396.jpg



Infrared Photo

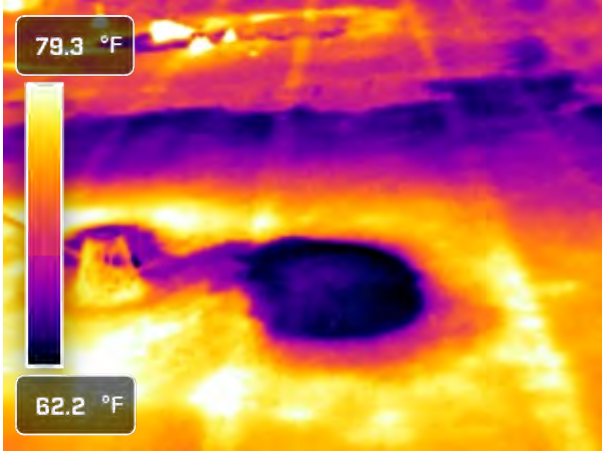


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0397.jpg



Infrared Photo

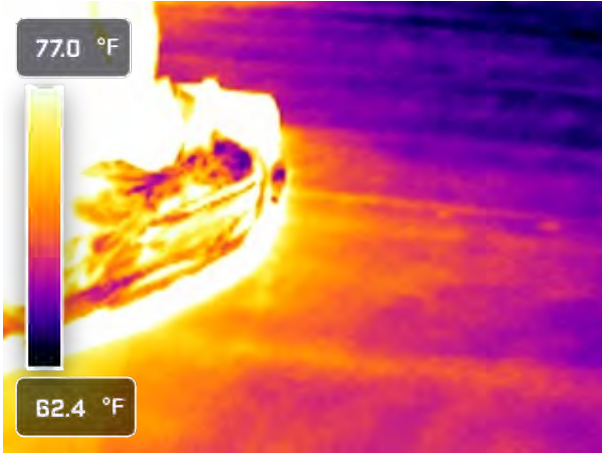


Daytime Photo

Comments/Observations:

File information

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Infrared Photo

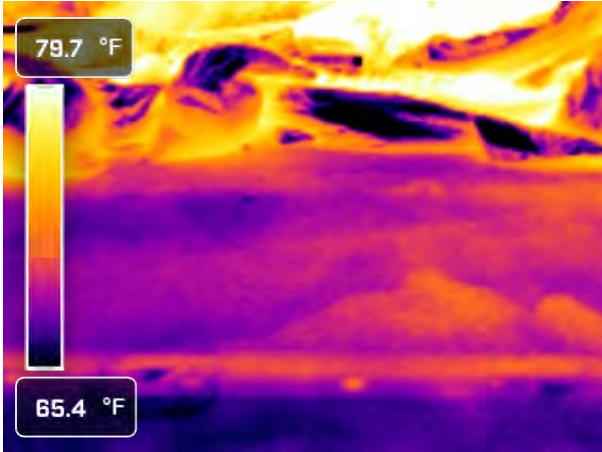


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0399.jpg



Infrared Photo

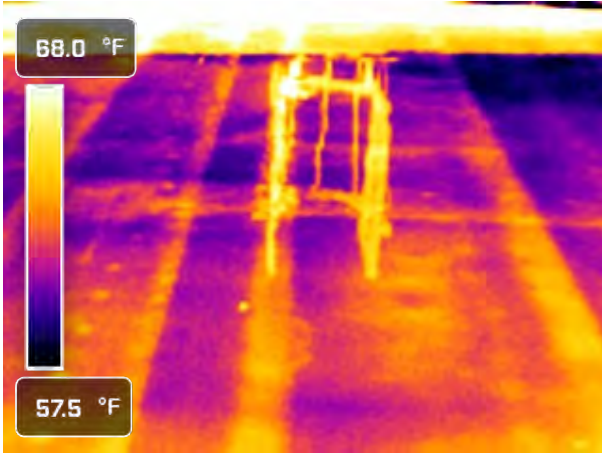


Daytime Photo

Comments/Observations:

File information

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Infrared Photo

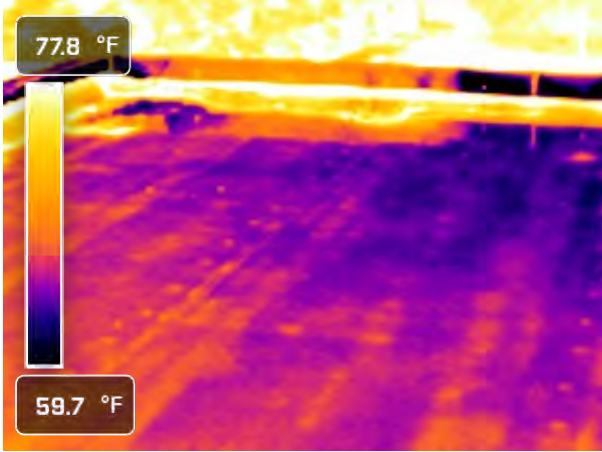


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0401.jpg



Infrared Photo

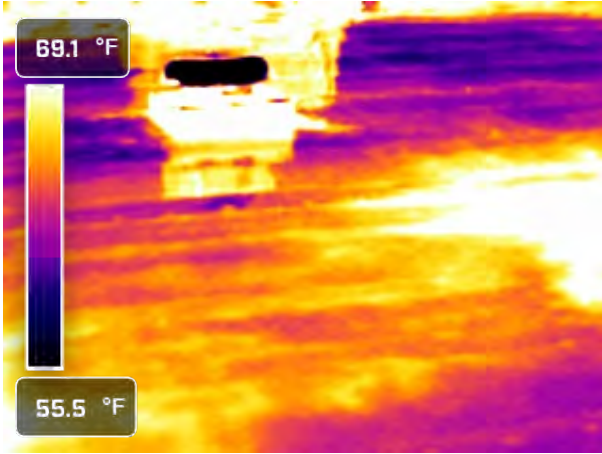


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0402.jpg



Infrared Photo

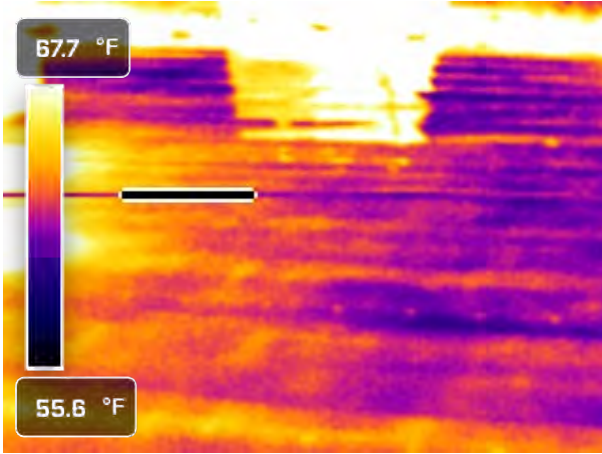


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0403.jpg



Infrared Photo

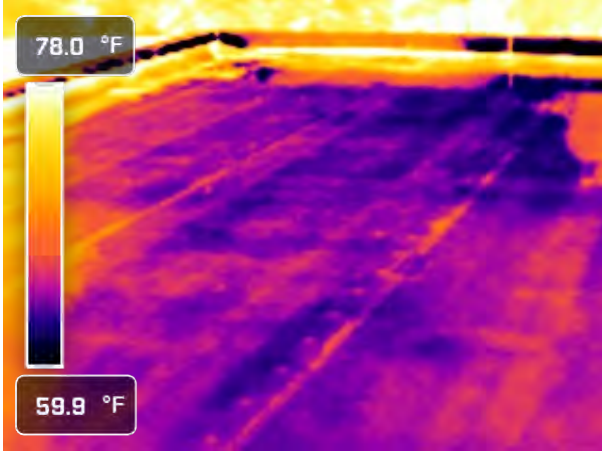


Daytime Photo

Comments/Observations:

File information

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File name	FLIR0404.jpg



Infrared Photo

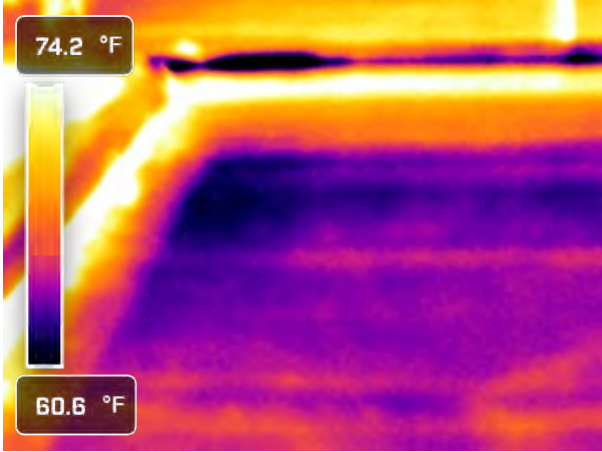


Daytime Photo

Comments/Observations:

File information

Created	4/24/2024 6:29:17 PM
File name	FLIR0406.jpg



Infrared Photo

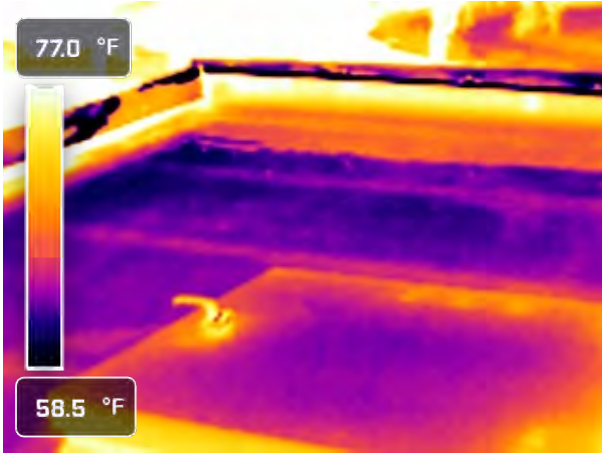


Daytime Photo

Comments/Observations:

File information

Created	4/24/2024 6:29:09 PM
File name	FLIR0405.jpg



Infrared Photo



Daytime Photo

Comments/Observations:

Subsection 6F

General Manager: Golf, Food & Beverage

Regular Report

5.7.24

Arlington Ridge Board Members

Monthly Update for April 2024

April numbers:

- **Golf – \$1,000.00 positive – Also beat budget.**
- **F&B - \$823.00 – positive - \$17,638 better then previous year**

April was a great month in all areas of the facility as we continue to grow throughout. We have had some new staff members join us, and they have caught on very fast as we continue to change the culture. We continue to make sure our main focus is to drive revenue and continue to get new people to enjoy our property. We also continue to put most of our focus on the Golf Course, as we want to maintain a better product for everyone and increase our outside rounds with better conditions. In addition, we continue to grow in the F&B area and get new customers daily. I know we are heading in the correct direction and still have a lot of work to do. We are committed to get everything done and make this a profitable facility.

Golf Updates:

- April was a great month for weather, and we only had 4 days of rain, but those days hurt our round count for the month.
- We had another successful month in Merchandise sales, and we continue to sell the older items and continue to push them as we want to carry new brands in the Golf Shop.
- We had a successful Member / Member tournament, and everyone had a great time. However, we did learn how to make this event even better in the future.
- We continue to push rounds from The Villages as our ad in The Daily Sun continues to drive new business to our property.
- We continue to teach and coach the staff on upselling and making sure everyone has a great experience.

Maintenance:

- We received 1.5 inches of rain in April.
- We started to see better growth in the month of April due to warmer weather, more sunshine, and correct practices on the Golf Course.
- We did the Chipco Procedure to the Golf Course. A process that helps with getting rid of the mole crickets and grubs. Overall, this will encourage and produce better grass root health.
- The Greens continue to get better each day, and we still are focusing on #5 & #16 as both of those greens are getting better, even though they are not as fast as we would like.

- We have lowered the greens mowers as we've seen a lot of growth, and we want to have faster greens in the future.
- Also, we continue to spray for the weeds as this is one of our biggest challenges right now. The Poa has faded away and we have switched our focus to the broadleaf and the Goose Grass.

Overall, the golf course is heading in the correct direction, and I know not as fast as some would like, but we have the correct programs in place. We are focused on working on these areas every day. We are glad that the weather has started to change in our favor, and we are seeing daily progress. We are committed to improving the conditions of the golf course. We will continue to focus all resources and energy to get this facility to the levels everyone is expecting.

F&B:

- Yet, another successful month in the F&B Department as we saw another positive number and continue to see positive changes.
- The daily specials continue to be a success for both lunch and dinner, and we've seen more individuals support us daily, commenting on the food quality.
- It was another month of maintaining our food cost at 38%, as we continue to watch our ordering and our waste daily.
- We have heard numerous comments that the food is better, and we are starting to get calls for individuals to book private parties from outside the gates.
- Also, we continue to work with the staff and make sure they all understand our goals and what our mission is. We continue to work on the culture and train everyone on getting better at tables, cleaning, and making us better.

We continue to grow and get better daily in all aspects of the property. As I've said numerous times, we still have a long way to go, but we are heading in the right direction to get where I see us being. By hiring the correct staff and making sure we go over our goals with them, we will continue to thrive. Everyone that works here is committed to making Arlington Ridge Golf Club a better place to golf, eat, and have fun. We truly appreciate all the support and look forward to the future.

Thanks,

Jason R. DeWildt – PGA

General Manager

Section 8

Business Items

Subsection 8B

RV Lot Rates

Rate per Linear Ft	Lot Sizes	Number Of Lots Per Size	Ttoal Liner Foot Per Lot Size	Proposed Monthly Fee Per Space at \$1.50 per linear foot	Months Per Year	Annual Fee	D i s c o u n t	Annual Discount	Annual Fee After Discount
\$1.50	45.0	27	1,215	\$1,822.50	12	\$21,870.00	10%	\$2,187.00	\$19,683.00
\$1.50	30.0	15	450	\$675.00	12	\$8,100.00	10%	\$810.00	\$7,290.00
\$1.50	25.5	11	281	\$420.75	12	\$5,049.00	10%	\$504.90	\$4,544.10
						Total Annual Revenue		\$31,517.10	

Rate per Linear Ft	Lot Sizes	Number Of Lots	Ttoal Liner	Proposed Monthly	Months Per Year	Annual Fee	c o	Annual Discount	Annual Fee After
\$1.25	45.0	27	1,215	\$1,518.75	12	\$18,225.00	10%	\$1,822.50	\$16,402.50
\$1.25	30.0	15	450	\$562.50	12	\$6,750.00	10%	\$675.00	\$6,075.00
\$1.28	25.5	11	281	\$359.04	12	\$4,308.48	10%	\$430.85	\$3,877.63
						Total Annual Revenue		\$26,355.13	

Rate per Linear Ft	Lot Sizes	Number Of Lots Per Size	Ttoal Liner Foot Per Lot Size	Proposed Monthly Fee Per Space at \$1.50 per linear foot	Months Per Year	Annual Fee	D i s c o u n t	Annual Discount	Annual Fee After Discount
\$1.00	45.0	27	1,215	\$1,215.00	12	\$14,580.00	10%	\$1,458.00	\$13,122.00
\$1.00	30.0	15	450	\$450.00	12	\$5,400.00	10%	\$540.00	\$4,860.00
\$1.00	25.5	11	281	\$280.50	12	\$3,366.00	10%	\$336.60	\$3,029.40
						Total Annual Revenue		\$21,011.40	

Rate per Linear Ft	Lot Sizes	Number Of Lots Per Size	Ttoal Liner Foot Per Lot Size	Proposed Monthly Fee Per Space at \$1.50 per linear foot	Months Per Year	Annual Fee	D i s c o u n t	Annual Discount	Annual Fee After Discount
\$0.75	45.0	27	1,215	\$911.25	12	\$10,935.00	10%	\$1,093.50	\$9,841.50
\$0.75	30.0	15	450	\$337.50	12	\$4,050.00	10%	\$405.00	\$3,645.00
\$0.75	25.5	11	281	\$210.38	12	\$2,524.50	10%	\$252.45	\$2,272.05
						Total Annual Revenue		\$15,758.55	

Subsection 8C

Pitney Bowes Contract



Lease Agreement

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Agreement Number

Your Business Information

Full Legal Name of Lessee / DBA Name of Lessee			Tax ID # (FEIN/TIN)			
Arlington Ridge CDD			200357829			
Sold-To: Address						
4483 Arlington Ridge Blvd, Leesburg, FL, 34748-1225, US						
Sold-To: Contact Name		Sold-To: Contact Phone #		Sold-To: Account #		
Emily Grimes		3527282186		0018294516		
Bill-To: Address						
4483 Arlington Ridge Blvd, Leesburg, FL, 34748-1225, US						
Bill-To: Contact Name		Bill-To: Contact Phone #		Bill-To: Account #		Bill-To: Email
Emily Grimes		3527282186		0018294516		cd@arlingtonridgecdd.org
Ship-To: Address						
4483 Arlington Ridge Blvd, Leesburg, FL, 34748-1225, US						
Ship-To: Contact Name		Ship-To: Contact Phone #		Ship-To: Account #		
Emily Grimes		3527282186		0018294516		
PO #						

Your Business Needs

Qty	Item	Business Solution Description
1	SENDPROC SERIES4	SendPro C Series - Version 4
1	1FXA	Interface to InView Dashboard
1	7H00	C Series IMI Meter
1	8H00	C Series IMI Base
1	APAC	Connect+ Accounting Weight Break Reports
1	APAX	Cost Acctg Accounts Level (100)
1	APB2	Cost Accounting Devices (10)
1	APKN	Account List Import/Export
1	C200	SendPro C200
1	CAAB	Basic Cost Accounting
1	DMMRK	Return Kit for MailStation
	F9S2	SendPro C Install Training with Shipping
1	HZ80001	SendPro C Series Drop Stacker
1	ME1A	Meter Equipment - C Series

1	MP81	C Series Integrated Scale
1	PAB1	C Series Premium App Bundle
1	PTJ1	SendPro Online
1	PTJA	SendPro Basic 1 User
1	PTJN	Single User Access
1	PTK1	Web Browser Integration
1	PTK2	SendPro C Series Shipping Integration
1	SJS1	C200 SoftGuard
1	STDSLA	Standard SLA-Equipment Service Agreement (for SendPro C Series - Version 4)
1	ZH24	Manual Weight Entry
1	ZH26	HZ02 50 LPM Speed
1	ZHC2	SendPro C200 Base System Identifier
1	ZHD5	USPS Rates with Metered Letter
1	ZHD7	E Conf Services for Metered LTR. BDL
1	ZHWL	5lb/3kg Weighing Option for MP81

Your Payment Plan

Initial Term: 60 months	Initial Payment Amount:	
Number of Months	Monthly Amount	Billed Quarterly at*
60	\$ 62.00	\$ 156.00

**Does not include any applicable sales, use, or property taxes which will be billed separately.*

- Tax Exempt Certificate Attached
- Tax Exempt Certificate Not Required
- Purchase Power® transaction fees included
- Purchase Power® transaction fees extra

Your Signature Below

By signing below, you agree to be bound by all the terms of this Agreement including the Pitney Bowes Terms (Version 3/21), which are available at <http://www.pb.com/termsandconditions> and are incorporated by reference. You acknowledge that you may not cancel the lease for any reason and that all payment obligations are unconditional. The lease will be binding on you after we have completed our credit and documentation approval process and have signed below. The lease requires you either to provide proof of insurance or participate in the ValueMAX® equipment protection program (see Section 16 of the Pitney Bowes Terms) for an additional fee. If software is included in the Order, additional terms apply which are available by clicking on the hyperlink for that software located at <http://www.pitneybowes.com/us/license-terms-of-use/software-and-subscription-terms-and-conditions.html>. Those additional terms are incorporated by reference.

E-Signed: 04/13/2021 02:04 PM EDT
Emily Roslin-Grimes
ed@arlingtonridgecd.org
Title: Community Director
IP: 24.231.121.15
Certified Electronic Signature
DocID: 20210413125037746

Lessee Signature _____
Print Name _____
Title _____
Date _____
Email Address _____

Pitney Bowes Signature _____
Print Name _____
Title _____
Date _____

Sales Information

Tory tory.vigil@pb.com
Account Rep Name Email Address PBGFS Acceptance

Section 9

Presentation of Fiscal Year 2025 Budget

Subsection 9A

FY2025 Budget

(separate cover)

Subsection 9B

Resolution 2024-06

RESOLUTION 2024-06a (no assessment increase)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arlington Ridge Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____

HOUR: 2:00 P.M.

LOCATION: Fairfax Hall
4475 Arlington Ridge Blvd.
Leesburg, Florida 34748

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Leesburg and Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF MAY 2024.

ATTEST:

**ARLINGTON RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

RESOLUTION 2024-06b (assessment increase)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arlington Ridge Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190, and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Inframark, 313 Campus Street, Celebration, Florida 34747. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: 2:00 P.M.
LOCATION: Fairfax Hall
4475 Arlington Ridge Blvd.
Leesburg, Florida 34748

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Leesburg and Lake County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2024.

ATTEST:

**ARLINGTON RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Section 10

Consent Agenda

Subsection 10A

Minutes

**MINUTES OF WORKSHOP
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, March 14, 2024, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present were the following:

- | | |
|----------------|---------------------|
| Robert Hoover | Chairman |
| Ted Kostich | Vice Chairman |
| James Piersall | Assistant Secretary |
| Claire Murphy | Assistant Secretary |

Also present, either in person or via Zoom Video Communications, were the following:

- | | |
|-------------------------------------|--|
| Angel Montagna | District Manager: Inframark |
| Jeanie Johnson | District Manager: Inframark |
| David Hamstra | District Engineer: Pegasus Engineering |
| Lee Graffius | Community Director, Inframark |
| Residents and Members of the Public | |

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full workshop is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Montagna called the workshop to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS Pledge of Allegiance

All present recited the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

A resident suggested forming a committee of residents to disclose what each home is paying for each amenity. He also asked what the value is of having a restaurant and bar onsite.

FOURTH ORDER OF BUSINESS Discussion Items

A. Proposed Budget for Fiscal Year 2025

Ms. Montagna discussed the budget workshop as a preliminary format to add, delete, and condense line items and has no relevance to the budgetary cost with a visual projection. She explained the projections for budgetary items based on specific actuals spent on contracts. The actuals from 2023 were added and included what has been spent in 2024 but it is early on and too premature. The insurance premium will be available in April, and she discussed potentially combining all utilities which the Board feels they need to remain as

Arlington Ridge CDD
March 14, 2024, Workshop

46 they are. There was more discussion on the capital projects left at \$200,000, and potential
47 tracking of the RV utility.

48 Assessments completed in 2024 were recalculated elsewhere. Key points in reserve
49 funds were finalized, excluding reserve golf. If the current budget is approved, residents
50 can expect an 11% assessment increase. It is recommended to begin with the 001 general
51 fund tab and input more numbers later.

52 Ms. Montagna advised the need to establish the reserve golf fund, which requires
53 additional funds from the golf side. Currently, there are no allocations in the budget for
54 this.

55 Ms. Montagna noted adopting this budget will lead to a \$39 increase per household,
56 which is around 1.6%; however, this budget incorporates an assessment increase analysis.
57 It can be modified as needed starting with the general fund. Contracts include escalators,
58 and a 10% increase is anticipated for utilities and insurance.

59 Mr. Piersall questioned interest earned. Ms. Montagna assured they changed the bank
60 account, and the monies reside in a money market. The Board will begin to see an increase
61 in interest.

62 Ms. Montagna reviewed the budget and trend from 2023 and year to date for 2024. She
63 will be checking into the trustee fees because we do not want to inflate this number if not
64 needed. Additionally, she advised the need to review the golf course janitorial expenses, as
65 the District pays for them and then collects reimbursement from Troon. Mr. Kostich asked
66 for a revenue line for the funds coming back from Troon.

67 Mr. Piersall noted some things may arise unexpectedly from the projections. He
68 indicated the next budget workshop will have different numbers from what the Board is
69 seeing now. They will likely see a 10% increase, but this is a management
70 recommendation; the final decision is the Board's.

71 Ms. Montagna stated they also need to look if any RFPs are coming out in 2025.

72 Mr. Hoover stated last year's assessment was around 9% to 10%. The operational
73 budget is not in a healthy state. The Board decided to leave the utility budget lines items
74 as they are. Mr. Kostich would rather leave the utility lines as they are. The dump station
75 needs to be added in an area. Mr. Hoover noted the District owns the sprinklers as well as
76 the electricity, and the HOA charges for the dump station.

77 Mr. Graffius stated the HOA had requested the District assume the responsibility for
78 the electric and reclaimed water portion of the water bill. It was verified and confirmed that

Arlington Ridge CDD
March 14, 2024, Workshop

79 the electric meter is used to control the timers for the irrigation, and the issues with
80 irrigation reclaimed water fall under the District's jurisdiction for the common area. The
81 HOA claims the dump station.

82 Ms. Montagna will bring realistic numbers to the next workshop.

83 Mr. Kostich believes it is necessary to establish a budget line with a cap, and increasing
84 the assessment by 40% over the past few years is not acceptable. He is concerned it may
85 drive homeowners away.

86 Mr. Piersall mentioned there was a reserve study in 2021. It is not included in this
87 budget.

88 Mr. Hoover believes Pegasus Engineering can provide these numbers for the Board's
89 consideration, while Mr. Hamstra suggests adding a line item of \$40,000 for reserves.
90 Currently, Mr. Hamstra has allocated \$19,000 for depressions 4 and 5, but he plans to
91 provide accurate numbers at the next workshop.

92 Ms. Murphy asked if capital reserves can be allocated into different line items for
93 specific projects. Mr. Hoover stated any emergency project that comes to light will come
94 out of the capital reserves.

95 Ms. Murphy stated there is no budget line for the Chesapeake Bay building, and
96 projects have been completed. There should be a line item for maintenance.

97 Ms. Murphy divided the number of homes—1,046—and it shows what each
98 homeowner's funds are going to: \$265 for gatehouse, \$391 for Town Center, \$516 for
99 common areas and recreation, \$34 for Fairfax Hall, \$14 for the social center, \$112 for
100 lighting and spa, and \$47 for Blue Ridge Activity Center.

101 Ms. Montagna recapped the line items the Board wants to add: dump station, lift
102 stations, Chesapeake Grill maintenance or repair, pavement, and repayment line item for
103 \$40,000. The reserve study needs to be looked at to see what is in there, and then the
104 District's reserve account. They can just earmark it if that is something the Board wants to
105 do.

106 Ms. Murphy requested Utility–Water & Sewer, Utility–Electric, and Sports Courts
107 Maintenance & Supplies be removed from Common Area/Recreation and given a separate
108 heading named The Commons. Ms. Murphy also requested the remaining Common
109 Area/Recreation line items be moved to the Town Center Administration. Ms. Montagna
110 will review and adjust accordingly.

111 Capital improvements on the RV lot will be deleted and they will leave maintenance.

Arlington Ridge CDD
March 14, 2024, Workshop

112 Ms. Montagna reviewed the proposal to consolidate utilities, and the Board decided to
113 leave it as is.

114 Mr. Hoover suggested the downtown area will need to be repainted in the next year or
115 two.

116 The next budget workshop is scheduled for April 10, 2024, at 2:00 p.m.

117

118 **FIFTH ORDER OF BUSINESS**

Adjournment

119

120

The workshop was adjourned at 3:38 p.m.

121

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123

124

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, March 21, 2024, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were the following:

- Robert Hoover Chairman
- Ted Kostich Vice Chairman
- Dominic Setaro Assistant Secretary
- Claire Murphy Assistant Secretary
- Jim Piersall Assistant Secretary

Also present, either in person or via Zoom Video Communications, were the following:

- Angel Montagna (*via Zoom*) District Manager: Inframark
- Jeanie Johnson District Manager: Inframark
- Meredith Hammock District Attorney: Kilinski | Van Wyk
- Jason DeWildt Director of Golf, Troon
- Lee Graffius Community Director, Inframark
- Jasmin Nunez Resident Services, Inframark
- Dan Zimmer Vice President of Operations, Troon
- Residents and Members of the Public

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting and actions taken. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Hoover called the meeting to order at 2:00 p.m.
Mr. Hoover called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Hoover led the *Pledge of Allegiance*.
A. Thank You Letter
Ms. Murphy gave a special thank you to Mr. Bill Middlemiss for his services. A letter was included in the agenda package and is part of the public record.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

Mr. Hoover indicated each audience member has up to three minutes to make comments.
A Resident (Lot 468) requested to table the discussion of bring your own bottle (“BYOB”) event, is researching the insurance policy regarding liquor portions of the policy, and is awaiting answers from the insurance representative.
A Resident (Lot 753) expressed thanks to Mr. DeWildt and Troon for the veterans’ event.

Arlington Ridge CDD
March 21, 2024, regular meeting

45 A Resident (Lot 273) expressed thanks to Mr. DeWildt, provided history of moving events to
46 Fairfax Hall due to lack of restaurant and bar staff, discussed recreation policy and first right of
47 refusal, did not agree with the applicant getting an insurance rider but suggested the District get
48 the event rider, and agreed residents should be able to put out Open House signs over a weekend
49 to help sell their homes.

50 A Resident (Lot 212) suggested adding alligator hazard signage at the ponds, mentioned a
51 previous incident, and suggested the risk is understood.

52 A Resident (Lot 1011) discussed the BYOB event, commented homeowners bought into the
53 community because of the events, suggested it is not a violation for alcohol, and discussed previous
54 conversations with the engineer regarding pond 14 and requested an update on what is being done
55 for erosion issues.

56

FOURTH ORDER OF BUSINESS Organizational Items

57 A. Consideration of Candidates and Appointment to fill Vacant Seat 2

58 Mr. Hoover indicated each candidate has three minutes to speak, and the Board may pose
59 questions.
60

61 Discussion ensued regarding qualities of each candidate.

62

63 Ms. Murphy made a MOTION to appoint Mr. Stephen Braun to fill the
64 unexpired term of office for Seat 2.
65 There being no second, the motion dies.

66

67 Mr. Piersall made a MOTION to appoint Mr. Dominic Setaro to fill the
68 unexpired term of office for Seat 2.
69 Mr. Kostich seconded the motion.

70

71 Further discussion ensued regarding qualities of Mr. Setaro.

72

73 Upon VOICE VOTE, with all in favor except Ms. Murphy, approval was
74 given (by a margin of 3-1) to appoint Mr. Dominic Setaro to fill the
75 unexpired term of office for Seat 2.

76

77 *The meeting recessed at 2:45 p.m.*

78 *The meeting reconvened at 2:55 p.m.*

79 B. Oath of Office

80 While the Board was in recess, Mr. Graffius administered the oath of office to Mr. Setaro.

81 Ms. Hammock welcomed Mr. Setaro and briefly reviewed the Florida Sunshine Law, Public
82 Records Law, Florida Ethics Law, and his role as a Supervisor.

Arlington Ridge CDD
March 21, 2024, regular meeting

83 **C. Resolution 2024-02, Designating Officers**
84 Mr. Hoover read Resolution 2024-02 into the record by title.
85 Discussion ensued regarding the designation of offices either individually or as a slate.

86
87 Ms. Murphy made a MOTION to approve Resolution 2024-02
88 designating offices, as follows: Mr. Hoover as Chairman; Mr.
89 Kostich as Vice Chairman; Ms. Murphy, Mr. Piersall, Mr. Setaro,
90 and Ms. Johnson as Assistant Secretaries; Ms. Jennifer Goldyn as
91 Secretary; Mr. Stephen Bloom as Treasurer; and Ms. Joanne
92 Blanchard as Assistant Treasurer.
93 Mr. Setaro seconded the motion.

94
95 Upon VOICE VOTE, with all in favor, unanimous approval was
96 given (by a margin of 5-0) to Resolution 2024-02 designating
97 offices, as follows: Mr. Hoover as Chairman; Mr. Kostich as Vice
98 Chairman; Ms. Murphy, Mr. Piersall, Mr. Setaro, and Ms. Johnson
99 as Assistant Secretaries; Ms. Jennifer Goldyn as Secretary; Mr.
100 Stephen Bloom as Treasurer; and Ms. Joanne Blanchard as Assistant
101 Treasurer.

102
103 **FIFTH ORDER OF BUSINESS** **Staff Reports**

104 **A. District Counsel**

105 Ms. Hammock reminded the Board about the required ethics training.

106 **B. District Engineer**

107 The engineer not being present, the next item followed.

108 **C. District Manager**

109 **i. Continued Discussion on Bring Your Own Bottle Event**

110 Ms. Murphy requested tabling this discussion until the next meeting agenda.

111
112 Ms. Murphy made a MOTION to table the discussion on Bring
113 Your Own Bottle event.
114 Mr. Kostich seconded the motion.

115
116 Upon VOICE VOTE, with all in favor, unanimous approval was
117 given (by a margin of 5-0) to table the discussion on Bring Your
118 Own Bottle event.

119
120 **ii. Resolution 2024-03, General Election Process and Notice**

121 Mr. Hoover read Resolution 2024-03 into the record by title.

122
123 Ms. Murphy made a MOTION to approve Resolution 2024-03,
124 general election process and notice.
125 Mr. Setaro seconded the motion.

126

Arlington Ridge CDD
March 21, 2024, regular meeting

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Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to Resolution 2024-03, general election process and notice.

D. Floralawn

i. Regular Report (February)

The landscaping report was included in the agenda package and is available for review in the local records office and the District Office during normal business hours.

E. Community Director: Regular Report

Mr. Graffius reviewed the monthly report, and discussed the following items: the pool lights and heaters are operational. The retention pond palm tree, along with another dead tree approved in the last meeting, have been addressed. The sidewalk addition has been completed. Floralawn has successfully removed all the dead pines. Backflow inspections are currently underway, supported by a created map and spreadsheet. Fire hydrant painting has been completed, and multiple repairs have been carried out in the restaurant. The RV lot power box has sustained damage, and the estimated cost for repair is approximately \$300. Efforts are also underway for pool furniture replacement and webbing proposals.

F. General Manager: Golf, Food & Beverage: Regular Report

Mr. DeWildt reviewed the monthly report, and discussed the following items: positive events and upcoming future events. The food and beverage department saw positive revenue in March. He appreciates that reservations are profitable while effectively managing overhead staffing. Mr. Kostich discussed concerning behavior from residents toward the staff.

SIXTH ORDER OF BUSINESS **Break**

The meeting recessed at 4:00 p.m.
The meeting reconvened at 4:15 p.m.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of RAM Infrared Services Proposal #9173 for Roof Inspection

Discussion ensued regarding RAM Infrared Services proposal #9173 for roof inspection.

Mr. Piersall made a MOTION to approve RAM Infrared Services proposal #9173 for roof inspection, in the amount of \$500.
Mr. Setaro seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to RAM Infrared Services proposal #9173 for roof inspection, in the amount of \$500.

Arlington Ridge CDD
March 21, 2024, regular meeting

167 **B. Discussion on First Right of Refusal**

168 Ms. Murphy requested this item be tabled until the next meeting agenda.

169
170 Ms. Murphy made a MOTION to table the discussion on first right
171 of refusal was tabled until the next meeting.
172 Mr. Kostich seconded the motion.

173
174 Upon VOICE VOTE, with all in favor, unanimous approval was
175 given (by a margin of 5-0) to table the discussion on first right of
176 refusal was tabled until the next meeting.

177
178 **C. Discussion on Open House Signs**

179 Mr. Hoover requested Ms. Hammock write a policy for allowing realtors to install For Sale
180 signs within a specific time before and after an open house.

181
182 **EIGHTH ORDER OF BUSINESS Consent Agenda**

183 **A. Minutes of the February 15, 2024, Meeting**

184 The minutes were included in the agenda package and are available for review in the local
185 records office and the District Office during normal business hours.

186 **B. Financial Statements (February)**

187 The financial statements were included in the agenda package and are available for review in
188 the local records office and the District Office during normal business hours.

189 **C. Check Register (February)**

190 The check register was included in the agenda package and is available for review in the local
191 records office and the District Office during normal business hours.

192 Mr. Setaro requested an update regarding the overpayment made to the IRS. The capital
193 projects bond fund was intended to reimburse the reserve account.

194
195 Mr. Kostich made a MOTION to approve the consent agenda, as
196 presented.
197 Mr. Hoover seconded the motion.

198
199 Upon VOICE VOTE, with all in favor, unanimous approval was
200 given (by a margin of 5-0) to the consent agenda, as presented.

201
202 **NINTH ORDER OF BUSINESS Supervisor Requests**

203 Ms. Murphy would like to see more proposals for pool chairs.

204 Mr. Kostich commented on the vegetation plan, discussion of proposals, and possibly having
205 a workshop.

206 Mr. Hoover reminded everyone about the budget workshop scheduled for April 10, 2024.

Arlington Ridge CDD
March 21, 2024, regular meeting

207
208 **TENTH ORDER OF BUSINESS** **Audience Comments**
209 A Resident suggested the District will need to have multiple bars in Fairfax Hall while events
210 are in motion because the line would be too long with one bar.

211
212 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
213

214 On MOTION by MS. Murphy, seconded by Mr. Kostich, with all in
215 favor, the meeting was adjourned at 4:42 p.m.

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219 _____
Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

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The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, April 18, 2024, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were the following:

- | | |
|----------------|---------------------|
| Robert Hoover | Chairman |
| Ted Kostich | Vice Chairman |
| Dominic Setaro | Assistant Secretary |
| Claire Murphy | Assistant Secretary |
| Jim Piersall | Assistant Secretary |

Also present, either in person or via Zoom Video Communications, were the following:

- | | |
|-------------------------------------|--|
| Angel Montagna | District Manager: Inframark |
| Meredith Hammock | District Attorney: Kilinski Van Wyk |
| David Hamstra (<i>via Zoom</i>) | District Engineer: Pegasus Engineering |
| Jason DeWildt | Director of Golf, Troon |
| Brenda Burgess (<i>via Zoom</i>) | Project Manager, Inframark |
| Lee Graffius | Community Director, Inframark |
| Jasmin Nunez | Resident Services, Inframark |
| Dan Zimmer | Vice President of Operations, Troon |
| Residents and Members of the Public | |

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting and actions taken. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Hoover called the meeting to order at 2:00 p.m.
 Mr. Hoover called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Hoover led the *Pledge of Allegiance*.
 Mr. Hoover indicated the agenda will be amended to move items 7A and 7B (golf proposals, and food and beverage proposals) to after audience comments as items 3A and 3B.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

Mr. Hoover indicated each audience member has up to three minutes to make comments.
 A Resident (Lot 236) commented on Memorial Day ceremony by the veteran’s society and event to follow, referenced the proposals for golf and food and beverage, commented the community is not exclusive, encouraged the Board to think about what you want to do and whether or not you want to start over, and offered support in any decision.

Arlington Ridge CDD
 April 18, 2024, regular meeting

45 A Resident (Lot.624) expressed thanks to the Board members for serving, requested fixing the
 46 pool loungers, suggested current restaurant system is unsustainable, and recommended closing the
 47 restaurant entirely or open as a bar until it is sustainable.

48 A Resident (Lot 273) commented on bring your own bottle (“BYOB”) events, suggested the
 49 conversation with the insurance company should have been shared at the meeting, described
 50 history of losses and profits previous years for the restaurant, expressed thanks to neighbors who
 51 reached out regarding a young person going between houses, and recommended everyone keep
 52 their garage doors closed.

53 A Resident (Lot 268) acknowledged the tough decision regarding the request for proposals
 54 (“RFP”), and suggested the Board hold a workshop within the next two weeks to discuss the RFPs
 55 and hear thoughts from the residents.

56 A Resident (Lot 246) wondered if the Board has a score sheet for each of the RFPs, commented
 57 positively on the proposal from Down to Earth, commented negatively on the proposal from Troon,
 58 and asked not to award the contract to Troon.

59 A Resident (Lot 28) commented on choosing the lowest price for roof repairs and subsequent
 60 repair issues, and requested the Board select the right company for the RFPs.

61 A Resident complained about the current agreement for golf course maintenance and lack of
 62 accountability, and requested an accountability system.

63
 64 **FOURTH ORDER OF BUSINESS Business Items, Part 1**

65 **A. Consideration of Golf Proposals**

66 Ms. Montagna introduced the process, and requested vendors go to the pub while the Board
 67 conducts interviews with each vendor in alphabetical order.

68 Down To Earth representatives introduced themselves and answered questions, including the
 69 following: the representatives rating the golf course at C+, bid does not include restaurant
 70 activities, costs that would be included and not included, \$10,000 blanket for unbudgeted items,
 71 pest and weed control included, mulch not included, projected budget numbers, staffing levels,
 72 possibility of hiring existing staff if appropriate, past experience at Plantation, possibility of a
 73 PGA-certified personnel on staff, equipment and repairs, licensed superintendent, mowing
 74 program, rave reviews from a previous client, summary of fees, program for the greens, marketing,
 75 success with other golf courses, utilities to pumphouse and repairs are not included in the bid,
 76 profit sharing, open to 25%-75% loss sharing, and golf cart leases.

Arlington Ridge CDD
 April 18, 2024, regular meeting

77 Hampton Golf (“Hampton”) representatives introduced themselves and answered questions,
 78 including the following: management of golf courses in 55+ communities, marketing, management
 79 philosophy, meeting desires of the community, management of a golf course in a CDD, special
 80 events, programming, lack of responses to phone calls made by Board members to the company,
 81 older letters of reference, terms of leaving Summer Glen, impact of the budget on the residents,
 82 point of sale systems, maintenance staff, integration of a food and beverage operation to support
 83 golf services, discount programs, and maintenance budget.

84

85 Mr. Kostich made a MOTION for companies that bid on both
 86 RFPs to discuss the golf proposal first, exclusively, and then discuss
 87 food and beverage second and separately.
 88 Mr. Hoover seconded the motion.

89

90 Upon VOICE VOTE, with all in favor, unanimous approval was
 91 given (by a margin of 5-0) for companies that bid on both RFPs to
 92 discuss the golf proposal first, exclusively, and then discuss food
 93 and beverage second and separately.

94

95 KemperSports representatives introduced themselves and answered questions, including the
 96 following: the individual who signed the introductory letter is a new employee which is why Board
 97 members could not find him on the company list, number of golf properties, reason current courses
 98 are not included on reference list, can provide City of Port Orange, staff toured the golf facilities,
 99 relationship with National Golf Foundation, staffing plan, and open to retain and retrain existing
 100 staff who are interested.

101

The meeting recessed at 4:00 p.m.

102

The meeting reconvened at 4:13 p.m.

103

104

105 Oliphant Golf Management (“Oliphant) representatives introduced themselves and answered
 106 questions, including the following: guaranteed income, plan for green improvements, staffing
 107 levels, employees paid by the company, communication and visits with headquarters based in
 108 Wisconsin, management of courses in other states, impacts on residents and golf members,
 109 pressing need of consistent staffing, revenue estimates, point of sales system, marketing, timeline
 110 to provide financials between the 10th and 15th, transition, and budget process.

111 Troon representatives introduced themselves and answered questions, including the following:
 112 immediate plan going forward if awarded the contract, plans for particular greens, advertising plan,
 113 events calendar, maintenance staffing positions, licensed crew members, improvement plan, one

Arlington Ridge CDD
April 18, 2024, regular meeting

114 crew member's expired license for a period of time, question about what happened at East Point,
115 revenue growth, comments and explanations of past deficiencies, successes of Mr. DeWildt, filling
116 open positions, marketing plan, and relationships in the community.

117 Mr. Hoover asked the Board to consider a cut-off time for agenda items with the possibility of
118 continuing the meeting.

119 Xude Hospitality ("Xude") representatives introduced themselves and answered questions,
120 including the following: annual revenue compared to level of service, experience with HOA
121 communities and service on an HOA board, how to encourage residents to purchase beverages
122 instead of bring their own, dynamic pricing, the agreement provided was a form agreement but the
123 District would present its own form of contract, not interested in managing food and beverage if
124 not awarded the golf contract, company under a different name used to buy and fix and sell other
125 golf courses, rationale for pricing, well rounded between golf and food and beverage, challenge of
126 rising costs from vendors, staffing levels, and will offer positions to existing staff.

127 **B. Consideration of Food and Beverage Proposals**

128 Hampton representatives introduced themselves and answered questions, including the
129 following: restaurant budget based on growth seen historically in other locations, preference for
130 both RFPs and will not accept one without another, some locations are leased, shared risk in profits
131 and losses, samples of menu and pricing, quarterly reviews of menus, revenues, explanation of
132 general admin line, all golf courses they manage have a food and beverage division, some are
133 showing losses due to the season, and marketing program.

134 KemperSports representatives introduced themselves and answered questions, including the
135 following: marketing working for both golf and food and beverage, would not be interested in
136 running food and beverage without golf but would be open to running just golf, would need further
137 conversations regarding profit and loss sharing, and other communities have 25%-75% share.

138 Oliphant representatives introduced themselves and answered questions, including the
139 following: marketing, full-time manager, will not run the restaurant if not awarded the golf
140 contract, overcoming staffing challenges, vendors, discount program, and rationale for base
141 budget.

142 Troon representatives introduced themselves and answered questions, including the following:
143 current staffing, five-year plan for the restaurant, untapped potential for events, first step if
144 awarded the contract to hire sales and marketing manager, number of golf courses with restaurants
145 that they manage, penalty incentive, and profit and loss sharing.

Arlington Ridge CDD
April 18, 2024, regular meeting

146 Xude representatives introduced themselves and answered questions, including the following:
147 staffing, pizza delivery, hiring opportunities, experience at the restaurant not being greeted but
148 food was good and servers were pleasant, all restaurant operations they manage are profitable,
149 restaurant experience during covid, and events.

150 The vendors moved to the pub for the Board's deliberations and discussions.

151 Mr. Setaro feels no bidder answered all the questions posed, and the Board should have asked
152 each vendor the same questions. Ms. Hammock explained how the scoring sheet works and how
153 to score fewer points if someone did not answer the questions. Ms. Hammock further described
154 the options of the Board in scoring, ranking, and awarding a contract.

155 Mr. Kostich commented the companies that bid on both are not willing to do one without the
156 other.

157 Ms. Murphy echoed some of Mr. Kostich's comments, explained her reasoning for deducting
158 points because it is too subjective.

159 Mr. Kostich further described how the scoring and ranking will work.

160 Discussion ensued on the bidding and responding process, Board members doing their due
161 diligence, suggestion to eliminate two and only consider the others, and the Board can provide a
162 preliminary ranking for further discussion.

163 Mr. Kostich proposed an alternate way of coming up with a ranking, and Ms. Hammock
164 reiterated the scoring in the RFP has to be followed.

165 The Board members each scored the proposals.

166 Ms. Montagna reviewed rankings, as follows:

167 Golf: Troon #1, Down To Earth #2, Oliphant #3, Xude #4, Hampton #5, Kemper #6

168 Food and Beverage: Troon #1, Xude #2, Oliphant #3, Kemper #4, Hampton #5

169 Discussion ensued regarding complaints about Down to Earth staffing, the community likes
170 Mr. DeWildt, suggestion to award the contract to Down to Earth who hires Mr. DeWildt as the
171 PGA pro for continuity and his successes, opposition to hiring separate companies for golf and
172 food and beverage, ratings for Down To Earth average C or below, history when Down To Earth
173 left, more important for the people doing the job than the company that is hired, huge contributions
174 of Mr. DeWildt, concerns about Troon including losses and mistakes, need for performance
175 standards, desire of Troon and Mr. DeWildt to retain the contract, suggestion for a one-year
176 contract or a one-year extension, contract term can be decided later, request for financial statements
177 to be addressed in the contract, and oversight should also be included in the contract.

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Ms. Murphy made a MOTION to rank the golf RFP as follows: Troon #1, Down To Earth #2, Oliphant #3, Xude #4, Hampton #5, Kemper #6; to rank the food and beverage RFP as follows: Troon #1, Xude #2, Oliphant #3, Kemper #4, Hampton #5; to direct staff to enter negotiations with the #1-ranked firm for both golf and food and beverage and if unsuccessful to go to #2-ranked firm and so forth; and to appoint the Chairman as a liaison with staff to negotiate the contract, with the contract to be presented to the Board for final approval.
Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to rank the golf RFP as follows: Troon #1, Down To Earth #2, Oliphant #3, Xude #4, Hampton #5, Kemper #6; to rank the food and beverage RFP as follows: Troon #1, Xude #2, Oliphant #3, Kemper #4, Hampton #5; to direct staff to enter negotiations with the #1-ranked firm for both golf and food and beverage and if unsuccessful to go to #2-ranked firm and so forth; and to appoint the Chairman as a liaison with staff to negotiate the contract, with the contract to be presented to the Board for final approval.

C. Discussion on the Motion Regarding Budget Spending (*December 2023*)
This item not being discussed, the next order of business followed.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Resolution 2024-04, Signage Policy
This item not being discussed, the next item followed.

B. District Engineer
This item not being discussed, the next item followed.

C. District Manager
i. Discussion of Events at Fairfax Hall

Ms. Montagna reviewed the current policy as provided in a memorandum emailed to the Board with options, requiring applicants to have event insurance, with or without alcohol. Events cannot be held without a reservation, and event insurance has to accompany the reservation form for ten or more participants. District-related events are covered by the District’s insurance policy. Dry events can be allowed if all the parameters are followed.

Discussion ensued regarding various events and options, what is considered a District-related event, modified version of option #2 includes a requirement for a bartender if alcohol is served at an event, BYOB is eliminated, examples of issues with events that said no alcohol would be served but pictures of alcohol presence posted on social media, suggestion to add the golf course and restaurant management to option #1, redlined policy can be provided at the next meeting, a

Arlington Ridge CDD
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220 rulemaking hearing will be needed to adopt a different policy, and events already scheduled require
221 event insurance including those sponsored by Troon.

222 After a brief discussion, the Board opted to stay with option #1 as currently written.

223 **ii. Date for Workshop** *(to replace canceled April workshop)*

224 The budget workshop to replace the canceled April 10 workshop has been scheduled and
225 advertised for Friday, April 26, 2024, at 2:00 p.m.

226 **iii. Discussion of Vendors on District Property**

227 This item not being discussed, the next item followed.

228 **D. Floralawn**

229 **i. Regular Report** *(March)*

230 The landscaping report was included in the agenda package and is available for review in the
231 local records office and the District Office during normal business hours.

232 **E. Community Director: Regular Report**

233 The community director report was included in the agenda package and is available for review
234 in the local records office and the District Office during normal business hours.

235 **F. General Manager: Golf, Food & Beverage: Regular Report**

236 The general manager report was included in the agenda package and is available for review in
237 the local records office and the District Office during normal business hours.

238
239 **SIXTH ORDER OF BUSINESS** **Break**

240
241 **SEVENTH ORDER OF BUSINESS** **Business Items**

242 **C. Consideration of Pool Furniture Repairs**

243 Discussion ensued regarding the proposals for repairs and purchases, need for more chairs and
244 lounge chairs, not a budgeted maintenance item but could be funded from reserves, and request to
245 code to Lexington Spa line item to restring the chairs.

246
247 **Mr. Setaro made a MOTION to approve proposal #ACFQ65594**
248 **from Admiral Furniture to restring 30 chaise lounges and 20 chairs,**
249 **in the amount of \$6,600, to be coded to Lexington Spa repairs and**
250 **maintenance.**
251 **Mr. Hoover seconded the motion.**

252
253 **Upon VOICE VOTE, with all in favor, unanimous approval was**
254 **given (by a margin of 5-0) to proposal #ACFQ65594 from Admiral**
255 **Furniture to restring 30 chaise lounges and 20 chairs, in the amount**
256 **of \$6,600, to be coded to Lexington Spa repairs and maintenance.**

257
258 **D. Consideration of Landscape Proposals for Townhomes/Villas**

259 This item not being discussed, the next item followed.

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 April 18, 2024, regular meeting

260 **E. Discussion of Liaison Roles**
 261 This item not being discussed, the next item followed.

262
 263 **EIGHTH ORDER OF BUSINESS** **Consent Agenda**

264 **A. Minutes of the March 14, 2024, Budget Workshop and March 21, 2024, Meeting**
 265 The minutes were included in the agenda package and are available for review in the local
 266 records office and the District Office during normal business hours.

267 **B. Financial Statements (March)**
 268 The financial statements were included in the agenda package and are available for review in
 269 the local records office and the District Office during normal business hours.

270 Ms. Murphy thanked Ms. Montagna and Mr. Bloom for getting the construction account closed
 271 with \$9,100 added to the reserve fund.

272 **C. Check Register (March)**
 273 The check register was included in the agenda package and is available for review in the local
 274 records office and the District Office during normal business hours.

275 Home Depot receipts with sales tax are adjusted on the monthly statement. Ms. Emily Grimes
 276 still shows up on the statements despite multiple requests to change the information.

277
 278 **NINTH ORDER OF BUSINESS** **Supervisor Requests**

279 There being none, the next order of business followed.

280
 281 **TENTH ORDER OF BUSINESS** **Audience Comments**

282 A Resident commented on the need for lounge chairs at the pool, referenced the motion not to
 283 spend monies for anything not urgent and pool furniture is not urgent, assessment collected by
 284 residents for Blue Ridge Activity Center for improvements, Troon does not know how to staff a
 285 restaurant, anyone who complains is sent a letter, and an existing open excavation area.

286 A Resident (Lot 604) commented on BYOB policy, and asked if church in the theater needs
 287 event insurance since they do not serve alcohol. Ms. Hammock explained the parameters.

288 A Resident (Lot 11) requested the policy be amended, suggested too many events, and
 289 requested someone let all the events know of the insurance requirement.

290 Mr. Setaro suggested a possible remedy, that Ms. Hammock will discuss with Egis.

291 A Resident (Lot 503) asked how the policy will affect the bocce club because the applicant
 292 will not get event insurance nor add it to their homeowner's insurance, 16 people added each hour,
 293 event held five days a week, and the league starts in September.

294 A Resident (Lot 268) commented the meeting was disgraceful, surprised the Board did not
 295 know the process for evaluating the proposals, requested earlier in the meeting that the Board hold

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296 a workshop before deciding what company to award the RFPs, residents have offered help and
297 support but the Board refuses to take the help, Troon is going to continue to lose money, motion
298 regarding spending for essential items does not include pool chairs, TV trivia event is Saturday
299 night for 237 people with food not served but available for purchase with no alcohol, and requested
300 an immediate answer if the event can still be held,

301 A Resident asked if the garden club will be dissolved if they do not fill out a form. Ms.
302 Hammock indicated the District has an agreement with the garden club, which is different.

303 A Resident (Lot 575) requested where to get insurance, if it is for each event or for a year, Ms.
304 Montagna indicated Mr. Graffius has the information on companies that provide the insurance,
305 estimate of \$200 per year, and Mr. Graffius will send the information.

306
307 **ELEVENTH ORDER OF BUSINESS Adjournment**
308

309 On MOTION by Ms. Murphy, seconded by Mr. Hoover, with all in
310 favor, the meeting was adjourned at 7:36 p.m.

311
312
313 _____
314 Secretary/Assistant Secretary Chairman/Vice Chairman

**MINUTES OF WORKSHOP
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Arlington Ridge Community Development District was held Friday, April 26, 2024, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present were the following:

Robert Hoover	Chairman
Ted Kostich	Vice Chairman
Claire Murphy	Assistant Secretary
Dominic Setaro	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were the following:

Angel Montagna	District Manager: Inframark
David Hamstra	District Engineer: Pegasus Engineering
Brenda Burgess	Project Manager, Inframark
Jason DeWildt	Director of Golf, Troon
Lee Graffius	Community Director, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full workshop is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Montagna called the workshop to order at 2:00 p.m. and called the roll.

Ms. Montagna read a statement into the record related to treatment of staff, providing a safe working environment without threats or intimidation, and encouraging constructive and respectful communication for the benefit of the community.

Mr. Hoover summarized threatening behavior toward staff, which is being investigated.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Mr. Hoover led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

A Resident (Lot 78) requested the budget document, which will be presented on the screen during the workshop.

A Resident (Lot 764) suggested shutting down individuals who want to make money by selling items is wrong.

A Resident commented on a truck the District rents from Inframark for \$800, reviewed the conversation regarding \$500 for mileage versus \$800 for the truck, and asked where the mileage is coming from and who audits the mileage. Ms. Montagna corrected the truck has not been billed to the District, and Inframark reimburses mileage.

Arlington Ridge CDD
 April 26, 2024, Workshop

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FOURTH ORDER OF BUSINESS Discussion Items

A. Proposed Budget for Fiscal Year 2025

Ms. Montagna discussed the updated budget from the last workshop. Food and beverage and golf budgets were received last night so hard copies were provided at the workshop.

Mr. Kostich commented utilities are on track and were grossly over budgeted since Duke Energy is lowering rates.

Ms. Murphy commented RV Lot revenue is too high and will not need that money next year, and suggested reducing the rental rate since the District is not spending all the money received.

Mr. Setaro commented on Investment Interest, bank fees, and interest rates.

Discussion ensued regarding interest being earned, offsetting assessments through use of other revenue items, rental fees for Fairfax Hall, and RV lot fees of \$25 per month versus fee per linear foot of the space.

Mr. Kostich asked what makes up Miscellaneous Revenues, which Ms. Montagna explained, and requested to add a revenue item for bar code readers, which will be added to Access Card revenue. Discussion ensued regarding coding to the existing revenue line items.

Revenues:

- Interest-Investments: changed to \$38,000, adding a note to check overnight interest fees.
- Lexington Spa: no change.
- Rental Income-Fairfax Hall: no change.
- Special Assessments-Tax Collector: no change, driven by formula.
- Settlements: no change.
- Other Miscellaneous Revenues: no change.
- Access Cards and Bar Codes: changed to \$1,000.
- RV Parking Lot Revenue: no change.

Expenditures:

- Administrative-Board of Supervisors: no change.
- Administrative-FICA Taxes: changed to \$1,148
 - Discussion ensued regarding wage garnishment issue with previously owed FICA taxes. Formula for FICA Taxes was changed to 7.65% of

Arlington Ridge CDD
 April 26, 2024, Workshop

- 79 Supervisor Fees. Mr. Setaro is paid through 1099, which is now an
 80 option (W-2 or 1099) for Supervisors.
- 81 • Administrative-ADP Fees: changed to \$121.
 - 82 • Administrative-Workers Compensation: no change.
 - 83 • Administrative-Arbitrage Rebate: no change.
 - 84 • Administrative-Dissemination Agent: no change.
 - 85 • Administrative-Trustee Fees: no change.
 - 86 • Administrative-Attorney Fees: changed to \$100,000.
 - 87 • Administrative-Engineering Fees: changed to \$50,000.
 - 88 ○ Mr. Hamstra confirmed \$50,000 should be sufficient for fiscal year
 - 89 2025, with the understanding that some subconsultants for certain
 - 90 projects will be coded to this line item. Mr. Hamstra discussed some
 - 91 upcoming projects that might need to be undertaken in the next fiscal
 - 92 year, including depressions and roadway resurfacing. He suggested
 - 93 reserving \$40,000 annually for roadway resurfacing.
 - 94 ○ Discussion ensued regarding anticipating roadway repaving, issuing
 - 95 bonds for repaving, previous plans for repaving, pavement currently
 - 96 looks good, chemical process to rejuvenate the asphalt, and potential
 - 97 unit costs for repaving.
 - 98 • Administrative-Management Services: no change.
 - 99 • Administrative-Assessment Roll: no change.
 - 100 • Administrative-Auditing Services: no change.
 - 101 • Administrative- Postage: changed to \$1,000 with suggestion to cancel the
 - 102 Pitney Bowes contract. This will be an item for the next agenda.
 - 103 • Administrative-Insurance-General Liability: no change.
 - 104 • Administrative-Insurance-Public Officers Liability (POL): no change.
 - 105 • Administrative-Insurance-Property: no change.
 - 106 • Administrative- Legal Advertising: changed to \$3,000.
 - 107 • Administrative-Website Administration: changed to \$1,583. Contract amount
 - 108 will be confirmed.
 - 109 • Administrative-Information Technology: changed to \$10,000.
 - 110 • Administrative-Miscellaneous Expenses: renamed Fire District Fee for \$4,000.

Arlington Ridge CDD
April 26, 2024, Workshop

- 111 • Administrative-Annual District Filing Fee: no change.
- 112 • Administrative-Dues, Licenses and Subscriptions: changed to \$6,500.
- 113 • Gatehouse-Contracts-Security Services: \$155,000 pending further information.
- 114 ○ Discussion ensued regarding no escalator included in their contract.
- 115 They proposed a significant increase unacceptable to the Board. Staff
- 116 obtained several options for various level of services.
- 117 ○ Further discussion ensued regarding the purpose and services of a site
- 118 supervisor, comparison of wages, and more information to be provided.
- 119 • Gatehouse-Water & Sewer: pending further information.
- 120 • Gatehouse-Electric: pending further information.
- 121 ○ Discussion ensued regarding utility rates for water and sewer, and
- 122 electric. Electric rates will be reduced but may not be substantial, and
- 123 now include more fees.
- 124 • Gatehouse-Street Lights: no change.
- 125 ○ Discussion ensued regarding proposal for street lights, which is not
- 126 feasible.
- 127 • Gatehouse-Repairs & Maintenance: no change.
- 128 ○ Discussion ensued regarding additional fees for backflows which is
- 129 minimal.
- 130 • Gatehouse-Security Enhancements: no change.
- 131 • Capital Projects: no change.
- 132 ○ Discussion ensued regarding two projects Element Environmental will
- 133 provide for projects #4 and #5 from the proposal six months ago for
- 134 \$20,000.
- 135 • Town Center-Pest Control: no change.
- 136 ○ Discussion ensued regarding this fee being included in the Floralawn
- 137 Contract.
- 138 • Town Center-Onsite Management: no change.
- 139 • Town Center-Janitorial Services & Supplies: changed to \$85,000.
- 140 ○ Discussion ensued regarding reimbursement from golf, and food and
- 141 beverage. Budget amount is supplies and the net contract which is the
- 142 full contract price less the reimbursement, and probably includes rugs.

Arlington Ridge CDD
April 26, 2024, Workshop

143 Revenue received should be coded to offset this line item. Further
144 discussion will be held at a future workshop.

- 145 • Town Center-Utility-Water & Sewer: no change.
- 146 • Town Center-Utility-Electric: no change.
- 147 • Town Center-Rentals & Leases: no change.
- 148 • Town Center-Liability/Property Insurance: no change, will be deleted.
- 149 • Town Center-Repairs & Maintenance: no change pending further information.
 - 150 ○ Discussion ensued regarding repairs coded to this line item, where
 - 151 restaurant or golf course repairs should be coded, items coded to this
 - 152 line item, golf door replacement should be coded to reserves, and
 - 153 adjustments may be made at the next meeting.
- 154 • Town Center-Special Events: no change.
- 155 • Town Center-Information Technology: no change, will be deleted.
- 156 • Town Center-Office Supplies: changed to \$3,000.
- 157 • Town Center-Computer Supplies/Equipment: no change.
 - 158 ○ Discussion ensued regarding coding access cards and bar code readers
 - 159 to this line item.
- 160 • Town Center-Club Activity Supplies: no change, will be deleted.

161 *The meeting recessed at 3:30 p.m.*

162 *The meeting reconvened at 3:45 p.m.*

- 163 • Common Area/Recreation-Utility-Water & Sewer: changed to \$7,000.
 - 164 ○ Discussion ensued regarding significant proposed increase compared to
 - 165 actuals, and staff will research.
- 166 • Common Area/Recreation-Electric: no change, pending further information.
 - 167 ○ Discussion ensued regarding significant proposed increase from the
 - 168 current budget, more meters added to this line item, and staff will
 - 169 continue to review and research.
- 170 • Common Area/Recreation-Repairs & Maintenance: no change.
 - 171 ○ Discussion ensued regarding potential future repairs and items coded to
 - 172 this line item.
- 173 • Common Area/Recreation-Irrigation Repairs & Maintenance: changed to
- 174 \$45,000.

Arlington Ridge CDD
 April 26, 2024, Workshop

- 175 ○ Discussion ensued regarding more frequent repairs, suggestion to
- 176 decrease roadway repair by the same amount as this line item increase
- 177 but consensus to leave roadway repair unchanged.
- 178 ● Common Area/Recreation-Landscape-Mulch: no change.
- 179 ○ Discussion ensued regarding suggestion to do half this year and half
- 180 next year since Floralawn is holding their price.
- 181 ● Common Area/Recreation-Landscape Maintenance: no change pending staff
- 182 research.
- 183 ○ Discussion ensued regarding contract pricing, and staff will confirm.
- 184 ● Common Area/Recreation-Landscape Replacement: no change.
- 185 ● Common Area/Recreation-Landscape-Storm Cleanup & Tree Removal:
- 186 changed to \$35,000.
- 187 ○ Discussion ensued regarding decreasing by the \$10,000 that irrigation
- 188 repairs was increased.
- 189 ● Common Area/Recreation-Pond/Littoral Shelf & Wetland Management: no
- 190 change.
- 191 ● Common Area/Recreation-Sports Court Maintenance: no change.
- 192 ● Common Area/Recreation-Holiday Decorations: changed to \$2,000.
- 193 ○ Discussion ensued regarding previous expenditures for decorations, and
- 194 anticipated enhancements can be included in the proposed budget
- 195 amount.
- 196 ● Common Area/Recreation-Special Events: no change, will be deleted.
- 197 ● Common Area/Recreation-Operating Supplies: no change, will be deleted.
- 198 ● Fairfax Hall-Utility-Water & Sewer: no change.
- 199 ● Fairfax Hall-Utility Electric: no change,
- 200 ○ Discussion ensued regarding current trend for all utilities.
- 201 ● Fairfax Hall-Repairs & Maintenance: no change.
- 202 ○ Discussion ensued regarding potential repairs including the ceiling and
- 203 the roof, which insurance will cover the inside once the roof is corrected,
- 204 and costs might fall into the current year budget.
- 205 ● Social Center-Utility-Water & Sewer: no change.
- 206 ● Social Center-Utility-Electric: no change.

Arlington Ridge CDD
 April 26, 2024, Workshop

- 207 • Social Center-Repairs & Maintenance: changed to \$5,000.
- 208 ○ Discussion ensued regarding no known anticipated repairs.
- 209 • Social Center-Operating Supplies: no change.
- 210 • Social Center-Dues, Licenses and Subscriptions: no change.
- 211 • Lexington Spa-Pool Maintenance: no change.
- 212 • Lexington Spa-Fitness Instructors: no change, will be deleted.
- 213 • Lexington Spa-Utility-Water & Sewer: no change.
- 214 • Lexington Spa-Utility-Electric: no change pending further information.
- 215 ○ Discussion ensued regarding summer months might increase charges
- 216 due to exercise classes turning the air conditioning down, pool heaters
- 217 are coded to this line item, and staff will research previous year trends.
- 218 ○ The Board requested trend information be provided in advance of the
- 219 next workshop.
- 220 • Lexington Spa-Repairs & Maintenance: no change.
- 221 ○ Discussion ensued regarding repair items in this line item, including
- 222 pool chairs and other pool repairs. Major expenses are coded to reserves.
- 223 ○ Further discussion ensued regarding anticipated pool pump
- 224 replacements, and spreadsheet of repairs, maintenance, and projections
- 225 for the year.
- 226 • Lexington Spa-Operating Supplies: no change.
- 227 • Lexington Spa-Dues, Licenses and Subscriptions: no change.
- 228 • Activity Center-Utility-Water & Sewer: no change.
- 229 • Activity Center-Utility-Electric: changed to \$6,000.
- 230 ○ Discussion ensued regarding projecting based on the current year since
- 231 only one year of data.
- 232 • Activity Center-Operations & Maintenance: no change.
- 233 ○ Discussion ensued regarding most major repairs already done so
- 234 reduced from the current year budget.
- 235 • RV Lot-Utility-Electric: changed to \$480.
- 236 ○ Discussion ensued regarding electric costing \$40 per month for the gate.
- 237 • RV Lot-Capital Improvements: no change, will be deleted.
- 238 • RV Lot-Maintenance: no change.

Arlington Ridge CDD
 April 26, 2024, Workshop

- 239 ○ Discussion ensued regarding previous maintenance activities, expense
- 240 amount based on the revenue received at the Board’s direction last year,
- 241 and no definitive decisions of how funds were to be used.
- 242 ● Other Financing Sources-Transfer Out-Capital Reserve: changed to \$287,500.
- 243 ● Other Financing Sources-Transfer Out-Golf Course/Food & Beverage: changed
- 244 to \$70,451.
- 245 ● Other Financing Sources-Sales Center Revenue: changed to \$0, will be deleted.
- 246 ○ Discussion ensued regarding annual \$87,500 was assessed for two years
- 247 for the purchase, which ended fiscal year 2024, and staff recommended
- 248 keeping it in the budget under the capital reserve transfer out.

249
 250 Mr. Setaro requested budget amendments be done more often during the year. Ms.
 251 Murphy suggested amending the budget in the middle of the year.

252 Percentage change in assessments as proposed is .3%, or \$10 per unit annually.

253 The Board would like to have a 0% increase, potential to use the \$87,500 to reduce the
 254 budget to 0% increase.

255 Discussion ensued excess funds at the end of the year flowing to fund balance which
 256 the Board assigns after the fiscal year, potential refund from the IRS would go to fund
 257 balance, and capital projects may come in under \$287,500.

258 The budget will be presented at the May meeting, and the public hearing is anticipated
 259 to be in July or possibly August.

260 **Golf, and Food and Beverage:**

261 Discussion ensued regarding needing time to review the budgets since they were just
 262 provided, request for footnotes to explain changes, request to understand the true 10%
 263 discount for the restaurant, and assumptions were provided and copies made for the Board.

264
 265 **FIFTH ORDER OF BUSINESS Audience Comments on Agenda Items**

266 A Resident indicated confusion why Inframark did not press for answers for the gate
 267 and the ridiculous proposal referencing good, better, or best for security at the front gate,
 268 and this community has not replaced live guards with an automated system which will be
 269 more secure. The previous management company recycled pool furniture regularly instead
 270 of having furniture in storage, and suggested the Board members visit the pool because
 271 they are misinformed about the number of residents and guests using the pool, which is
 272 probably the most used amenity.

Arlington Ridge CDD
April 26, 2024, Workshop

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SIXTH ORDER OF BUSINESS **Adjournment**

The next budget workshop is scheduled for May 16, 2024, at 9:00 a.m.

The next meeting is scheduled for May 16, 2024, at 2:00 p.m.

The workshop was adjourned at 4:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 10B

Financial Statements

ARLINGTON RIDGE
Community Development District

Financial Report
(Unaudited)

April 30, 2024

Prepared by



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ARLINGTON RIDGE
Community Development District

Financial Statements

(Unaudited)

April 30, 2024

ARLINGTON RIDGE
Community Development District

Governmental Funds

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	GOLF COURSE FUND	FOOD & BEVERAGE FUND	SERIES 2006A		TOTAL
					DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	
ASSETS							
Cash - Checking Account	\$ 618,219	\$ 527,826	\$ 55,302	\$ -	\$ -	\$ -	\$ 1,201,347
Cash - Payroll	-	-	-	274,838	-	-	274,838
Cash On Hand/Petty Cash	-	-	10,561	-	-	-	10,561
Cash Drawer	-	-	1,200	-	-	-	1,200
Cash with Fiscal Agent	-	-	-	-	8,934	2,476	11,410
Accounts Receivable	7	-	24,694	(20,230)	-	-	4,471
Accounts Receivable - Other	-	-	25,655	1,319	-	-	26,974
Due from Golf	30,114	-	-	-	-	-	30,114
Due From Other Funds	-	-	450,279	-	8,934	1,955	461,689
Inventory:							
Food & Beverage	-	-	-	26,396	-	-	26,396
ProShop	-	-	68,456	-	-	-	68,456
Investments:							
Money Market Account	1,015,360	-	-	-	-	-	1,015,360
Fee & Expense A	-	-	-	-	8	-	8
Prepayment Account	-	-	-	-	-	6,664	6,664
Prepayment Account A	-	-	-	-	42,467	-	42,467
Reserve Fund	-	-	-	-	-	26,560	26,560
Reserve Fund A	-	-	-	-	115,258	-	115,258
Revenue Fund	-	-	-	-	-	87,527	87,527
Revenue Fund A	-	-	-	-	351,200	-	351,200
Prepaid Items	1,512	-	12,753	500	-	-	14,765
Deposits	-	-	19,105	-	-	-	19,105
Deposits - Electric	820	-	-	-	-	-	820
TOTAL ASSETS	\$ 1,666,032	\$ 527,826	\$ 668,005	\$ 282,823	\$ 526,801	\$ 125,703	\$ 3,797,190

ARLINGTON RIDGE
Community Development District

Governmental Funds

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	GOLF COURSE FUND	FOOD & BEVERAGE FUND	SERIES 2006A		TOTAL
					DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	
LIABILITIES							
Accounts Payable	\$ 20,928	\$ -	\$ 28,704	\$ 7,409	\$ 8,934	\$ 2,476	\$ 68,451
Accrued Expenses	20,498	-	-	-	-	-	20,498
Accrued Payroll	-	-	25,591	7,959	-	-	33,550
Sales Tax Payable	-	-	6,563	5,552	-	-	12,115
Deposits	780	-	-	-	-	-	780
Outing Deposits	-	-	3,914	15,896	-	-	19,810
Deferred Revenue-Memberships	-	-	256,637	20,461	-	-	277,098
Other Current Liabilities	-	-	5,073	-	-	-	5,073
Gift Certificates	-	-	28,802	(6,370)	-	-	22,432
Allowance for Unredeemed Gift Cards	-	-	(10,002)	-	-	-	(10,002)
Credit Books	-	-	17,350	(9,578)	-	-	7,772
Charitable Donations	-	-	(13,467)	-	-	-	(13,467)
Due To Other Funds	11,410	-	-	450,280	-	-	461,690
TOTAL LIABILITIES	53,615	-	349,165	491,609	8,934	2,477	905,800
FUND BALANCES							
Nonspendable:							
Prepaid Items	1,512	-	12,753	500	-	-	14,765
Deposits	820	-	-	-	-	-	820
Restricted for:							
Debt Service	-	-	-	-	517,867	123,226	641,093
Special Revenue	-	-	306,087	-	-	-	306,087
Assigned to:							
Operating Reserves	105,370	-	-	-	-	-	105,370
Unassigned:	1,504,715	527,826	-	(209,286)	-	-	1,823,255
TOTAL FUND BALANCES	\$ 1,612,417	\$ 527,826	\$ 318,840	\$ (208,786)	\$ 517,867	\$ 123,226	\$ 2,891,390
TOTAL LIABILITIES & FUND BALANCES	\$ 1,666,032	\$ 527,826	\$ 668,005	\$ 282,823	\$ 526,801	\$ 125,703	\$ 3,797,190

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Interest - Investments	\$ 100	\$ 23,121	23121.00%	\$ 6,487
Room Rentals	-	60	0.00%	-
Lexington Spa	3,000	2,911	97.03%	417
Rental Income- Fairfax Hall	2,500	30	1.20%	-
Special Assmnts- Tax Collector	2,454,451	2,430,893	99.04%	52,255
Other Miscellaneous Revenues	-	287	0.00%	30
Access Cards	-	5	0.00%	-
RV Parking Lot Revenue	36,000	19,686	54.68%	976
TOTAL REVENUES	2,496,051	2,476,993	99.24%	60,165
EXPENDITURES				
Administration				
P/R-Board of Supervisors	15,000	9,400	62.67%	1,600
FICA Taxes	5,126	551	10.75%	92
Workers' Compensation	850	850	100.00%	-
ProfServ-Arbitrage Rebate	600	600	100.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Trustee Fees	10,000	14,138	141.38%	7,269
Attorney Fees	90,000	54,996	61.11%	7,429
Engineering Fees	75,000	14,269	19.03%	2,279
Management Services	58,963	34,395	58.33%	4,914
Assessment Roll	7,500	7,500	100.00%	-
Auditing Services	4,500	-	0.00%	-
Postage	2,000	81	4.05%	-
Insurance - Property	107,414	105,156	97.90%	-
Insurance - General Liability	10,000	9,785	97.85%	-
Public Officials Insurance	7,000	7,302	104.31%	-
Legal Advertising	5,000	761	15.22%	-
Website Administration	1,600	1,553	97.06%	-
Information Technology	3,000	99	3.30%	99
Miscellaneous Expenses	1,000	2,967	296.70%	(108)
Annual District Filing Fee	175	175	100.00%	-
Dues, Licenses, Subscriptions	3,250	4,219	129.82%	386
Total Administration	412,978	268,797	65.09%	23,960
Gatehouse				
Contracts-Security Services	150,000	75,505	50.34%	-
Utility - Water & Sewer	600	281	46.83%	-
Utility - Electric	4,620	1,433	31.02%	179
Street Lights	118,800	66,458	55.94%	9,841
Repairs & Maintenance	2,500	734	29.36%	-
Security Enhancements	1,500	648	43.20%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-24 ACTUAL</u>
Total Gatehouse	278,020	145,059	52.18%	10,020
<u>Capital Expenditures & Projects</u>				
Annual Projects	200,000	105,960	52.98%	-
Total Capital Expenditures & Projects	200,000	105,960	52.98%	-
<u>Towncenter Administration</u>				
Pest Control	576	-	0.00%	-
Onsite Management	274,827	160,316	58.33%	22,902
Janitorial Services & Supplies	77,645	50,126	64.56%	16
Utility - Water & Sewer	2,037	738	36.23%	-
Utility - Electric	4,400	1,791	40.70%	181
Rentals & Leases	4,500	1,864	41.42%	161
Repairs & Maintenance	32,000	7,759	24.25%	1,928
Special Events	5,000	3,250	65.00%	1,444
Office Supplies	4,500	796	17.69%	222
Computer Supplies/Equipment	3,500	-	0.00%	-
Total Towncenter Administration	408,985	226,640	55.42%	26,854
<u>Common Area/Recreation</u>				
Utility - Water & Sewer	9,900	1,833	18.52%	-
Utility - Electric	1,375	5,137	373.60%	574
Repairs & Maintenance	30,000	15,745	52.48%	181
Roadway Repair & Maintenance	25,000	2,829	11.32%	-
Irrigation Repairs & Maintenance	35,000	27,598	78.85%	1,868
Landscape - Mulch	23,675	2,250	9.50%	-
Landscape Maintenance	307,920	181,426	58.92%	26,237
Landscape Replacement	20,000	2,923	14.62%	-
Landscape- Storm Clean Up & Tree Removal	45,000	3,187	7.08%	800
Pond/Littoral Shelf & Wetland Mgmt	33,475	18,585	55.52%	2,175
Sports Courts Maintenance & Supplies	3,000	3,195	106.50%	75
Holiday Decoration	5,000	2,169	43.38%	-
Operating Supplies	-	146	0.00%	-
Total Common Area/Recreation	539,345	267,023	49.51%	31,910
<u>Fairfax Hall</u>				
Utility - Water & Sewer	1,516	531	35.03%	-
Utility - Electric	19,000	8,998	47.36%	1,196
Repairs & Maintenance	15,000	1,739	11.59%	461
Total Fairfax Hall	35,516	11,268	31.73%	1,657
<u>Social Center</u>				
Utility - Water & Sewer	1,650	138	8.36%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
Utility - Electric	5,878	3,636	61.86%	481
Repairs & Maintenance	7,500	1,254	16.72%	575
Total Social Center	15,028	5,028	33.46%	1,056
<u>Lexington Spa</u>				
ProfServ-Pool Maintenance	70,000	48,663	69.52%	11,400
Utility - Water & Sewer	25,000	10,921	43.68%	-
Utility - Electric	62,380	29,458	47.22%	5,725
Repairs & Maintenance	20,000	10,281	51.41%	3,434
Total Lexington Spa	177,380	99,323	55.99%	20,559
<u>Sales Center</u>				
Utility - Water & Sewer	3,500	1,897	54.20%	-
Utility - Electric	10,000	2,655	26.55%	282
Operations & Maintenance	36,000	3,143	8.73%	-
Total Sales Center	49,500	7,695	15.55%	282
<u>RV Lot</u>				
Maintenance & Repairs	15,500	274	1.77%	145
Total RV Lot	15,500	274	1.77%	145
TOTAL EXPENDITURES	2,132,252	1,137,067	53.33%	23,960
Excess (deficiency) of revenues Over (under) expenditures	363,799	1,339,926	368.31%	36,205
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9,124	0.00%	9,124
Operating Transfers-Out	-	(9,124)	0.00%	(9,124)
Transfer Out - Capital Reserve	(200,000)	-	0.00%	-
Transfer Out - Golf Course/Food & Beverage	(76,299)	-	0.00%	-
Transfer Out- Sales Center Revenue	(87,500)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(363,799)	-	0.00%	-
Net change in fund balance	\$ -	\$ 1,339,926	0.00%	\$ 36,205
FUND BALANCE, BEGINNING (OCT 1, 2023)	272,491	272,491		
FUND BALANCE, ENDING	\$ 272,491	\$ 1,612,417		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Interest - Investments	\$ 30	\$ 4,557	15190.00%	\$ 1,311
TOTAL REVENUES	30	4,557	15190.00%	1,311
EXPENDITURES				
Administration				
Miscellaneous Expenses	75	-	0.00%	-
Total Administration	75	-	0.00%	-
TOTAL EXPENDITURES	75	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	(45)	4,557	-10126.67%	1,311
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	9,124	0.00%	9,124
Transfer In - General Fund	200,000	-	0.00%	-
Transfer In - GF (Sales Center)	87,500	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	287,500	9,124	3.17%	9,124
Net change in fund balance	\$ 287,455	\$ 13,681	4.76%	\$ 10,435
FUND BALANCE, BEGINNING (OCT 1, 2023)	514,145	514,145		
FUND BALANCE, ENDING	\$ 801,600	\$ 527,826		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Interest - Investments	\$ 5,818	\$ 9,176	157.72%	\$ 1,406
Special Assmnts- Tax Collector	203,740	194,556	95.49%	8,712
Special Assmnts- Prepayment	-	37,606	0.00%	8,156
TOTAL REVENUES	209,558	241,338	115.17%	18,274
EXPENDITURES				
Debt Service				
Principal Debt Retirement	95,000	-	0.00%	-
Principal Debt Retirement - Special Call	-	40,000	0.00%	-
Interest Expense	95,150	47,575	50.00%	-
Total Debt Service	190,150	87,575	46.06%	-
TOTAL EXPENDITURES	190,150	87,575	46.06%	-
Excess (deficiency) of revenues Over (under) expenditures	19,408	153,763	792.27%	18,274
Net change in fund balance	\$ 19,408	\$ 153,763	792.27%	\$ 18,274
FUND BALANCE, BEGINNING (OCT 1, 2023)	364,104	364,104		
FUND BALANCE, ENDING	\$ 383,512	\$ 517,867		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Interest - Investments	\$ 1,167	\$ 2,179	186.72%	\$ 307
Special Assmnts- Tax Collector	56,464	53,919	95.49%	2,414
Special Assmnts- Prepayment	-	9,082	0.00%	2,600
TOTAL REVENUES	57,631	65,180	113.10%	5,321
EXPENDITURES				
Debt Service				
Principal Debt Retirement	35,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	-
Interest Expense	20,520	10,125	49.34%	45
Total Debt Service	55,520	20,125	36.25%	45
TOTAL EXPENDITURES	55,520	20,125	36.25%	45
Excess (deficiency) of revenues Over (under) expenditures	2,111	45,055	2134.30%	5,276
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	72	0.00%	38
Operating Transfers-Out	-	(737)	0.00%	(633)
TOTAL FINANCING SOURCES (USES)	-	(665)	0.00%	(595)
Net change in fund balance	\$ 2,111	\$ 44,390	2102.79%	\$ 4,681
FUND BALANCE, BEGINNING (OCT 1, 2023)	78,836	78,836		
FUND BALANCE, ENDING	\$ 80,947	\$ 123,226		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 117	0.00%	\$ 47
TOTAL REVENUES	-	117	0.00%	47
EXPENDITURES				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	117	0.00%	47
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	737	0.00%	633
Operating Transfers-Out	-	(9,196)	0.00%	(9,161)
TOTAL FINANCING SOURCES (USES)	-	(8,459)	0.00%	(8,528)
Net change in fund balance	\$ -	\$ (8,342)	0.00%	\$ (8,481)
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	8,342		
FUND BALANCE, ENDING	\$ -	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Green Fees-GS	\$ 718,741	\$ 429,464	59.75%	\$ 52,388
Green Fees-Outings-GS	178,478	135,653	76.01%	16,379
Green Fees-Members-GS	23,700	24,839	104.81%	3,485
PS-Other Income-GS	-	(278)	0.00%	2
Cart Fees-GS	965	481	49.84%	112
Cart Fees-Outings-GS	2,579	864	33.50%	-
Range-GS	27,181	20,181	74.25%	3,220
Instruction-Individual -INST	1,200	530	44.17%	75
Range-Members-GS	15,050	9,247	61.44%	973
Membership Dues - monthly	585,940	287,000	48.98%	41,840
Golf Ball Sales	26,400	17,829	67.53%	4,277
Glove Sales	9,675	4,614	47.69%	632
Headwear Sales	7,449	5,335	71.62%	716
Ladies' Wear Sales	9,250	4,812	52.02%	346
Men's Wear Sales	25,500	7,821	30.67%	1,345
Club Sales	21,250	7,646	35.98%	3,147
Rental Clubs Sales	1,094	1,818	166.18%	109
Bag Sales	4,222	2,410	57.08%	777
General Merchandise Sales	12,300	4,396	35.74%	783
Outerwear Sales	600	2,492	415.33%	292
Footwear Sales	13,950	3,388	24.29%	345
Handicap Fee Sales	2,746	2,604	94.83%	196
Tobacco	1,675	807	48.18%	149
Other Miscellaneous Revenues	1,200	5,206	433.83%	1,969
TOTAL REVENUES	1,691,145	979,159	57.90%	133,557

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
EXPENDITURES				
Administration				
Payroll-Hourly	6,000	-	0.00%	-
Payroll-Benefits	40,320	16,211	40.21%	2,691
Payroll-Managers	31,150	44,489	142.82%	6,799
Payroll-Processing Fee	11,520	6,547	56.83%	964
Payroll - Bonus	3,115	-	0.00%	-
Payroll Taxes	50,067	3,991	7.97%	521
Legal/Accounting/Professional	313	-	0.00%	-
BCG Management	69,153	40,338	58.33%	5,763
Contracts-Pest Control	324	88	27.16%	-
IT Support	2,918	1,986	68.06%	320
Travel and Per Diem	2,112	1,491	70.60%	-
Training/Staff Development	-	543	0.00%	-
Communication - Telephone	1,728	1,008	58.33%	144
Communication - Mobile	576	192	33.33%	-
Postage	429	149	34.73%	18
Fed-Ex/Courier	-	24	0.00%	-
Utility - Water & Sewer	808	236	29.21%	41
Garbage Removal	1,020	561	55.00%	173
Utility - Electric	3,920	2,115	53.95%	275
Golf Cart Equip Leases	62,196	23,274	37.42%	5,183
Insurance-P&C	30,810	12,967	42.09%	1,809
Insurance-Workmans Comp	12,401	7,191	57.99%	962
Printing and Binding	528	136	25.76%	-
Marketing	5,625	(102)	-1.81%	-
Help Wanted Ads	896	-	0.00%	-
Promotions	990	-	0.00%	-
Graphic Design	2,376	1,432	60.27%	198
Membership Programs	792	800	101.01%	-
Advertising (Print)	2,970	6,378	214.75%	1,182
Advertising (Electronic)	681	-	0.00%	-
Misc-Employee Meals	5,226	2,178	41.68%	-
Misc-Credit Card Fees	31,523	21,474	68.12%	4,129
Internet Access	3,120	1,298	41.60%	-
TV/Cable or Dish	320	(711)	-222.19%	12
Employee Testing-Hiring	48	-	0.00%	-
Bank Fees	192	1,702	886.46%	88
Finance Charges	-	148	0.00%	-
POS System Hardware	-	8,159	0.00%	1,071
Misc-Security	407	-	0.00%	-
Website & Newsletter	6,930	3,660	52.81%	609
Misc.-Personal Property Taxes	8,553	5,477	64.04%	473
Office Supplies	1,470	956	65.03%	136
Cleaning Supplies	714	17	2.38%	-
Computer Supplies/Equipment	-	926	0.00%	-
Operating Supplies	504	79	15.67%	-
Clubhouse Cleaning Service G&A	2,820	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-24 ACTUAL</u>
Software	1,277	1,071	83.87%	265
Chamber / Organization Dues	250	250	100.00%	250
Total Administration	409,092	218,729	53.47%	34,076
<u>Maintenance and Landscaping</u>				
Payroll-Salaries	-	1	0.00%	-
Payroll-Hourly	170,026	144,745	85.13%	18,411
Payroll-Managers	84,792	46,813	55.21%	6,593
Payroll - Bonus	4,240	-	0.00%	-
Payroll Taxes	-	14,964	0.00%	1,900
Outside Services	3,372	1,262	37.43%	281
Oil/Lube	-	545	0.00%	-
Aerification	8,500	-	0.00%	-
Gas Diesel	26,600	14,882	55.95%	3,484
Communication - Mobile	900	300	33.33%	-
Utility - Irrigation	35,880	20,953	58.40%	4,171
Electricity - Irrigation	27,600	17,882	64.79%	3,126
Garbage Removal	1,596	361	22.62%	-
Utility - Electric	7,025	4,044	57.57%	483
Equipment Rental	-	1,734	0.00%	(1,710)
R&M-Buildings	1,200	886	73.83%	450
R&M-Irrigation	16,200	15,720	97.04%	1,419
R&M-Pumps	3,000	1,062	35.40%	-
Equip Maint/Repair-Fix-AGRO	36,000	27,651	76.81%	3,750
Sod/Sprigs	5,000	28,694	573.88%	-
Misc-Employee Meals	-	19	0.00%	-
Misc-Licenses & Permits	450	256	56.89%	-
Mileage Reimbursement	-	81	0.00%	-
Cleaning Supplies	-	541	0.00%	66
Supplies-Landscape	4,500	250	5.56%	-
Supplies-Course	7,000	3,216	45.94%	472
Supplies-Shop	1,500	1,219	81.27%	29
Pre-Emergents	25,000	11,401	45.60%	-
Sand-Top Dressing greens/tees	11,500	7,128	61.98%	-
Op Supplies - Uniforms	1,300	1,049	80.69%	-
General Chemicals	3,000	294	9.80%	-
Chemicals-Fungicides	14,040	4,698	33.46%	317
Chemicals-Herbicides	12,000	8,181	68.18%	1,121
Chemicals-Insecticides	35,000	11,912	34.03%	11,856
Chemicals-Growth Regulators	1,000	-	0.00%	-
Chemicals-Wetting Agents	3,996	415	10.39%	-
Fertilizers-Fairways / Roughs	35,000	31,342	89.55%	1,556
Fertilizers-Greens	28,800	3,048	10.58%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
Supplies-AGRO	-	28	0.00%	-
Supplies - Seeds	60,000	4,920	8.20%	-
Fertilizers-Trees	-	322	0.00%	-
Small Equipment/Hand Tools	1,000	34	3.40%	-
Waste Removal-Green Waste-AGRO	1,650	2,500	151.52%	-
Chamber / Organization Dues	550	-	0.00%	-
Total Maintenance and Landscaping	679,217	435,353	64.10%	57,775
<u>Golf Operations</u>				
Payroll-Salaries	42,500	23,136	54.44%	3,503
Payroll-Hourly	102,015	80,318	78.73%	13,757
Payroll - Manager-Director of Golf	85,000	18,681	21.98%	-
Payroll Taxes	-	8,994	0.00%	1,404
Training/Staff Development	200	-	0.00%	-
Communication - Mobile	720	270	37.50%	-
Utility - Water & Sewer	444	47	10.59%	-
Utility - Electric	7,664	4,186	54.62%	689
Equipment Rental	3,900	-	0.00%	-
R&M-Buildings	1,200	-	0.00%	-
R&M-Golf Cart	900	535	59.44%	-
Equip Maint/Repair-Fix	-	275	0.00%	-
Misc-Handicap Fees	4,600	4,821	104.80%	4,608
Misc-Security	-	320	0.00%	-
Mileage Reimbursement	-	219	0.00%	-
Supplies-Scorecards and Pencil	2,000	1,773	88.65%	280
Operating Supplies	4,600	-	0.00%	-
Op Supplies - Uniforms	2,000	1,125	56.25%	-
Driving Range Supplies	8,500	5,645	66.41%	-
COS - Golf Balls	18,084	11,615	64.23%	3,382
COS - Gloves	6,627	2,393	36.11%	363
COS - Headwear	5,102	3,229	63.29%	386
COS - Ladies' Wear	6,336	506	7.99%	-
COS - Men's Wear	17,468	6,833	39.12%	1,362
COS - Miscellaneous	-	2,742	0.00%	505
COS - Clubs	14,556	4,434	30.46%	2,654
COS - Outerwear	411	3,073	747.69%	-
COS - Bags	2,892	1,970	68.12%	625
COS - Tobacco	1,147	-	0.00%	-
COS - Footwear	9,556	2,402	25.14%	233
COS - Inventory General	8,426	264	3.13%	46
Chamber / Organization Dues	600	-	0.00%	-
Total Golf Operations	357,448	189,806	53.10%	33,797

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
<u>Debt Service</u>				
Principal-Capital Lease	92,958	54,586	58.72%	6,793
Interest-Capital Lease	4,431	1,164	26.27%	116
Total Debt Service	97,389	55,750	57.24%	6,909
TOTAL EXPENDITURES	1,543,146	899,638	58.30%	40,985
Excess (deficiency) of revenues Over (under) expenditures	147,999	79,521	53.73%	92,572
Net change in fund balance	\$ 147,999	\$ 79,521	53.73%	\$ 92,572
FUND BALANCE, BEGINNING (OCT 1, 2023)	239,319	239,319		
FUND BALANCE, ENDING	\$ 387,318	\$ 318,840		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
REVENUES				
Food Sales-On Course-F&B	\$ 7,683	\$ 2,144	27.91%	\$ 320
Food Sales-Banquets-F&B	177,425	77,909	43.91%	10,878
Food Sales-Clubhouse-F&B	503,500	312,256	62.02%	45,238
Non-Alcoholic-Banquets-F&B	8,675	445	5.13%	71
Non-Alcoholic-Clubhouse-F&B	15,563	31,330	201.31%	4,459
Alc Sales (Beer)-Banquets-F&B	26,025	2,011	7.73%	895
Alc Sales (Beer)-Clubhouse-F&B	106,845	62,968	58.93%	8,574
Alc Sales (Wine)-Banquets-F&B	17,350	722	4.16%	229
Alc Sales (Wine)-Clubhouse-F&B	23,500	28,124	119.68%	4,020
Alc Sales (Liquor)-Banquet-F&B	26,025	1,763	6.77%	102
Alc Sales (Liquor)-Clubhouse-F&B	86,253	56,739	65.78%	7,641
Gratuity-Outings-F&B	-	(84)	0.00%	(84)
Gratuity-Banquets-F&B	-	3,410	0.00%	1,537
Room Charge-Banquets-F&B	1,400	-	0.00%	-
Room Charge-Clubhouse-F&B	-	150	0.00%	-
Service Charge-Banquets-F&B	4,599	-	0.00%	-
Entertainment-Clubhouse-F&B	-	48	0.00%	-
Food Sales-Outings	-	639	0.00%	-
Non-Alcoholic-On Course-F&B	24,990	6,990	27.97%	1,144
Alc Sales (Beer)-On Course-F&B	37,253	13,108	35.19%	1,914
Alc Sales (Liquor)-On Course-F&B	8,752	2,385	27.25%	318
Alc Sales (Wine)-On Course-F&B	378	37	9.79%	7
Membership Dues - monthly	29,900	27,101	90.64%	4,308
Food Sales-Snac-Pool-Dflt	28,250	-	0.00%	-
Bev Sales-Snack-Pool-Dflt	2,825	-	0.00%	-
Other Miscellaneous Revenues	3,601	3,299	91.61%	62
TOTAL REVENUES	1,140,792	633,494	55.53%	91,633

EXPENDITURES

Administration

Payroll-Hourly	6,000	-	0.00%	-
Payroll-Benefits	22,680	1,535	6.77%	109
Payroll-Managers	57,850	21,054	36.39%	2,266
Payroll-Processing Fee	6,480	3,683	56.84%	542
Payroll - Bonus	5,785	-	0.00%	-
Payroll Taxes	37,128	1,550	4.17%	174
Legal/Accounting/Professional	176	-	0.00%	-
BCG Management	38,898	22,690	58.33%	3,241
Contracts-Pest Control	1,296	350	27.01%	-
IT Support	1,642	1,117	68.03%	180
Travel and Per Diem	1,188	839	70.62%	-
Training/Staff Development	-	305	0.00%	-
Communication - Telephone	972	567	58.33%	81
Communication - Mobile	324	108	33.33%	-
Postage	231	80	34.63%	10
Fed-Ex/Courier	-	13	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-24 ACTUAL</u>
Utility - Water & Sewer	5,927	1,727	29.14%	298
Garbage Removal	4,080	2,243	54.98%	693
Utility - Electric	28,744	15,510	53.96%	2,015
Insurance-P&C	16,590	6,982	42.09%	974
Insurance-Workmans Comp	6,976	4,045	57.98%	541
Printing and Binding	272	70	25.74%	-
Marketing	16,875	(305)	-1.81%	-
Help Wanted Ads	504	-	0.00%	-
Promotions	510	-	0.00%	-
Graphic Design	1,224	738	60.29%	102
Membership Programs	408	412	100.98%	-
Advertising (Print)	1,530	3,288	214.90%	609
Advertising (Electronic)	351	-	0.00%	-
Misc-Employee Meals	3,774	2,322	61.53%	-
Misc-Credit Card Fees	25,116	12,079	48.09%	2,323
Internet Access	1,680	699	41.61%	-
TV/Cable or Dish	6,080	2,146	35.30%	229
Employee Testing-Hiring	27	-	0.00%	-
Bank Fees	108	957	886.11%	49
Finance Charges	-	79	0.00%	-
POS System Hardware	-	4,792	0.00%	629
Misc-Security	229	-	0.00%	-
Website & Newsletter	3,570	1,885	52.80%	314
Office Supplies	3,780	2,457	65.00%	351
Cleaning Supplies	1,836	44	2.40%	-
Computer Supplies/Equipment	-	521	0.00%	-
Operating Supplies	1,296	203	15.66%	-
Clubhouse Cleaning Service G&A	11,280	-	0.00%	-
Software	688	577	83.87%	143
Chamber / Organization Dues	135	135	100.00%	135
Total Administration	324,240	117,497	36.24%	16,008
<u>Food and Beverages</u>				
Payroll-Hourly	257,950	205,855	79.80%	28,492
Payroll-Managers	55,000	52,540	95.53%	4,533
Commission-Banquet Sales	13,075	-	0.00%	-
Payroll Taxes	-	24,666	0.00%	3,058
Outside Services	4,300	3,065	71.28%	553
Linen/Laundry	20,000	8,127	40.64%	1,075
Grease Removal	700	2,309	329.86%	581
Training/Staff Development	1,500	365	24.33%	-
Communication - Mobile	720	-	0.00%	-
Utility - Gas	14,536	675	4.64%	-
Utility - Water & Sewer	-	25	0.00%	25
Equipment Rental	6,900	1,776	25.74%	-
R&M-Buildings	3,600	145	4.03%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 ACTUAL
Equip Maint/Repair-Fix	3,000	6,044	201.47%	486
Equip Maint/Repair-Prevent	5,560	4,108	73.88%	1,140
Miscellaneous Services	-	952	0.00%	-
Misc-Licenses & Permits	-	226	0.00%	226
Misc-Entertainment	10,800	8,082	74.83%	1,250
Misc-Security	-	401	0.00%	-
Decorations	925	201	21.73%	-
Glassware/China/Silver	1,876	-	0.00%	-
Supplies-Paper and Plastic	17,750	15,318	86.30%	1,277
Supplies-Banquet	1,400	611	43.64%	68
Supplies-Kitchen	3,100	472	15.23%	-
Operating Supplies	-	188	0.00%	-
Op Supplies - Uniforms	2,000	1,348	67.40%	-
General Chemicals	7,818	5,865	75.02%	835
COS - Beverage - Alch	91,856	49,091	53.44%	7,554
COS - Beverage - Non Alch	19,780	22,331	112.90%	2,068
COS - Food Sales	272,406	155,597	57.12%	21,583
Total Food and Beverages	816,552	570,383	69.85%	74,804
TOTAL EXPENDITURES	1,140,792	687,880	60.30%	16,008
Excess (deficiency) of revenues Over (under) expenditures	-	(54,386)	0.00%	75,625
Net change in fund balance	\$ -	\$ (54,386)	0.00%	\$ 75,625
FUND BALANCE, BEGINNING (OCT 1, 2023)	(154,400)	(154,400)		
FUND BALANCE, ENDING	\$ (154,400)	\$ (208,786)		

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ARLINGTON RIDGE
Community Development District

Supporting Schedules

April 30, 2024

Arlington Ridge
Community Development District

**Non-Ad Valorem Special Assessments
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discounts/ Commissions Amount	Gross Amount	Allocation by Funds		
				General Fund	Series 2006 Debt Service	Series 2019 Debt Service
Assessments Levied FY 2024			\$ 2,714,665	\$ 2,454,451	\$ 203,740	\$ 56,464
Allocation%			100%	90%	8%	2%
11/20/23	\$ 43,534	\$ 888	\$ 44,422	\$ 43,534	\$ -	\$ -
11/20/23	3,653	75	3,727	-	2,860	793
11/29/23	439,172	8,963	448,134	439,172	-	-
11/29/23	37,519	766	38,284	-	29,377	8,142
12/11/23	443,869	9,059	452,927	443,869	-	-
12/11/23	34,263	299	34,562	-	26,828	7,435
12/13/23	1,216,529	24,827	1,241,356	1,216,529	-	-
12/13/23	135,518	2,766	138,284	-	106,111	29,407
12/28/23	132,907	2,712	135,619	132,907	-	-
12/28/23	13,531	276	13,807	-	10,595	2,936
01/11/24	35,310	1,886	37,196	35,310	-	-
01/11/24	6,005	322	6,328	-	4,702	1,303
02/15/24	56,953	2,497	59,450	56,953	-	-
02/15/24	6,578	299	6,877	-	5,150	1,427
03/26/24	10,365	311	10,676	10,365	-	-
03/26/24	284	9	292	-	222	62
04/12/24	52,255	1,066	53,322	52,255	-	-
04/12/24	11,126	227	11,353	-	8,712	2,414
TOTAL	\$ 2,679,369	\$ 57,248	\$ 2,736,617	\$ 2,430,893	\$ 194,557	\$ 53,919
TOTAL OUTSTANDING			\$ (21,952)	\$ 23,558	\$ 9,183	\$ 2,545
% COLLECTED TO DATE			100.81%	99.04%	95.49%	95.49%

ARLINGTON RIDGE
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Revenues								
Interest - Investments	\$ 3	\$ 2	\$ -	\$ 1,087	\$ 8,870	\$ 6,671	\$ 6,487	\$ 23,121
Room Rentals	-	-	-	60	-	-	-	60
Lexington Spa	409	446	-	747	437	456	417	2,911
Rental Income- Fairfax Hall	-	-	-	30	-	-	-	30
Special Assmnts- Tax Collector	-	482,705	1,793,305	35,310	56,953	10,365	52,255	2,430,893
Other Miscellaneous Revenues	-	257	-	-	-	-	30	287
Access Cards	5	-	-	-	-	-	-	5
RV Parking Lot Revenue	1,330	1,811	-	7,265	7,788	518	976	19,686
Total Revenues	1,747	485,221	1,793,305	44,499	74,048	18,010	60,165	2,476,993
Expenditures								
Administrative								
P/R-Board of Supervisors	1,000	1,000	1,200	1,800	200	2,600	1,600	9,400
FICA Taxes	61	61	61	122	-	153	92	551
Workers' Compensation	850	-	-	-	-	-	-	850
ProfServ-Arbitrage Rebate	-	-	600	-	-	-	-	600
ProfServ-Dissemination Agent	(5,000)	-	5,000	-	-	-	-	-
ProfServ-Trustee Fees	6,869	-	-	-	-	-	7,269	14,138
Attorney Fees	-	11,517	10,102	7,916	-	18,032	7,429	54,996
Engineering Fees	-	-	8,893	1,537	-	1,560	2,279	14,269
Management Services	4,914	4,914	4,914	4,926	4,901	4,914	4,914	34,395
Assessment Roll	-	-	7,500	-	-	-	-	7,500
Auditing Services	(4,500)	-	4,500	-	-	-	-	-
Postage and Freight	-	22	(22)	-	-	-	-	-
Postage	-	-	44	-	13	24	-	81
Insurance - Property	104,665	-	-	87	403	-	-	105,156
Insurance - General Liability	9,736	-	-	9	40	-	-	9,785
Public Officials Insurance	7,302	-	-	-	-	-	-	7,302
Legal Advertising	-	136	-	106	518	-	-	761
Website Administration	-	-	-	-	1,553	-	-	1,553
Information Technology	-	-	-	-	-	-	99	99
Miscellaneous Expenses	15	15	3,228	245	(367)	(60)	(108)	2,967
Annual District Filing Fee	-	175	-	-	-	-	-	175
Dues, Licenses, Subscriptions	446	1,830	166	1,227	13	151	386	4,219
Total Administrative	126,358	19,670	46,186	17,975	7,274	27,374	23,960	268,797
Gatehouse								
Contracts-Security Services	12,638	12,473	12,794	12,637	12,637	12,327	-	75,505
Utility - Water & Sewer	57	48	(3)	49	86	45	-	281
Utility - Electric	207	202	199	201	234	211	179	1,433
Street Lights	9,336	9,113	8,403	9,221	9,972	10,573	9,841	66,458
Repairs & Maintenance	-	32	-	43	11	648	-	734
Security Enhancements	-	-	-	-	-	648	-	648

ARLINGTON RIDGE
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Total Gatehouse	22,238	21,868	21,393	22,151	22,940	24,452	10,020	145,059
<u>Capital Expenditures & Projects</u>								
Annual Projects	37,405	-	-	9,850	53,210	5,495	-	105,960
Total Capital Expenditures & Projects	37,405	-	-	9,850	53,210	5,495	-	105,960
<u>Towncenter Administration</u>								
Pest Control	-	-	-	-	-	-	-	-
Onsite Management	22,902	22,902	22,902	22,902	22,902	22,902	22,902	160,316
Janitorial Services & Supplies	225	9,375	8,094	15,964	690	15,761	16	50,126
Utility - Water & Sewer	146	160	(14)	146	146	154	-	738
Utility - Electric	274	264	196	315	300	260	181	1,791
Rentals & Leases	403	151	156	389	253	350	161	1,864
Repairs & Maintenance	-	984	615	1,223	161	2,848	1,928	7,759
Special Events	-	-	-	493	905	408	1,444	3,250
Office Supplies	38	297	-	37	114	87	222	796
Computer Supplies/Equipment	(38)	38	-	-	-	-	-	-
Total Towncenter Administration	23,950	34,171	31,949	41,469	25,471	42,770	26,854	226,640
<u>Common Area/Recreation</u>								
Utility - Water & Sewer	316	233	19	341	684	240	-	1,833
Utility - Electric	117	689	1,396	731	730	899	574	5,137
Repairs & Maintenance	-	2,163	-	9,044	3,162	1,194	181	15,745
Roadway Repair & Maintenance	-	-	-	-	2,470	359	-	2,829
Irrigation Repairs & Maintenance	-	2,633	10,400	3,429	6,226	3,041	1,868	27,598
Landscape - Mulch	-	-	-	2,250	-	-	-	2,250
Landscape Maintenance	26,237	24,004	24,004	30,703	24,004	26,237	26,237	181,426
Landscape Replacement	-	-	2,923	-	-	-	-	2,923
Landscape- Storm Clean Up & Tree Removal	-	1,310	-	-	1,077	-	800	3,187
Pond/Littoral Shelf & Wetland Mgmt	2,175	3,855	2,175	2,175	3,855	2,175	2,175	18,585
Sports Courts Maintenance & Supplies	-	3,120	-	-	-	-	75	3,195
Holiday Decoration	-	-	1,758	411	-	-	-	2,169
Operating Supplies	-	-	-	-	146	-	-	146
Total Common Area/Recreation	28,845	38,007	42,675	49,084	42,354	34,145	31,910	267,023
<u>Fairfax Hall</u>								
Utility - Water & Sewer	108	106	8	114	92	103	-	531
Utility - Electric	1,928	1,864	765	1,122	1,122	1,001	1,196	8,998
Repairs & Maintenance	-	273	785	145	75	-	461	1,739
Total Fairfax Hall	2,036	2,243	1,558	1,381	1,289	1,104	1,657	11,268

ARLINGTON RIDGE
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
<u>Social Center</u>								
Utility - Water & Sewer	-	138	-	-	-	-	-	138
Utility - Electric	620	597	37	792	790	320	481	3,636
Repairs & Maintenance	-	455	-	-	-	224	575	1,254
Dues, Licenses, Subscriptions	(446)	(154)	-	-	600	-	-	-
Total Social Center	174	1,036	37	792	1,390	544	1,056	5,028
<u>Lexington Spa</u>								
ProfServ-Pool Maintenance	11,400	68	6,575	6,325	7,195	5,700	11,400	48,663
Utility - Water & Sewer	2,621	2,484	(923)	3,050	1,846	1,843	-	10,921
Utility - Electric	4,789	4,702	4,729	3,584	3,600	2,331	5,725	29,458
Repairs & Maintenance	-	2,519	1,100	13,513	(12,005)	1,720	3,434	10,281
Total Lexington Spa	18,810	9,773	11,481	26,472	636	11,594	20,559	99,323
<u>Sales Center</u>								
Utility - Water & Sewer	-	357	457	-	854	229	-	1,897
Utility - Electric	437	427	180	467	457	405	282	2,655
Operations & Maintenance	-	3,130	-	-	13	-	-	3,143
Total Sales Center	437	3,914	637	467	1,324	634	282	7,695
<u>RV Lot</u>								
Maintenance & Repairs	-	-	-	46	46	38	145	274
Total RV Lot	-	-	-	46	46	38	145	274
Total Expenditures	260,253	130,682	155,916	169,687	155,934	148,150	116,443	1,137,067
Excess (deficiency) of revenues								
Over (under) expenditures	(258,506)	354,539	1,637,389	(125,188)	(81,886)	(130,140)	(56,278)	1,339,926
<u>Other Financing Sources (Uses)</u>								
Interfund Transfer - In	-	-	-	-	-	-	9,124	9,124
Operating Transfers-Out	-	-	-	-	-	-	(9,124)	(9,124)
Transfer Out - Capital Reserve	-	-	-	-	-	-	-	-
Transfer Out - Golf Course/Food & Beverage	-	-	-	-	-	-	-	-
Transfer Out- Sales Center Revenue	-	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-
Total Financing Sources (Uses)	-	-	-	-	-	-	-	-
Net change in fund balance	\$ (258,506)	\$ 354,539	\$ 1,637,389	\$ (125,188)	\$ (81,886)	\$ (130,140)	\$ (56,278)	\$ 1,339,926
Fund Balance, Beginning (Oct 1, 2023)								272,491
Fund Balance, Ending								\$ 1,612,417

Report Date: 5/9/2024

ARLINGTON RIDGE
Community Development District

Trend Report - Golf Course Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Revenues								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Green Fees-GS	42,779	50,074	57,125	67,965	82,093	77,039	52,388	429,464
Green Fees-Outings-GS	16,549	20,310	11,786	20,643	24,037	25,948	16,379	135,653
Green Fees-Members-GS	3,499	3,396	2,976	3,289	4,190	4,003	3,485	24,839
PS-Other Income-GS	-	-	17	(297)	2	-	2	(278)
Cart Fees-GS	89	93	65	37	42	42	112	481
Cart Fees-Outings-GS	654	93	47	47	-	23	-	864
Range-GS	2,131	2,477	2,624	2,594	3,658	3,478	3,220	20,181
Instruction-Individual -INST	-	-	75	75	105	200	75	530
Gratuity-Outings-F&B	-	(99)	(244)	-	(557)	899	-	-
Range-Members-GS	860	1,113	1,747	1,452	1,422	1,680	973	9,247
Membership Dues - monthly	48,423	38,277	38,314	38,777	39,962	41,406	41,840	287,000
Golf Ball Sales	2,182	3,458	2,254	1,711	1,697	2,251	4,277	17,829
Glove Sales	536	900	849	639	481	576	632	4,614
Headwear Sales	423	1,282	482	609	862	961	716	5,335
Ladies' Wear Sales	849	1,133	995	278	285	925	346	4,812
Men's Wear Sales	848	633	1,939	1,427	780	850	1,345	7,821
Club Sales	-	348	-	1,524	1,190	1,437	3,147	7,646
Rental Clubs Sales	70	168	421	252	558	240	109	1,818
Bag Sales	-	455	654	-	-	525	777	2,410
General Merchandise Sales	573	603	627	505	582	722	783	4,396
Outerwear Sales	-	59	-	51	(392)	2,481	292	2,492
Footwear Sales	558	457	626	424	325	652	345	3,388
Handicap Fee Sales	165	1,682	336	140	84	-	196	2,604
Tobacco	83	113	199	59	46	157	149	807
Other Miscellaneous Revenues	(1,189)	2,680	2,259	3,917	890	(5,320)	1,969	5,206
Total Revenues	120,082	129,705	126,173	146,118	162,342	161,175	133,557	979,159
Expenditures								
Administrative								
Payroll-Hourly	-	-	-	-	-	-	-	-
Payroll-Benefits	2,143	2,541	1,873	1,863	2,651	2,449	2,691	16,211
Payroll-Managers	2,630	1,455	12,980	7,026	6,573	7,026	6,799	44,489
Payroll-Processing Fee	924	943	877	962	925	951	964	6,547
Payroll - Bonus	-	-	-	-	-	-	-	-
Payroll Taxes	342	729	811	547	503	538	521	3,991
401(K) Plan	-	-	532	468	-	(1,001)	-	-
Legal/Accounting/Professional	-	-	-	-	-	-	-	-
BCG Management	5,595	5,930	5,763	5,763	5,763	5,763	5,763	40,338
Contracts-Pest Control	18	70	-	-	-	-	-	88
IT Support	235	235	235	320	320	320	320	1,986
Travel and Per Diem	221	291	195	204	75	505	-	1,491
Training/Staff Development	-	-	-	240	-	303	-	543

ARLINGTON RIDGE
Community Development District

Trend Report - Golf Course Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Communication - Telephone	144	144	144	144	144	144	144	1,008
Communication - Mobile	48	48	-	-	48	48	-	192
Postage	28	12	31	17	20	23	18	149
Fed-Ex/Courier	-	-	24	-	-	-	-	24
Utility - Water & Sewer	65	-	-	51	7	72	41	236
Garbage Removal	79	-	19	93	19	178	173	561
Utility - Electric	395	346	292	281	270	256	275	2,115
Golf Cart Equip Leases	-	3,613	3,613	498	5,183	5,183	5,183	23,274
Insurance-P&C	1,809	1,809	2,115	1,809	1,809	1,809	1,809	12,967
Insurance-Workmans Comp	1,099	1,160	976	1,042	975	977	962	7,191
Printing and Binding	-	-	-	68	68	-	-	136
Marketing	(102)	-	-	-	-	-	-	(102)
Help Wanted Ads	-	-	-	-	-	-	-	-
Promotions	-	-	-	-	-	-	-	-
Graphic Design	198	198	198	198	244	198	198	1,432
Membership Programs	206	99	-	-	-	495	-	800
Advertising (Print)	-	-	511	1,119	-	3,565	1,182	6,378
Advertising (Electronic)	-	-	-	-	-	-	-	-
Misc-Employee Meals	436	-	436	436	436	436	-	2,178
Misc-Credit Card Fees	2,471	2,996	2,490	2,572	3,069	3,746	4,129	21,474
Internet Access	293	83	83	412	343	83	-	1,298
TV/Cable or Dish	12	-	12	(772)	-	24	12	(711)
Employee Testing-Hiring	-	-	-	-	-	-	-	-
Bank Fees	458	233	83	298	233	309	88	1,702
Finance Charges	-	-	-	148	-	-	-	148
POS System Hardware	1,355	1,103	1,103	1,103	1,355	1,071	1,071	8,159
Misc-Security	-	-	-	-	-	-	-	-
Website & Newsletter	578	578	578	593	593	132	609	3,660
Misc.-Personal Property Taxes	628	473	473	473	2,482	473	473	5,477
Office Supplies	237	109	162	168	144	-	136	956
Cleaning Supplies	-	17	-	-	-	-	-	17
Computer Supplies/Equipment	-	926	-	-	-	-	-	926
Operating Supplies	-	-	-	79	-	-	-	79
Clubhouse Cleaning Service G&A	-	-	-	-	-	-	-	-
Software	293	131	136	109	134	3	265	1,071
Chamber / Organization Dues	-	-	-	-	-	-	250	250
Total Administrative	22,838	26,272	36,745	28,332	34,386	36,079	34,076	218,729

Maintenance and Landscaping

Payroll-Salaries	-	-	-	-	-	-	-	1
Payroll-Hourly	26,166	23,926	17,365	21,809	17,468	19,600	18,411	144,745
Payroll-Managers	6,813	6,593	6,813	6,813	6,374	6,813	6,593	46,813
Payroll - Bonus	-	-	-	-	-	-	-	-
Payroll Taxes	2,562	2,335	1,912	2,330	1,881	2,044	1,900	14,964
Outside Services	103	318	31	31	217	281	281	1,262

ARLINGTON RIDGE
Community Development District

Trend Report - Golf Course Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Oil/Lube	-	545	-	-	-	-	-	545
Aerification	-	-	-	-	-	-	-	-
Gas Diesel	3,479	1,993	1,036	1,422	2,004	1,465	3,484	14,882
Communication - Mobile	75	75	-	-	-	150	-	300
Utility - Irrigation	13,220	(5,686)	-	706	5,686	2,856	4,171	20,953
Electricity - Irrigation	3,106	3,977	2,585	1,534	989	2,566	3,126	17,882
Garbage Removal	361	-	-	-	-	-	-	361
Utility - Electric	111	1,189	460	643	666	492	483	4,044
Equipment Rental	-	3,218	-	-	-	226	(1,710)	1,734
R&M-Buildings	226	-	-	210	-	-	450	886
R&M-Irrigation	2,956	1,759	2,497	1,326	3,247	2,515	1,419	15,720
R&M-Pumps	996	-	67	-	-	-	-	1,062
Equip Maint/Repair-Fix-AGRO	4,295	3,543	6,428	3,105	3,563	2,966	3,750	27,651
Sod/Sprigs	28,694	-	-	-	-	-	-	28,694
Misc-Employee Meals	-	19	-	-	-	-	-	19
Misc-Licenses & Permits	-	-	-	-	-	256	-	256
Mileage Reimbursement	39	-	-	-	-	43	-	81
Cleaning Supplies	-	-	-	43	299	133	66	541
Supplies-Landscape	-	-	-	250	-	-	-	250
Supplies-Course	957	1,345	332	-	-	110	472	3,216
Supplies-Shop	261	197	235	207	290	-	29	1,219
Pre-Emergents	-	-	-	-	11,401	-	-	11,401
Sand-Top Dressing greens/tees	1,001	-	3,163	2,152	-	811	-	7,128
Op Supplies - Uniforms	-	-	-	-	1,049	-	-	1,049
General Chemicals	-	-	-	-	-	294	-	294
Chemicals-Fungicides	-	586	-	-	1,911	1,885	317	4,698
Chemicals-Herbicides	1,153	1,793	743	410	1,038	1,922	1,121	8,181
Chemicals-Insecticides	-	-	-	-	56	-	11,856	11,912
Chemicals-Growth Regulators	-	-	-	-	-	-	-	-
Chemicals-Wetting Agents	-	-	415	-	-	-	-	415
Fertilizers-Fairways / Roughs	4,320	1,263	2,658	3,547	15,317	2,680	1,556	31,342
Fertilizers-Greens	-	730	611	-	1,219	487	-	3,048
Supplies-AGRO	-	28	-	-	-	-	-	28
Supplies - Seeds	-	-	-	-	4,920	-	-	4,920
Fertilizers-Trees	-	-	-	322	-	-	-	322
Small Equipment/Hand Tools	-	34	-	-	-	-	-	34
Waste Removal-Green Waste-AGRO	2,500	-	-	-	-	-	-	2,500
Chamber / Organization Dues	-	-	-	-	-	-	-	-
Total Maintenance and Landscaping	103,394	49,780	47,351	46,860	79,595	50,595	57,775	435,353
<u>Golf Operations</u>								
Payroll-Salaries	-	5,291	3,462	3,620	3,641	3,620	3,503	23,136
Payroll-Hourly	15,829	7,843	9,559	10,762	9,666	12,902	13,757	80,318
Payroll - Manager-Director of Golf	9,107	9,574	-	-	-	-	-	18,681
Payroll Taxes	1,294	1,488	1,068	1,202	1,122	1,417	1,404	8,994

Report Date: 5/9/2024

ARLINGTON RIDGE
Community Development District

Trend Report - Golf Course Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Training/Staff Development	-	-	-	-	-	-	-	-
Communication - Mobile	60	60	75	75	-	-	-	270
Utility - Water & Sewer	47	-	-	-	-	-	-	47
Utility - Electric	-	1,162	691	396	507	742	689	4,186
Equipment Rental	-	-	-	-	-	-	-	-
R&M-Buildings	-	-	-	-	-	-	-	-
R&M-Golf Cart	-	-	-	93	268	174	-	535
Equip Maint/Repair-Fix	275	-	-	-	-	-	-	275
Misc-Handicap Fees	-	-	213	-	-	-	4,608	4,821
Misc-Security	-	-	81	81	-	159	-	320
Mileage Reimbursement	10	-	58	43	50	58	-	219
Supplies-Scorecards and Pencil	-	-	-	-	-	1,493	280	1,773
Operating Supplies	-	-	-	-	-	-	-	-
Op Supplies - Uniforms	-	-	-	-	1,125	-	-	1,125
Driving Range Supplies	5,055	-	-	590	-	-	-	5,645
COS - Golf Balls	1,497	219	362	3,907	1,164	1,085	3,382	11,615
COS - Gloves	280	507	491	146	271	336	363	2,393
COS - Headwear	267	892	341	370	480	493	386	3,229
COS - Ladies' Wear	-	-	-	506	-	-	-	506
COS - Men's Wear	1,525	1,218	2,335	589	(67)	(127)	1,362	6,833
COS - Miscellaneous	449	430	461	311	287	299	505	2,742
COS - Clubs	-	262	-	524	(154)	1,148	2,654	4,434
COS - Outerwear	-	-	-	-	-	3,073	-	3,073
COS - Bags	-	385	543	-	-	416	625	1,970
COS - Tobacco	-	-	-	-	-	-	-	-
COS - Footwear	475	329	488	288	139	451	233	2,402
COS - Inventory General	-	-	-	-	(5)	222	46	264
Chamber / Organization Dues	-	-	-	-	-	-	-	-
Total Golf Operations	36,170	29,660	20,228	23,503	18,494	27,961	33,797	189,806
Debt Service								
Principal-Capital Lease	9,561	10,334	7,024	7,040	6,761	7,073	6,793	54,586
Interest-Capital Lease	225	197	181	165	148	132	116	1,164
Total Debt Service	9,786	10,531	7,205	7,205	6,909	7,205	6,909	55,750
Total Expenditures	172,188	116,243	111,529	105,900	139,384	121,840	132,557	899,638
Excess (deficiency) of revenues Over (under) expenditures	\$ (52,106)	\$ 13,462	\$ 14,644	\$ 40,218	\$ 22,958	\$ 39,335	\$ 1,000	79,521
Fund Balance, Beginning (Oct 1, 2023)								239,319
Fund Balance, Ending								\$ 318,840

ARLINGTON RIDGE
Community Development District

Trend Report - Food Beverage Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Revenues								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Food Sales-On Course-F&B	418	269	317	277	240	304	320	2,144
Food Sales-Banquets-F&B	5,837	21,063	22,202	3,985	6,238	7,706	10,878	77,909
Food Sales-Clubhouse-F&B	38,390	33,783	33,028	47,185	56,374	58,258	45,238	312,256
Non-Alcoholic-Banquets-F&B	51	104	46	-	16	157	71	445
Non-Alcoholic-Clubhouse-F&B	4,079	4,108	3,670	4,515	4,751	5,749	4,459	31,330
Alc Sales (Beer)-Banquets-F&B	210	326	293	-	41	246	895	2,011
Alc Sales (Beer)-Clubhouse-F&B	8,207	8,413	8,043	9,227	10,374	10,130	8,574	62,968
Alc Sales (Wine)-Banquets-F&B	44	166	190	-	75	19	229	722
Alc Sales (Wine)-Clubhouse-F&B	3,475	3,433	4,052	4,408	4,618	4,119	4,020	28,124
Alc Sales (Liquor)-Banquet-F&B	534	390	497	24	147	69	102	1,763
Alc Sales (Liquor)-Clubhouse-F&B	7,198	7,596	7,777	8,667	8,352	9,509	7,641	56,739
Gratuity-Outings-F&B	-	(299)	244	(86)	-	142	(84)	(84)
Gratuity-Banquets-F&B	(418)	2,262	894	82	(566)	(381)	1,537	3,410
Gratuity-Clubhouse-F&B	-	-	(8)	-	-	8	-	-
Room Charge-Banquets-F&B	-	-	-	-	-	-	-	-
Room Charge-Clubhouse-F&B	75	75	-	-	-	-	-	150
Service Charge-Banquets-F&B	-	-	-	-	-	-	-	-
Entertainment-Clubhouse-F&B	-	11	6	20	-	11	-	48
Food Sales-Outings	481	149	9	-	-	-	-	639
Non-Alcoholic-On Course-F&B	1,206	957	918	773	945	1,046	1,144	6,990
Alc Sales (Beer)-On Course-F&B	1,980	2,603	1,911	1,181	1,695	1,823	1,914	13,108
Alc Sales (Liquor)-On Course-F&B	456	615	273	21	251	450	318	2,385
Alc Sales (Wine)-On Course-F&B	8	-	4	-	11	7	7	37
Membership Dues - monthly	1,815	4,022	4,147	4,193	4,308	4,308	4,308	27,101
Food Sales-Snac-Pool-Dflit	-	-	-	-	-	-	-	-
Bev Sales-Snack-Pool-Dflit	-	-	-	-	-	-	-	-
Other Miscellaneous Revenues	(1,348)	(2,513)	(1,883)	1,603	6,268	1,110	62	3,299
Total Revenues	72,698	87,533	86,630	86,075	104,138	104,790	91,633	633,494
Expenditures								
Administrative								
Payroll-Hourly	-	-	-	-	-	-	-	-
Payroll-Benefits	-	79	212	135	131	870	109	1,535
Payroll-Managers	4,884	2,702	4,327	2,342	2,191	2,342	2,266	21,054
Payroll-Processing Fee	520	531	494	541	520	535	542	3,683
Payroll - Bonus	-	-	-	-	-	-	-	-
Payroll Taxes	184	392	270	182	168	179	174	1,550
401(K) Plan	-	-	287	252	-	(539)	-	-
Legal/Accounting/Professional	-	-	-	-	-	-	-	-
BCG Management	3,147	3,336	3,241	3,241	3,241	3,241	3,241	22,690
Contracts-Pest Control	71	279	-	-	-	-	-	350
IT Support	132	132	132	180	180	180	180	1,117

ARLINGTON RIDGE
Community Development District

Trend Report - Food Beverage Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
Travel and Per Diem	124	164	109	115	42	284	-	839
Training/Staff Development	-	-	-	135	-	170	-	305
Communication - Telephone	81	81	81	81	81	81	81	567
Communication - Mobile	27	27	-	-	27	27	-	108
Postage	15	7	17	9	11	12	10	80
Fed-Ex/Courier	-	-	13	-	-	-	-	13
Utility - Water & Sewer	476	-	-	373	54	527	298	1,727
Garbage Removal	317	-	75	372	75	712	693	2,243
Utility - Electric	2,896	2,536	2,140	2,064	1,981	1,878	2,015	15,510
Insurance-P&C	974	974	1,139	974	974	974	974	6,982
Insurance-Workmans Comp	618	652	549	586	549	550	541	4,045
Printing and Binding	-	-	-	35	35	-	-	70
Marketing	(305)	-	-	-	-	-	-	(305)
Help Wanted Ads	-	-	-	-	-	-	-	-
Promotions	-	-	-	-	-	-	-	-
Graphic Design	102	102	102	102	126	102	102	738
Membership Programs	106	51	-	-	-	255	-	412
Advertising (Print)	-	-	263	580	-	1,837	609	3,288
Advertising (Electronic)	-	-	-	-	-	-	-	-
Misc-Employee Meals	314	750	314	314	314	314	-	2,322
Misc-Credit Card Fees	1,390	1,685	1,401	1,447	1,726	2,107	2,323	12,079
Internet Access	158	45	45	222	185	45	-	699
TV/Cable or Dish	229	-	229	1,000	-	458	229	2,146
Employee Testing-Hiring	-	-	-	-	-	-	-	-
Bank Fees	257	131	47	167	131	174	49	957
Finance Charges	-	-	-	79	-	-	-	79
POS System Hardware	796	648	648	648	796	629	629	4,792
Misc-Security	-	-	-	-	-	-	-	-
Website & Newsletter	298	298	298	306	306	68	314	1,885
Office Supplies	608	280	417	431	370	-	351	2,457
Cleaning Supplies	-	44	-	-	-	-	-	44
Computer Supplies/Equipment	-	521	-	-	-	-	-	521
Operating Supplies	-	-	-	203	-	-	-	203
Clubhouse Cleaning Service G&A	-	-	-	-	-	-	-	-
Software	158	71	73	59	72	1	143	577
Chamber / Organization Dues	-	-	-	-	-	-	135	135
Total Administrative	18,577	16,518	16,923	17,175	14,286	18,013	16,008	117,497
<u>Golf Operations</u>								
Linen/Laundry	-	-	-	249	-	(249)	-	-
COS - Golf Balls	-	1,901	-	(1,901)	-	-	-	-
Total Golf Operations	-	1,901	-	(1,652)	-	(249)	-	-

ARLINGTON RIDGE
Community Development District

Trend Report - Food Beverage Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual Thru 4/30/2024
<u>Food and Beverages</u>								
Payroll-Hourly	33,027	20,069	37,681	31,211	31,497	23,877	28,492	205,855
Payroll-Managers	4,549	13,034	6,399	9,368	8,764	5,893	4,533	52,540
Commission-Banquet Sales	-	-	-	-	-	-	-	-
Payroll Taxes	4,057	2,939	3,891	3,866	3,763	3,092	3,058	24,666
Outside Services	-	1,452	-	1,349	218	(506)	553	3,065
Linen/Laundry	717	1,758	1,147	727	1,141	1,562	1,075	8,127
Grease Removal	-	-	-	1,025	-	703	581	2,309
Training/Staff Development	365	-	-	-	-	-	-	365
Communication - Mobile	-	-	-	-	-	-	-	-
Utility - Gas	675	-	-	-	-	-	-	675
Utility - Water & Sewer	-	-	-	-	-	-	25	25
Equipment Rental	775	569	-	206	226	-	-	1,776
R&M-Buildings	-	145	-	-	-	-	-	145
Equip Maint/Repair-Fix	626	2,532	(1,853)	462	2,045	1,747	486	6,044
Equip Maint/Repair-Prevent	245	536	1,217	-	-	970	1,140	4,108
Miscellaneous Services	-	-	27	-	925	-	-	952
Misc-Licenses & Permits	-	-	-	-	-	-	226	226
Misc-Entertainment	232	-	2,100	750	2,750	1,000	1,250	8,082
Misc-Security	-	-	240	81	-	81	-	401
Decorations	-	-	-	-	201	-	-	201
Glassware/China/Silver	-	-	-	-	-	-	-	-
Supplies-Paper and Plastic	2,064	3,747	1,670	1,731	1,867	2,961	1,277	15,318
Supplies-Banquet	-	379	-	54	110	-	68	611
Supplies-Kitchen	157	-	-	-	315	-	-	472
Operating Supplies	-	-	-	-	188	-	-	188
Op Supplies - Uniforms	-	-	-	-	1,348	-	-	1,348
General Chemicals	1,201	894	237	686	621	1,391	835	5,865
COS - Beverage - Alch	6,300	6,876	6,477	7,966	6,382	7,535	7,554	49,091
COS - Beverage - Non Alch	2,139	2,777	2,897	5,619	1,486	5,345	2,068	22,331
COS - Food Sales	19,294	27,497	18,468	17,061	24,226	27,467	21,583	155,597
Total Food and Beverages	76,423	85,204	80,598	82,162	88,073	83,118	74,804	570,383
Total Expenditures	95,000	103,623	97,521	97,685	102,359	100,882	90,812	687,880
Excess (deficiency) of revenues Over (under) expenditures	\$ (22,302)	\$ (16,090)	\$ (10,891)	\$ (11,610)	\$ 1,779	\$ 3,908	\$ 821	(54,386)
Fund Balance, Beginning (Oct 1, 2023)								(154,400)
Fund Balance, Ending								\$ (208,786)

**Notes to the Financial Statements
Budget Analysis and Significant Variances**

For the Period ending April 30, 2024

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
REVENUES				
Special Assmnts - Tax Collector	\$ 2,454,451	\$ 2,430,893	99.0%	Assessments collections to-date
RV Parking Lot Revenue	\$ 36,000	\$ 19,686	54.7%	RV lot rental to-date
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	\$ 15,000	\$ 9,400	63%	Board Members payroll
ProfServ-Trustee Fees	\$ 10,000	\$ 14,138	141%	Series 2006A & 2019 trustee fees to-date
Attorney Fees	\$ 90,000	\$ 54,996	61%	Attorney fees thru March 2024
Insurance - Property	\$ 107,414	\$ 105,156	98%	FY 2024 EGIS paid in full
Insurance - General Liability	\$ 10,000	\$ 9,785	98%	FY 2024 EGIS paid in full
Public Officials Insurance	\$ 7,000	\$ 7,302	104%	FY 2024 EGIS paid in full
Website Administration	\$ 1,600	\$ 1,553	97%	Innersync Studio, website services
Miscellaneous Expenses	\$ 1,000	\$ 2,967	297%	David W. Jordan, PA FY 2023 non advalorem assessments; bank service charges \$30
Dues, Licenses, Subscriptions	\$ 3,250	\$ 4,219	130%	Annual subscriptions, licenses, BankUnited credit card purchases
<u>Gatehouse</u>				
Contracts-Security Services	\$ 150,000	\$ 75,505	50%	Allied Universal Security Services to-date. Fluctuates from month-to-month
<u>Capital Expenditures & Projects</u>				
Annual Projects	\$ 200,000	\$ 105,960	53%	Pool Resurface work paid to Vermana; Florida Aqua Group, spa heater/heat pump; Blueprint Electric, Golf Cart barn service rebuild
<u>Towncenter Administration</u>				
Janitorial Services & Supplies	\$ 77,645	\$ 50,126	65%	Supplies to-date

The notes are intended to provide additional information helpful when reviewing the financial statements.

**Notes to the Financial Statements
Budget Analysis and Significant Variances**

For the Period ending April 30, 2024

Account Name	Annual Budget	YTD Actual	%	of Budget	Explanation
Special Events	\$ 5,000	\$ 3,250	65%		Supplies to-date
<u>Common Area/Recreation</u>					
Utility-Electric	\$ 1,375	\$ 5,137	374%		Duke Energy to-date
Irrigation Repairs & Maintenance	\$ 35,000	\$ 27,596	79%		Repairs to-date
Sports Courts Maintenance & Supplies	\$ 3,000	\$ 3,195	107%		Welch Tennis Courts, black extreme screening
<u>Social Center</u>					
Utility-Electric	\$ 5,878	\$ 3,636	62%		Duke Energy to-date
<u>Lexington Spa</u>					
ProfServ- Pool Maintenance	\$ 70,000	\$ 48,663	70%		Florida Aqua Group to-date; other parts/repairs
<u>Sales Center</u>					
Utility - Water & Sewer	\$ 3,500	\$ 1,897	54%		City of Leesburg to-date

Subsection 10C

Check Register

ARLINGTON RIDGE
Community Development District

Check Register

3/01/24 - 3/31/24

ARLINGTON RIDGE
Community Development District

Payment Register by Bank Account
For the Period from 3/1/2024 to 3/31/2024
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
TRUIST (SUNTRUST) - GF OPERATING ACCOUNT - (ACCT#XXXXX1442)								
CHECK # 3423								
03/01/24	Employee	ROBERT A. HOOVER	PAYROLL	March 01, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 3424								
03/01/24	Employee	TED O. KOSTICH	PAYROLL	March 01, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 3432								
03/01/24	Vendor	ACE HARDWARE	586348/5	RED GNRT (2) & FASTENERS (5)	Repairs & Maintenance	001-546156-57221	\$32.43	
							Check Total	\$32.43
CHECK # 3433								
03/01/24	Vendor	ATLANTIC SOUTH LLC	022024	CONNECT SIDEWALK TO STREET	HOPEWALL SIDEWALK	001-546167-57221	\$2,470.00	
							Check Total	\$2,470.00
CHECK # 3434								
03/11/24	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	15428956	SEC SVCS	Contracts-Security Services	001-534037-53904	\$12,098.00	
							Check Total	\$12,098.00
CHECK # 3435								
03/11/24	Vendor	ANAGO OF ORLANDO	74560	MAR 2024 JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$7,645.00	
							Check Total	\$7,645.00
CHECK # 3436								
03/11/24	Vendor	EGIS INSURANCE ADVISORS LLC	21198	FLORIDA INSURANCE POLICY #100123510 PRD 10/01/23-1	Addl Premium New Golf Carts	001-545002-51302	\$39.87	
03/11/24	Vendor	EGIS INSURANCE ADVISORS LLC	21198	FLORIDA INSURANCE POLICY #100123510 PRD 10/01/23-1	Addl Premium New Golf Carts	001-545001-51302	\$403.13	
							Check Total	\$443.00
CHECK # 3437								
03/11/24	Vendor	FLORIDA AQUA GROUP LLC	INV-000461	MAR 2024 POOL CLEANING SVC	SPA MAINT	001-531034-57258	\$5,700.00	
							Check Total	\$5,700.00
CHECK # 3438								
03/11/24	Vendor	INFRAMARK, LLC	111491	MAR 2024 MGMT SVCS	Management Services	001-531093-51302	\$4,913.58	
03/11/24	Vendor	INFRAMARK, LLC	111491	MAR 2024 MGMT SVCS	Onsite Management	001-534210-53948	\$22,902.25	
							Check Total	\$27,815.83
CHECK # 3439								
03/11/24	Vendor	WAYNE AUTOMATIC FIRE SPRINKLERS INC	1111904	ALARM INSPECTION	Repairs & Maintenance	001-546156-53948	\$160.50	
							Check Total	\$160.50
CHECK # 3440								
03/14/24	Vendor	BLUEPRINT ELECTRIC LLC	0001	BLUEPRINT ELECTRIC COMPLETED THE PROJYECT	Annual Projects	001-568025-53918	\$5,495.48	
							Check Total	\$5,495.48
CHECK # 3441								

ARLINGTON RIDGE
Community Development District

Payment Register by Bank Account
For the Period from 3/1/2024 to 3/31/2024
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
03/14/24	Vendor	JAY A RUBIN	030524-INS	Insurance cost for Jay Rubin Band for St. Patrick'	Special Events	001-549052-53948	\$65.00
Check Total							\$65.00
CHECK # 3442							
03/19/24	Employee	ROBERT A. HOOVER	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3443							
03/19/24	Employee	TED O. KOSTICH	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3444							
03/18/24	Vendor	ACE HARDWARE	586016/5	KEYKRAFTER BRASS/ELBOW 45PVC DWV ST 3	Repairs & Maintenance	001-546156-57221	\$23.55
03/18/24	Vendor	ACE HARDWARE	586061/5	FAUCET LAV 2H CHR LL	Repairs & Maintenance	001-546156-57221	\$79.99
03/18/24	Vendor	ACE HARDWARE	586308/5	GRADE WOOD STAKE	Repairs & Maintenance	001-546156-57221	\$6.67
03/18/24	Vendor	ACE HARDWARE	586206/5	SLIDE 3.5 RVD CARPET/CONCRETE MIX	Repairs & Maintenance	001-546156-57221	\$74.88
03/18/24	Vendor	ACE HARDWARE	586268/5	WEATHERSTRP DOOR	Repairs & Maintenance	001-546156-57221	\$24.99
Check Total							\$210.08
CHECK # 3445							
03/18/24	Vendor	AZTEK SYSTEMS INC	13950	100 BAR CODES	Security Enhancements	001-549911-53904	\$648.00
Check Total							\$648.00
CHECK # 3446							
03/18/24	Vendor	FITNESS SERVICES OF FLORIDA INC	28180	BI-MONTHLY PM INSPECTION	Repairs & Maintenance	001-546156-57258	\$1,650.00
Check Total							\$1,650.00
CHECK # 3447							
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	LANDSCAPE MAINT	001-546300-57221	\$16,533.80
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	IRRIG SYSTEM CHECKS	001-546300-57221	\$2,233.10
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	LAWN/SHRUB SPRAY APP/PEST CONTROL	001-546300-57221	\$6,833.10
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	ADD'L LANDSCAPE MAINT	001-546300-57221	\$375.00
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	ADD'L BENT CREEK LN	001-546300-57221	\$262.00
Check Total							\$26,237.00
CHECK # 3448							
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Repairs & Maintenance	001-546156-57221	\$988.64
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Repairs & Maintenance	001-546156-53948	\$793.24
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Roadway Repair & Maintenance	001-546167-57221	\$359.24
Check Total							\$2,141.12
CHECK # 3449							
03/18/24	Vendor	INFRAMARK, LLC	110750	MAR 2024 VARIABLE CHGS	POSTAGE AND FREIGHT	001-541006-51300	\$24.15
Check Total							\$24.15
CHECK # 3450							
03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8563	JAN 2024 HOA DEMAND ON SALES CENTER	Attorney Fees	001-531058-51302	\$319.50

ARLINGTON RIDGE
Community Development District

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8562	JAN 2024 GENERAL COUNSEL	Attorney Fees	001-531058-51302	\$11,776.90
03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8824	GENERAL COUNSEL FEB 2024	Attorney Fees	001-531058-51302	\$5,935.40
Check Total							\$18,031.80
CHECK # 3451							
03/18/24	Vendor	PEGASUS ENGINEERING	227114	ENGG SVCS 12/31/23-01/27/24	Engineering Fees	001-531092-51302	\$1,560.00
Check Total							\$1,560.00
CHECK # 3452							
03/18/24	Vendor	RALEX BUSINESS SERVICES, INC.	39779	COPIER LEASE	Rentals & Leases	001-544025-53948	\$151.87
Check Total							\$151.87
CHECK # 3453							
03/18/24	Vendor	SOLITUDE LAKE MANAGEMENT	PSI052867	MAR 2024 MAINT	Pond/Littoral Shelf & Wetland Mgmt	001-546520-57221	\$2,175.00
Check Total							\$2,175.00
CHECK # 3454							
03/18/24	Vendor	UNIFIRST CORPORATION	3090113868	JANITORIAL SUPPLIES	Janitorial Services and Supplies	001-534349-53948	\$117.84
03/18/24	Vendor	UNIFIRST CORPORATION	3090115909	JANITORIAL SUPPLIES	Janitorial Services and Supplies	001-534349-53948	\$117.84
Check Total							\$235.68
CHECK # 3455							
03/20/24	Vendor	ACE HARDWARE	586600/5	ASSORTED WASHERS	Repairs & Maintenance	001-546156-57221	\$11.99
Check Total							\$11.99
CHECK # 3456							
03/20/24	Vendor	ARLINGTON RIDGE CDD C/O US BANK	031424-2006A	TRSF TAX COLLECTIONS SERIES 2006A	Due From Other Funds	131000	\$186,277.34
03/20/24	Vendor	ARLINGTON RIDGE CDD C/O US BANK	031424-2019	TRSF TAX ASSESSMENTS SERIES 2019	Due From Other Funds	131000	\$51,624.95
Check Total							\$237,902.29
CHECK # 3457							
03/20/24	Vendor	UNIFIRST CORPORATION	3090117977	JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$117.84
Check Total							\$117.84
CHECK # 3458							
03/25/24	Vendor	FITNESS SERVICES OF FLORIDA INC	28225	PREVENTIVE MAINT SVC	Bi-Monthly PM inspection	001-546156-57258	\$300.00
Check Total							\$300.00
CHECK # 3459							
03/25/24	Vendor	FLORALAWN INC	24254	MAR 2024 IRR REPAIR DROM INSPECTION	Irrigation Repairs & Maintenance	001-546179-57221	\$3,040.68
Check Total							\$3,040.68
CHECK # 3460							
03/27/24	Employee	ROBERT A. HOOVER	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3461							
03/27/24	Employee	TED O. KOSTICH	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
Check Total							\$184.70

ARLINGTON RIDGE
Community Development District

Payment Register by Bank Account
For the Period from 3/1/2024 to 3/31/2024
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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD1226							
03/01/24	Employee	WILLIAM V. MIDDLEMISS	PAYROLL	March 01, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1227							
03/01/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 01, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1231							
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-53904	\$44.69
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-53948	\$146.04
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57221	\$261.28
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57245	\$102.93
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57258	\$2,495.96
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57259	\$427.23
							ACH Total
							<u>\$3,478.13</u>
ACH #DD1233							
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020824 ACH	SERV PRD 1/3-2/1/24	Due from Golf	133517	\$1,926.55
							ACH Total
							<u>\$1,926.55</u>
ACH #DD1234							
03/07/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	021524	JAMES PIERSALL- SUPERVISOR	P/R-Board of Supervisors	001-511001-51302	\$200.00
							ACH Total
							<u>\$200.00</u>
ACH #DD1237							
03/19/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1238							
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$23.53
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Repairs & Maintenance	001-546156-57255	\$224.35
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$9.99
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$151.13
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Repairs & Maintenance	001-546156-53948	\$59.99
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$16.05
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$35.37
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$30.94
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$24.85
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$102.02
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$11.98
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$16.05
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$32.08
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$41.00
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$54.00

ARLINGTON RIDGE
Community Development District

Payment Register by Bank Account
For the Period from 3/1/2024 to 3/31/2024
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$30.95
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	TAX CREDIT	001-549999-51302	(\$14.68)
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	LATE FEE CREDIT	001-549999-51302	(\$45.36)
ACH Total							\$804.24
ACH #DD1239							
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-53904	\$158.14
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-53948	\$280.40
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57221	\$819.15
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57245	\$1,063.29
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57255	\$555.08
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57258	\$5,930.62
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57259	\$432.26
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Street Lights	001-543057-53904	\$8,906.68
ACH Total							\$18,145.62
ACH #DD1240							
03/27/24	Vendor	SECO ENERGY - ACH	030824 ACH	SVC PRD 2/6-3/8/24	Electric gate house	001-543041-53904	\$45.00
03/27/24	Vendor	SECO ENERGY - ACH	030824 ACH	SVC PRD 2/6-3/8/24	Common area lights	001-543057-53904	\$934.92
ACH Total							\$979.92
ACH #DD1241							
03/21/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	031424	BOARD PAY 3/14/24	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
ACH #DD1242							
03/27/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1245							
03/29/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	032124 EFT	BOARD PAY 3/21/24	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
Account Total							\$384,144.20

Total Amount Paid	\$384,144.20
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	146,241.91
Series 2006A Debt Service Fund Fund - 201	186,277.34
Series 2019 Debt Service Fund Fund - 202	51,624.95
Total	384,144.20

ARLINGTON RIDGE
Community Development District

Check Register

3/01/24 - 3/31/24

ARLINGTON RIDGE
Community Development District

Payment Register by Bank Account
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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
TRUIST (SUNTRUST) - GF OPERATING ACCOUNT - (ACCT#XXXXX1442)								
CHECK # 3423								
03/01/24	Employee	ROBERT A. HOOVER	PAYROLL	March 01, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 3424								
03/01/24	Employee	TED O. KOSTICH	PAYROLL	March 01, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 3432								
03/01/24	Vendor	ACE HARDWARE	586348/5	RED GNRT (2) & FASTENERS (5)	Repairs & Maintenance	001-546156-57221	\$32.43	
							Check Total	\$32.43
CHECK # 3433								
03/01/24	Vendor	ATLANTIC SOUTH LLC	022024	CONNECT SIDEWALK TO STREET	HOPEWALL SIDEWALK	001-546167-57221	\$2,470.00	
							Check Total	\$2,470.00
CHECK # 3434								
03/11/24	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	15428956	SEC SVCS	Contracts-Security Services	001-534037-53904	\$12,098.00	
							Check Total	\$12,098.00
CHECK # 3435								
03/11/24	Vendor	ANAGO OF ORLANDO	74560	MAR 2024 JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$7,645.00	
							Check Total	\$7,645.00
CHECK # 3436								
03/11/24	Vendor	EGIS INSURANCE ADVISORS LLC	21198	FLORIDA INSURANCE POLICY #100123510 PRD 10/01/23-1	Addl Premium New Golf Carts	001-545002-51302	\$39.87	
03/11/24	Vendor	EGIS INSURANCE ADVISORS LLC	21198	FLORIDA INSURANCE POLICY #100123510 PRD 10/01/23-1	Addl Premium New Golf Carts	001-545001-51302	\$403.13	
							Check Total	\$443.00
CHECK # 3437								
03/11/24	Vendor	FLORIDA AQUA GROUP LLC	INV-000461	MAR 2024 POOL CLEANING SVC	SPA MAINT	001-531034-57258	\$5,700.00	
							Check Total	\$5,700.00
CHECK # 3438								
03/11/24	Vendor	INFRAMARK, LLC	111491	MAR 2024 MGMT SVCS	Management Services	001-531093-51302	\$4,913.58	
03/11/24	Vendor	INFRAMARK, LLC	111491	MAR 2024 MGMT SVCS	Onsite Management	001-534210-53948	\$22,902.25	
							Check Total	\$27,815.83
CHECK # 3439								
03/11/24	Vendor	WAYNE AUTOMATIC FIRE SPRINKLERS INC	1111904	ALARM INSPECTION	Repairs & Maintenance	001-546156-53948	\$160.50	
							Check Total	\$160.50
CHECK # 3440								
03/14/24	Vendor	BLUEPRINT ELECTRIC LLC	0001	BLUEPRINT ELECTRIC COMPLETED THE PROJYECT	Annual Projects	001-568025-53918	\$5,495.48	
							Check Total	\$5,495.48
CHECK # 3441								

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
03/14/24	Vendor	JAY A RUBIN	030524-INS	Insurance cost for Jay Rubin Band for St. Patrick'	Special Events	001-549052-53948	\$65.00
Check Total							\$65.00
CHECK # 3442							
03/19/24	Employee	ROBERT A. HOOVER	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3443							
03/19/24	Employee	TED O. KOSTICH	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3444							
03/18/24	Vendor	ACE HARDWARE	586016/5	KEYKRAFTER BRASS/ELBOW 45PVC DWV ST 3	Repairs & Maintenance	001-546156-57221	\$23.55
03/18/24	Vendor	ACE HARDWARE	586061/5	FAUCET LAV 2H CHR LL	Repairs & Maintenance	001-546156-57221	\$79.99
03/18/24	Vendor	ACE HARDWARE	586308/5	GRADE WOOD STAKE	Repairs & Maintenance	001-546156-57221	\$6.67
03/18/24	Vendor	ACE HARDWARE	586206/5	SLIDE 3.5 RVD CARPET/CONCRETE MIX	Repairs & Maintenance	001-546156-57221	\$74.88
03/18/24	Vendor	ACE HARDWARE	586268/5	WEATHERSTRP DOOR	Repairs & Maintenance	001-546156-57221	\$24.99
Check Total							\$210.08
CHECK # 3445							
03/18/24	Vendor	AZTEK SYSTEMS INC	13950	100 BAR CODES	Security Enhancements	001-549911-53904	\$648.00
Check Total							\$648.00
CHECK # 3446							
03/18/24	Vendor	FITNESS SERVICES OF FLORIDA INC	28180	BI-MONTHLY PM INSPECTION	Repairs & Maintenance	001-546156-57258	\$1,650.00
Check Total							\$1,650.00
CHECK # 3447							
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	LANDSCAPE MAINT	001-546300-57221	\$16,533.80
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	IRRIG SYSTEM CHECKS	001-546300-57221	\$2,233.10
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	LAWN/SHRUB SPRAY APP/PEST CONTROL	001-546300-57221	\$6,833.10
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	ADD'L LANDSCAPE MAINT	001-546300-57221	\$375.00
03/18/24	Vendor	FLORALAWN INC	23834	MAR 2024 LAWN MAINT/ADD'L AREAS	ADD'L BENT CREEK LN	001-546300-57221	\$262.00
Check Total							\$26,237.00
CHECK # 3448							
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Repairs & Maintenance	001-546156-57221	\$988.64
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Repairs & Maintenance	001-546156-53948	\$793.24
03/18/24	Vendor	HOME DEPOT	12132023-8496	NOV/DEC HD PURCHASES	Roadway Repair & Maintenance	001-546167-57221	\$359.24
Check Total							\$2,141.12
CHECK # 3449							
03/18/24	Vendor	INFRAMARK, LLC	110750	MAR 2024 VARIABLE CHGS	POSTAGE AND FREIGHT	001-541006-51300	\$24.15
Check Total							\$24.15
CHECK # 3450							
03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8563	JAN 2024 HOA DEMAND ON SALES CENTER	Attorney Fees	001-531058-51302	\$319.50

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03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8562	JAN 2024 GENERAL COUNSEL	Attorney Fees	001-531058-51302	\$11,776.90
03/18/24	Vendor	KILINSKI VAN WYK, PLLC	8824	GENERAL COUNSEL FEB 2024	Attorney Fees	001-531058-51302	\$5,935.40
Check Total							\$18,031.80
CHECK # 3451							
03/18/24	Vendor	PEGASUS ENGINEERING	227114	ENGG SVCS 12/31/23-01/27/24	Engineering Fees	001-531092-51302	\$1,560.00
Check Total							\$1,560.00
CHECK # 3452							
03/18/24	Vendor	RALEX BUSINESS SERVICES, INC.	39779	COPIER LEASE	Rentals & Leases	001-544025-53948	\$151.87
Check Total							\$151.87
CHECK # 3453							
03/18/24	Vendor	SOLITUDE LAKE MANAGEMENT	PSI052867	MAR 2024 MAINT	Pond/Littoral Shelf & Wetland Mgmt	001-546520-57221	\$2,175.00
Check Total							\$2,175.00
CHECK # 3454							
03/18/24	Vendor	UNIFIRST CORPORATION	3090113868	JANITORIAL SUPPLIES	Janitorial Services and Supplies	001-534349-53948	\$117.84
03/18/24	Vendor	UNIFIRST CORPORATION	3090115909	JANITORIAL SUPPLIES	Janitorial Services and Supplies	001-534349-53948	\$117.84
Check Total							\$235.68
CHECK # 3455							
03/20/24	Vendor	ACE HARDWARE	586600/5	ASSORTED WASHERS	Repairs & Maintenance	001-546156-57221	\$11.99
Check Total							\$11.99
CHECK # 3456							
03/20/24	Vendor	ARLINGTON RIDGE CDD C/O US BANK	031424-2006A	TRSF TAX COLLECTIONS SERIES 2006A	Due From Other Funds	131000	\$186,277.34
03/20/24	Vendor	ARLINGTON RIDGE CDD C/O US BANK	031424-2019	TRSF TAX ASSESSMENTS SERIES 2019	Due From Other Funds	131000	\$51,624.95
Check Total							\$237,902.29
CHECK # 3457							
03/20/24	Vendor	UNIFIRST CORPORATION	3090117977	JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$117.84
Check Total							\$117.84
CHECK # 3458							
03/25/24	Vendor	FITNESS SERVICES OF FLORIDA INC	28225	PREVENTIVE MAINT SVC	Bi-Monthly PM inspection	001-546156-57258	\$300.00
Check Total							\$300.00
CHECK # 3459							
03/25/24	Vendor	FLORALAWN INC	24254	MAR 2024 IRR REPAIR DROM INSPECTION	Irrigation Repairs & Maintenance	001-546179-57221	\$3,040.68
Check Total							\$3,040.68
CHECK # 3460							
03/27/24	Employee	ROBERT A. HOOVER	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3461							
03/27/24	Employee	TED O. KOSTICH	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
Check Total							\$184.70

ARLINGTON RIDGE
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ACH #DD1226							
03/01/24	Employee	WILLIAM V. MIDDLEMISS	PAYROLL	March 01, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1227							
03/01/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 01, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1231							
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-53904	\$44.69
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-53948	\$146.04
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57221	\$261.28
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57245	\$102.93
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57258	\$2,495.96
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020924 ACH	BILL PRD 1/3-2/1/24	Utility - Water & Sewer	001-543021-57259	\$427.23
							ACH Total
							<u>\$3,478.13</u>
ACH #DD1233							
03/01/24	Vendor	THE CITY OF LEESBURG - ACH	020824 ACH	SERV PRD 1/3-2/1/24	Due from Golf	133517	\$1,926.55
							ACH Total
							<u>\$1,926.55</u>
ACH #DD1234							
03/07/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	021524	JAMES PIERSALL- SUPERVISOR	P/R-Board of Supervisors	001-511001-51302	\$200.00
							ACH Total
							<u>\$200.00</u>
ACH #DD1237							
03/19/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 19, 2024 Payroll Posting			\$184.70
							ACH Total
							<u>\$184.70</u>
ACH #DD1238							
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$23.53
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Repairs & Maintenance	001-546156-57255	\$224.35
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$9.99
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$151.13
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Repairs & Maintenance	001-546156-53948	\$59.99
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$16.05
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$35.37
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$30.94
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$24.85
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$102.02
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$11.98
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Special Events	001-549052-53948	\$16.05
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Office Supplies	001-551002-53948	\$32.08
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$41.00
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$54.00

ARLINGTON RIDGE
Community Development District

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03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	Dues, Licenses, Subscriptions	001-554020-51302	\$30.95
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	TAX CREDIT	001-549999-51302	(\$14.68)
03/15/24	Vendor	ELAN FINANCIAL SERVICES - ACH	022024-0909 ACH	JAN/FEB 2024 PURCHASES	LATE FEE CREDIT	001-549999-51302	(\$45.36)
ACH Total							\$804.24
ACH #DD1239							
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-53904	\$158.14
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-53948	\$280.40
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57221	\$819.15
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57245	\$1,063.29
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57255	\$555.08
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57258	\$5,930.62
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Utility - Electric	001-543041-57259	\$432.26
03/22/24	Vendor	DUKE ENERGY - ACH	030124 ACH	SVCS PRD 1/31-2/28	Street Lights	001-543057-53904	\$8,906.68
ACH Total							\$18,145.62
ACH #DD1240							
03/27/24	Vendor	SECO ENERGY - ACH	030824 ACH	SVC PRD 2/6-3/8/24	Electric gate house	001-543041-53904	\$45.00
03/27/24	Vendor	SECO ENERGY - ACH	030824 ACH	SVC PRD 2/6-3/8/24	Common area lights	001-543057-53904	\$934.92
ACH Total							\$979.92
ACH #DD1241							
03/21/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	031424	BOARD PAY 3/14/24	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
ACH #DD1242							
03/27/24	Employee	CLAIRE I. MURPHY	PAYROLL	March 27, 2024 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1245							
03/29/24	Vendor	JAMES M PIERSALL - PAYROLL - EFT	032124 EFT	BOARD PAY 3/21/24	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
Account Total							\$384,144.20

Total Amount Paid	\$384,144.20
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	146,241.91
Series 2006A Debt Service Fund Fund - 201	186,277.34
Series 2019 Debt Service Fund Fund - 202	51,624.95
Total	384,144.20