



**Arlington Ridge**  
*Community Development District*

**Adopted Budget**  
*FY2022*



**Arlington Ridge  
Community Development District**

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**Arlington Ridge**  
**Community Development District**  
General Fund  
Adopted Operating Budget

<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
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**Revenues**

Operations and Maintenance Assessments- Tax Roll	\$ 1,764,000	\$ 1,766,078	\$ -	\$ 1,766,078	\$ 1,853,122
Interest Earnings	\$ 4,000	\$ 156	\$ 80	\$ 236	\$ 2,500
Events and Ticket Sales	\$ 40,000	\$ 9,495	\$ 2,500	\$ 11,995	\$ 43,000
Lexington Spa	\$ 4,500	\$ 2,566	\$ 750	\$ 3,316	\$ 4,500
Advertising Income	\$ 15,000	\$ 12,646	\$ 4,500	\$ 17,146	\$ 20,000
Rental Income- Fairfax Hall	\$ -	\$ -	\$ -	\$ -	\$ 12,000
RV Storage Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 790	\$ -	\$ 790	\$ -
<b>Total Revenues</b>	<b>\$ 1,827,500</b>	<b>\$ 1,791,732</b>	<b>\$ 7,830</b>	<b>\$ 1,799,562</b>	<b>\$ 1,935,122</b>

**Expenditures**

**Administrative**

Supervisors Fees	\$ 17,000	\$ 9,200	\$ 3,000	\$ 12,200	\$ 15,000
Engineering Fees	\$ 5,000	\$ 3,358	\$ 1,000	\$ 4,358	\$ 10,000
Dissemination Agent	\$ 9,500	\$ 7,375	\$ 1,875	\$ 9,250	\$ 9,725
Arbitrage	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 600
Attorney Fees	\$ 60,000	\$ 49,311	\$ 10,000	\$ 59,311	\$ 55,000
Assessment Roll	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,500
Annual Audit	\$ 4,200	\$ -	\$ 3,985	\$ 3,985	\$ 4,200
Trustee Fees	\$ 10,000	\$ 4,849	\$ 5,151	\$ 10,000	\$ 10,000
Management Fees	\$ 51,500	\$ 38,625	\$ 12,875	\$ 51,500	\$ 53,045
Information Technology	\$ 2,220	\$ 1,665	\$ 555	\$ 2,220	\$ 2,775
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage	\$ 4,000	\$ 2,883	\$ 750	\$ 3,633	\$ 4,000
Insurance	\$ 5,665	\$ 5,716	\$ -	\$ 5,716	\$ 9,064
Legal Advertising	\$ 5,000	\$ 3,864	\$ 1,000	\$ 4,864	\$ 6,000
Miscellaneous Expense	\$ 3,000	\$ 416	\$ 150	\$ 566	\$ 1,500
Mileage	\$ 500	\$ 71	\$ 70	\$ 141	\$ 500
Printing and Binding	\$ 1,500	\$ 940	\$ 450	\$ 1,390	\$ 1,500
Property Taxes	\$ 2,000	\$ -	\$ 1,732	\$ 1,732	\$ 1,800
Dues & Licenses	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Administration Subtotal</b>	<b>\$ 189,960</b>	<b>\$ 135,948</b>	<b>\$ 43,193</b>	<b>\$ 179,142</b>	<b>\$ 193,184</b>

**Arlington Ridge**  
**Community Development District**  
General Fund  
Adopted Operating Budget

<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
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**Field**

**Towncenter Administration**

Onsite Management	\$ 251,631	\$ 188,723	\$ 62,908	\$ 251,631	\$ 259,180
Computer Services	\$ 2,500	\$ 1,301	\$ 250	\$ 1,551	\$ 2,500
Utilities	\$ 3,200	\$ 2,267	\$ 756	\$ 3,023	\$ 3,500
Water & Sewer	\$ 1,746	\$ 1,298	\$ 433	\$ 1,731	\$ 1,746
Pest Control	\$ 325	\$ 243	\$ 81	\$ 324	\$ 325
Rental & Leases	\$ 2,500	\$ 1,472	\$ 800	\$ 2,272	\$ 4,500
Insurance	\$ 40,447	\$ 40,486	\$ -	\$ 40,486	\$ 41,260
Repairs & Maintenance	\$ 7,000	\$ 5,424	\$ 1,500	\$ 6,924	\$ 7,000
Special Events Expenditures	\$ 55,000	\$ 22,401	\$ 7,500	\$ 29,901	\$ 58,000
Club Activity Supplies	\$ 3,000	\$ 192	\$ 150	\$ 342	\$ 1,000
Office Supplies	\$ 5,000	\$ 10,751	\$ 2,000	\$ 12,751	\$ 7,500
Newsletter Printing/Supplies	\$ 15,000	\$ 19,220	\$ 7,500	\$ 26,720	\$ 20,000
Janitorial Services and Supplies	\$ 2,300	\$ 2,813	\$ 882	\$ 3,695	\$ 3,000

**Towncenter Administration Subtotal**

<b>\$ 389,649</b>	<b>\$ 296,591</b>	<b>\$ 84,759</b>	<b>\$ 381,351</b>	<b>\$ 409,511</b>
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**Gate House**

Security Contract	\$ 136,388	\$ 93,884	\$ 40,800	\$ 134,684	\$ 150,000
Enhanced Security	\$ 4,248	\$ -	\$ 1,500	\$ -	\$ 4,500
Utilities	\$ 3,500	\$ 2,446	\$ 815	\$ 3,262	\$ 3,700
Street Lights	\$ 103,000	\$ 74,457	\$ 24,819	\$ 99,276	\$ 103,000
Water & Sewer	\$ 510	\$ 357	\$ 119	\$ 476	\$ 510
Repairs & Maintenance	\$ 1,500	\$ 1,127	\$ 250	\$ 1,377	\$ 1,500

**Gate House Subtotal**

<b>\$ 249,146</b>	<b>\$ 172,271</b>	<b>\$ 68,303</b>	<b>\$ 239,074</b>	<b>\$ 263,210</b>
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**Common Area/Recreation**

Utilities	\$ 1,280	\$ 525	\$ 175	\$ 700	\$ 1,000
Water & Sewer	\$ 10,000	\$ 6,422	\$ 2,141	\$ 8,563	\$ 9,000
Pest Control	\$ 660	\$ 495	\$ 165	\$ 660	\$ 660
Repairs & Maintenance	\$ 25,000	\$ 22,389	\$ 5,000	\$ 27,389	\$ 25,000
Sports Courts Maintenance & Supplies	\$ 2,500	\$ 2,771	\$ -	\$ 2,771	\$ 3,000
Landscape Maintenance	\$ 281,664	\$ 209,848	\$ 68,115	\$ 277,963	\$ 281,664
Irrigation Repair & Replacement	\$ 30,000	\$ 24,697	\$ 6,600	\$ 31,297	\$ 35,000
Roadway Repair & Maintenance	\$ 15,000	\$ 4,725	\$ 1,500	\$ 6,225	\$ 15,000
Landscape Replacement	\$ 30,000	\$ 20,204	\$ 2,500	\$ 22,704	\$ 20,000
Landscape-Mulch	\$ 23,000	\$ -	\$ 7,500	\$ 7,500	\$ 23,000
Landscape- Storm Clean Up & Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pond/Littoral Shelf & Wetland Management	\$ 43,500	\$ 26,540	\$ 5,100	\$ 31,640	\$ 32,500
Holiday Decorations	\$ 15,000	\$ 9,095	\$ -	\$ 9,095	\$ 20,000
Operating Supplies	\$ 4,000	\$ 3,096	\$ 500	\$ 3,596	\$ 4,000
Janitorial Services and Supplies	\$ 2,200	\$ 846	\$ 400	\$ 1,246	\$ 2,200

**Common Area/Recreation Subtotal**

<b>\$ 483,804</b>	<b>\$ 331,652</b>	<b>\$ 99,696</b>	<b>\$ 431,348</b>	<b>\$ 487,024</b>
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**Arlington Ridge**  
**Community Development District**  
General Fund  
Adopted Operating Budget

	<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
<u><i>Fairfax Hall</i></u>					
Utilities	\$ 17,500	\$ 10,041	\$ 3,347	\$ 13,389	\$ 12,500
Water & Sewer	\$ 1,300	\$ 903	\$ 301	\$ 1,204	\$ 1,300
Pest Control	\$ 1,044	\$ 783	\$ 261	\$ 1,044	\$ 1,044
Repairs & Maintenance	\$ 20,000	\$ 6,868	\$ 2,500	\$ 9,368	\$ 15,000
Operating Supplies	\$ 3,500	\$ 315	\$ 200	\$ 515	\$ 3,500
Janitorial Services and Supplies	\$ 9,500	\$ 4,604	\$ 1,500	\$ 6,104	\$ 9,500
<b>Fairfax Hall Subtotal</b>	<b>\$ 52,844</b>	<b>\$ 23,514</b>	<b>\$ 8,109</b>	<b>\$ 31,623</b>	<b>\$ 42,844</b>
<u><i>Social Center</i></u>					
Utilities	\$ 5,040	\$ 4,102	\$ 1,367	\$ 5,469	\$ 5,040
Pest Control	\$ 1,608	\$ 1,206	\$ 402	\$ 1,608	\$ 1,608
Repairs & Maintenance	\$ 5,000	\$ 3,684	\$ 1,500	\$ 5,184	\$ 7,500
Operating Supplies	\$ 2,000	\$ -	\$ 500	\$ 500	\$ 2,000
Janitorial Services and Supplies	\$ 5,400	\$ 4,973	\$ 1,500	\$ 6,473	\$ 6,000
Dues & License	\$ 2,200	\$ 1,945	\$ 48	\$ 1,993	\$ 2,200
<b>Social Center Subtotal</b>	<b>\$ 21,248</b>	<b>\$ 15,911</b>	<b>\$ 5,317</b>	<b>\$ 21,228</b>	<b>\$ 24,348</b>
<u><i>Lexington Spa</i></u>					
Fitness Instructors	\$ 15,000	\$ 9,750	\$ 5,250	\$ 15,000	\$ 15,000
Utilities	\$ 53,500	\$ 35,842	\$ 12,900	\$ 48,742	\$ 53,500
Water & Sewer	\$ 25,000	\$ 18,599	\$ 6,000	\$ 24,599	\$ 27,000
Pest Control	\$ 804	\$ 603	\$ 201	\$ 804	\$ 804
Repairs & Maintenance	\$ 12,000	\$ 6,728	\$ 2,500	\$ 9,228	\$ 12,000
Pool Maintenance	\$ 37,000	\$ 35,905	\$ 8,355	\$ 44,260	\$ 70,000
Operating Supplies	\$ 2,500	\$ 1,302	\$ 150	\$ 1,452	\$ 2,500
Janitorial Services and Supplies	\$ 15,400	\$ 17,373	\$ 6,300	\$ 23,673	\$ 20,000
Dues & License	\$ 1,050	\$ 896	\$ 154	\$ 1,050	\$ 1,050
<b>Lexington Spa Subtotal</b>	<b>\$ 162,254</b>	<b>\$ 126,997</b>	<b>\$ 41,810</b>	<b>\$ 168,807</b>	<b>\$ 201,854</b>
<b>Total Expenditures</b>	<b>\$ 1,548,905</b>	<b>\$ 1,102,885</b>	<b>\$ 351,187</b>	<b>\$ 1,452,573</b>	<b>\$ 1,621,975</b>
<b>Operating Income (Loss)</b>	<b>\$ 278,595</b>	<b>\$ 688,847</b>	<b>\$ (343,357)</b>	<b>\$ 346,989</b>	<b>\$ 313,147</b>
<u><i>Other Sources/(Uses)</i></u>					
Interfund Transfer Out- Capital Reserve	\$ (120,624)	\$ (120,624)	\$ -	\$ (120,624)	\$ (171,518)
Interfund Transfer Out- Golf Course and Food & Beverage	\$ (152,971)	\$ (25,000)	\$ (145,351)	\$ (170,351)	\$ (136,629)
Contingency	\$ (5,000)	\$ (3,500)	\$ -	\$ (3,500)	\$ (5,000)
<b>Total Other Sources/(Uses)</b>	<b>\$ (278,595)</b>	<b>\$ (149,124)</b>	<b>\$ (145,351)</b>	<b>\$ (294,475)</b>	<b>\$ (313,147)</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 0</b>	<b>\$ 539,723</b>	<b>\$ (488,708)</b>	<b>\$ 52,514</b>	<b>\$ 0</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### ***Revenues:***

##### Interest Income

The District will earn interest on balances invested during the year.

##### Operations and Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

##### Events and Ticket Sales

Represents admission tickets sold for events throughout the year at Fairfax Hall for all residents in the District.

##### Lexington Spa

The District provides various services at Lexington Spa. The services include, but are not limited to, group fitness classes, manicures and pedicures, massages, etc.

##### Advertising Income

Represents vendor sponsorships for newsletter advertising, seminars, special event sponsorship, and Coffee Talk.

##### Rental Income- Fairfax Hall

Estimated income from residents renting Fairfax Hall for events.

#### ***Administrative Expenditures:***

##### Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

##### Engineering Fees

The District's engineer, Riddle Newman Engineering, Inc. will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

##### Dissemination Agent

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide these services. In the event of an Optional Redemption, an additional \$500 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

##### Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2006A Special Assessment Bonds.

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Attorney Fees

The District's legal counsel, Hopping Green & Sams, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

#### Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Lake County Tax Collector and maintenance of the lien book.

#### Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Berger, Toombs Elam, Gaines, & Frank CPA's to prepare the audit of the financials records.

#### Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Special Assessment Bonds, Series 2006A and the Special Assessment Revenue Bonds, Series 2019.

#### District Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Public Officials Liability Insurance

EGIS Insurance and Risk Advisors provide the District's annual insurance coverage for the following policies:

<b>Description</b>	<b>Admin Amount</b>	<b>Field Amount</b>	<b>Annual Amount</b>
General Liability	\$ 9,064	\$ -	\$ 9,064
POL/EPLI	\$ -	\$ 5,429	\$ 5,429
Property	\$ -	\$ 52,181	\$ 52,181
<b>Total</b>	<b>\$ 9,064</b>	<b>\$ 57,610</b>	<b>\$ 66,674</b>

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District purchases all legal advertising ads through The Daily Commercial and Orlando Sentinel.

#### Miscellaneous Expense

Represents any miscellaneous expenses incurred by the District that were not previously budgeted. Expenses include but are not limited to bank fees and fraud protection.

#### Mileage

Represents the reimbursable costs on vehicle mileage for District employees during travel.

#### Printing and Binding

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

#### Property Taxes

Represents estimated fees charged by the Lake County Tax Collector's Office for all assessable property within the District.

#### Dues, License, & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

#### ***Towncenter Administration Expenditures:***

##### On Site Management

The District has contracted with GMS-Central Florida, LLC to provide Onsite Management Services for the District in accordance with the Amenity Management Agreement. The services include, but are not limited to, facility maintenance, resident services, resident activities coordination, etc.

##### Computer Services

Represents any costs related to repairs to the District's computers. MMD Computers completes all computer repairs for the District.

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Electric Utility Services

The District has the following utility account with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	12646-71240	\$ 275	\$ 3,300
Contingency			\$ 200
<b>Total</b>			<b>\$ 3,500</b>

#### Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater services.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
City of Leesburg	843745-714950	\$ 140	\$ 1,680
Contingency			\$ 66
<b>Total</b>			<b>\$ 1,746</b>

#### Pest Control

The estimated costs for Deans Services to provide monthly pest control services.

<b>Vendor</b>	<b>Location</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Dean's Services	124295	\$ 27	\$ 325
<b>Total</b>			<b>\$ 325</b>

#### Rentals & Leases

The expense related to leasing a copier from Ralex Business Solutions and estimated costs of copies, and Mat exchange services from Unifirst.

<b>Vendor</b>	<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Ralex Business Services	Copier Lease	\$ 125	\$ 1,500
Unifirst	Mat Exchange	\$ 220	\$ 2,640
Contingency			\$ 360
<b>Total</b>			<b>\$ 4,500</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### General Liability/Property Insurance

EGIS Insurance and Risk Advisors provide the District's annual insurance coverage for the following policies:

<b>Description</b>	<b>Admin Amount</b>	<b>Field Amount</b>	<b>Annual Amount</b>
General Liability	\$ 9,064	\$ -	\$ 9,064
POL/EPLI	\$ -	\$ 5,429	\$ 5,429
Property	\$ -	\$ 52,181	\$ 52,181
<b>Total</b>	<b>\$ 9,064</b>	<b>\$ 57,610</b>	<b>\$ 66,674</b>

#### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Special Events Expenditures

Represents monthly events and organized functions provided for all residents of Arlington Ridge CDD. The amount includes estimated costs for supplies, entertainment, catering, etc.

#### Club Activity Supplies

Represents supplies needed for approved CDD clubs.

#### Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Newsletter Printing/Supplies

Any costs related to printing and operating the monthly District newsletter, The Ridge Line.

#### Janitorial Services and Supplies

The District is under contract with Globiser, Inc. to provide monthly janitorial services and supplies. The District also is under contract with Aire Master to provide monthly de-odorization.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Globiser, Inc.	N/A	\$ 175	\$ 2,100
Aire Master		\$ 24	\$ 288
Janitorial Supplies			\$ 612
<b>Total</b>			<b>\$ 3,000</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### ***Gate House Expenditures:***

##### Security Contract

The District is under contract with Allied Universal to furnish all labor, supervision, and uniforms necessary to provide the Gate Access Control Services.

<b>Vendor</b>	<b>Account</b>	<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Allied Universal	SE46201	Security Professional	\$ 3,089	\$ 37,066
Allied Universal	SE46201	Site Supervisor	\$ 8,813	\$ 105,754
Contingency- Holiday/OT				\$ 7,181
<b>Total</b>				<b>\$ 150,000</b>

##### Enhanced Security

Represents estimated security enhancements throughout the District.

##### Electric Utility Services

The District has the following utility accounts with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	44218-97443	\$ 215	\$ 2,580
Duke Energy	58073-08028	\$ 75	\$ 900
Contingency			\$ 220
<b>Total</b>			<b>\$ 3,700</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Street Lights

The District has the following utility accounts with Duke Energy and SECO Energy to provide electricity to all streetlights within the community.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	51375-94583	\$ 5,810	\$ 69,720
Duke Energy	93531-65008	\$ 1,550	\$ 18,600
Duke Energy		\$ 45	\$ 540
SECO Energy	9604321102	\$ 900	\$ 10,800
Contingency			\$ 3,340
<b>Total</b>			<b>\$ 103,000</b>

#### Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater services.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
City of Leesburg	843745-710230	\$ 39	\$ 469
Contingency			\$ 41
<b>Total</b>			<b>\$ 510</b>

#### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### ***Common Area/Recreation Expenditures:***

#### Electric Utility Services

The District has the following utility accounts with Duke Energy and SECO Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	48877-32027	\$ 30	\$ 360
SECO Energy	4000412202	\$ 35	\$ 420
Contingency			\$ 220
<b>Total</b>			<b>\$ 1,000</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater services. The District also cost shares the reclaimed water irrigation expense with AR Golf Club.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
City of Leesburg	843745-725210	\$ 16	\$ 195
City of Leesburg	843745-898540	\$ 6	\$ 68
City of Leesburg	843745-771690	\$ 300	\$ 3,600
AR Golf Club		\$ 417	\$ 5,000
Contingency			\$ 138
<b>Total</b>			<b>\$ 9,000</b>

#### Pest Control

The estimated costs for Deans Services to provide monthly pest control services.

<b>Vendor</b>	<b>Location</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Dean's Services	223792	\$ 55	\$ 660
<b>Total</b>			<b>\$ 660</b>

#### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Sports Courts Maintenance & Supplies

Represents costs of supplies and maintenance performed at the District's sports courts including the tennis, pickleball, and bocce courts.

#### Landscape Maintenance

The District is under contract with Floralawn Inc. to provide monthly landscaping services. The services include mowing once a week during April- October and once every other week during November-March, lawn and shrub spray application, and RV area maintenance.

<b>Vendor</b>	<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Floralawn	Lawn Maintenance	\$ 16,289	\$ 195,466
Floralawn	Lawn & Shrub Spray	\$ 6,417	\$ 76,998
	Additional Work Proposals		\$ 9,200
<b>Total</b>			<b>\$ 281,664</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Irrigation Repairs & Maintenance

The District is under contract with Floralawn Inc. to inspect and test the irrigation systems one time per month.

<b>Vendor</b>	<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Floralawn	Irrigation Check	\$ 2,200	\$ 26,400
	Irrigation Repairs		\$ 8,600
<b>Total</b>			<b>\$ 35,000</b>

#### Roadway Report & Maintenance

Represents estimated expenditures for any maintenance of roadways and sidewalks.

#### Landscape Replacement- Plants, Shrubs, Trees

Any costs related to replacing plants, shrubs, and trees throughout the District. The District is under contract with Floralawn Inc. to perform annual installations up to four times a year in designated areas and maintain annuals to ensure a healthy appearance.

#### Landscape- Mulch

Represents the cost for new mulch throughout the District. The District is under contract with Floralawn Inc. to install new mulch once a year.

#### Landscape- Storm Clean Up & Tree Removal

Any costs related to cleanup around the District after a storm and potential tree removal due to damage.

#### Pond/Littoral Shelf & Wetland Management

The District is in contract with Lake & Wetland Management, Inc to provide monthly lake management services. The services include algae, border grass, and invasive exotic plant control for two irrigation ponds totaling 2,150 linear feet.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Pond Maintenance	\$ 1,700	\$ 20,400
Wetland Management (Quarterly)		\$ 2,720
Canal Service (Quarterly)		\$ 4,000
Additional Cleaning		\$ 4,000
Contingency		\$ 1,380
<b>Total</b>		<b>\$ 32,500</b>

#### Holiday Decorations

Any costs related to props used to decorate the District for the holiday seasons. This includes yearly installation of lights.

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Operating Supplies

Estimated costs of supplies purchased for operating and maintaining the common area.

#### Janitorial Services and Supplies

The District is under contract with Globiser, Inc. to provide monthly janitorial services and supplies.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Globiser, Inc.	N/A	\$ 100	\$ 1,200
Janitorial Supplies			\$ 1,000
<b>Total</b>			<b>\$ 2,200</b>

#### ***Fairfax Hall Expenditures:***

#### Electric Utility Services

The District has the following utility account with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	05778-36116	\$ 1,000	\$ 12,000
Contingency			\$ 500
<b>Total</b>			<b>\$ 12,500</b>

#### Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater services.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
City of Leesburg	843745-713850	\$ 95	\$ 1,140
Contingency			\$ 160
<b>Total</b>			<b>\$ 1,300</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Pest Control

The estimated costs for Deans Services to provide monthly pest control services.

<b>Vendor</b>	<b>Location</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Dean's Services	124283	\$ 87	\$ 1,044
<b>Total</b>			<b>\$ 1,044</b>

#### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Janitorial Services and Supplies

The District is under contract with Globiser, Inc. to provide monthly janitorial services and supplies. This includes an additional \$150 for set ups and deep cleaning for each event in Fairfax Hall.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Globiser, Inc.	N/A	\$ 242	\$ 2,898
Globiser, Inc. (Events)			\$ 1,500
Globiser, Inc. (Table Cleaning)			\$ 1,200
Globiser, Inc. (Floor Cleaning Bi-monthly)			\$ 2,902
Janitorial Supplies			\$ 1,000
<b>Total</b>			<b>\$ 9,500</b>

#### ***Social Center Expenditures:***

#### Electric Utility Services

The District has the following utility account with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Duke Energy	72013-03056	\$ 395	\$ 4,740
Contingency			\$ 300
<b>Total</b>			<b>\$ 5,040</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Pest Control

The estimated costs for Deans Services to provide monthly pest control services.

<b>Vendor</b>	<b>Location</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Dean's Services	145610	\$ 77	\$ 924
Dean's Services	124851	\$ 57	\$ 684
<b>Total</b>			<b>\$ 1,608</b>

#### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Operating Supplies

Estimated costs of supplies purchased for operating and maintaining the social center.

#### Janitorial Services and Supplies

The District is under contract with Globiser, Inc. to provide monthly janitorial services and supplies.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Globiser, Inc.	N/A	\$ 425	\$ 5,100
Janitorial Supplies			\$ 900
<b>Total</b>			<b>\$ 6,000</b>

#### Dues, License, & Fees

The following represents the estimated cost for license and membership subscriptions for the fiscal year:

<b>Vendor</b>	<b>Description</b>	<b>Annual Amount</b>
ASCAP	Performing Rights License	\$ 339
Motion Picture	Motion Picture Umbrella License	\$ 549
BMI	Music License	\$ 335
SESAC, Inc	Music License	\$ 417
Netflix	Monthly Services	\$ 154
National Telecom Department	SiriusXM Annual Service	\$ 395
Contingency		\$ 80
<b>Total</b>		<b>\$ 2,269</b>

# Arlington Ridge

## Community Development District

### General Fund Budget

#### *Lexington Spa Expenditures:*

##### Fitness Instructor(s)

Represents costs of hiring special instructors for the group fitness and wellness program.

##### Electric Utility Services

The District has the following utility account with Duke Energy to provide electricity.

Vendor	Account	Monthly Amount	Annual Amount
Duke Energy	88726-99239	\$ 838	\$ 10,056
Duke Energy	73819-83121	\$ 3,500	\$ 42,000
Contingency			\$ 1,444
<b>Total</b>			<b>\$ 53,500</b>

##### Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater services.

Vendor	Account	Monthly Amount	Annual Amount
City of Leesburg	843745-714970	\$ 650	\$ 7,800
City of Leesburg	843745-715010	\$ 1,500	\$ 18,000
Contingency			\$ 1,200
<b>Total</b>			<b>\$ 27,000</b>

##### Pest Control

The estimated costs for Deans Services to provide monthly pest control services.

Vendor	Location	Monthly Amount	Annual Amount
Dean's Services	145609	\$ 67	\$ 804
<b>Total</b>			<b>\$ 804</b>

##### Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

# Arlington Ridge

## Community Development District

### General Fund Budget

#### Pool Maintenance

The District is under contract with Robert's Pool Service & Repair to provide pool maintenance five times per week. The services include, but are not limited to, balancing water chemicals, clean filters, brush pool as needed, vacuum pool as needed, clean tile, adjust water levels, clean and maintain pump room, and maintain log sheets for inspections. The District is also in contract with Spies Pool for installing and monitoring pool chemicals.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Roberts Pool Service & Repair	\$ 1,600	\$ 19,200
Spies	\$ 3,800	\$ 45,600
Additional Maintenance		\$ 5,200
<b>Total</b>		<b>\$ 70,000</b>

#### Operating Supplies

Estimated costs of supplies purchased for operating and maintaining the Lexington Spa.

#### Janitorial Services and Supplies

The District is under contract with Globiser, Inc. to provide monthly janitorial services and supplies.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Globiser, Inc.	N/A	\$ 1,500	\$ 18,000
Janitorial Supplies			\$ 2,000
<b>Total</b>			<b>\$ 20,000</b>

#### Dues, License, & Fees

The following represents the estimated cost for license and membership subscriptions for the fiscal year:

<b>Vendor</b>	<b>Description</b>	<b>Annual Amount</b>
Florida Department of Health	Entry Pool Permit	\$ 350
Florida Department of Health	Lap Pool Permit	\$ 350
Florida Department of Health	Spa Permit	\$ 175
Florida Massage Leisure Board	Establishment License	\$ 105
DBPR	Cosmetology Salon License	\$ 40
Contingency		\$ 30
<b>Total</b>		<b>\$ 1,050</b>

Arlington Ridge  
Community Development District  
General Fund Budget

**Other Sources/(Uses):**

Interfund Transfer Out- Golf Course and Food & Beverage

Represents the District's obligated amount to transfer to the Golf Course should there be a shortfall in the operating account.

Contingency

Represents unforeseen costs not budgeted in other line items.

**Arlington Ridge**  
**Community Development District**  
Food & Beverage  
Adopted Operating Budget

<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
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Revenues

Food (Food & Soft Drinks)	\$ 473,567	\$ 384,041	\$ 85,176	\$ 469,216	\$ 523,254
Beverages (Alcohol)	\$ 259,336	\$ 181,242	\$ 30,195	\$ 211,438	\$ 231,643
Other Food & Beverage Revenue	\$ 3,750	\$ 1,013	\$ 55	\$ 1,068	\$ 1,400
Miscellaneous Income and Discounts	\$ 1,500	\$ 407	\$ 618	\$ 1,026	\$ -
<b>Total Revenues</b>	<b>\$ 738,153</b>	<b>\$ 566,704</b>	<b>\$ 116,044</b>	<b>\$ 682,748</b>	<b>\$ 756,297</b>

Operating

General and Administrative	\$154,579	\$ 119,762	\$ 23,643	\$ 143,405	\$ 147,732
Food & Beverage	\$75,830	\$ 62,907	\$ 10,266	\$ 73,173	\$ 75,410
Sales and Marketing	\$9,775	\$ 7,162	\$ 2,013	\$ 9,175	\$ 10,319
Insurance- P & C	\$16,121	\$ 11,322	\$ 4,421	\$ 15,743	\$ 16,120
<b>Total Operating</b>	<b>\$ 256,306</b>	<b>\$ 201,154</b>	<b>\$ 40,342</b>	<b>\$ 241,496</b>	<b>\$ 249,581</b>

Labor

General and Administrative	\$ 37,672	\$ 24,917	\$ 12,096	\$ 37,013	\$ 37,672
Food & Beverage	\$ 282,928	\$ 230,751	\$ 54,042	\$ 284,793	\$ 295,487
Sales & Marketing	\$ -	\$ -	\$ -	\$ -	\$ 11,440
Payroll Taxes	\$ 33,057	\$ 27,883	\$ 6,550	\$ 34,433	\$ 34,306
Medical/Health Benefits	\$ 13,821	\$ 8,682	\$ 3,733	\$ 12,415	\$ 13,820
Workmans Comp	\$ 4,320	\$ 3,791	\$ 680	\$ 4,471	\$ 5,835
<b>Total Labor</b>	<b>\$ 371,799</b>	<b>\$ 296,024</b>	<b>\$ 77,101</b>	<b>\$ 373,125</b>	<b>\$ 398,560</b>

COGS

Food	\$ 174,428	\$ 169,233	\$ 19,595	\$ 188,828	\$ 193,278
Non-Alcoholic Beverages	\$ 15,000	\$ 15,743	\$ 495	\$ 16,238	\$ 16,024
Alcohol	\$ 80,364	\$ 46,856	\$ 9,845	\$ 56,701	\$ 65,033
<b>Total COGS</b>	<b>\$ 269,792</b>	<b>\$ 231,831</b>	<b>\$ 29,936</b>	<b>\$ 261,767</b>	<b>\$ 274,335</b>

<b>Total Expenditures</b>	<b>\$ 897,897</b>	<b>\$ 729,010</b>	<b>\$ 147,379</b>	<b>\$ 876,389</b>	<b>\$ 922,475</b>
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<b>Operating Income (Loss)</b>	<b>\$ (159,743)</b>	<b>\$ (162,306)</b>	<b>\$ (31,335)</b>	<b>\$ (193,641)</b>	<b>\$ (166,179)</b>
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**Other Sources/(Uses)**

Transfer In- General Fund	\$ 142,223	\$ 25,000	\$ 145,351	\$ 170,351	\$ 136,629
Transfer In- Golf Course	\$ 17,520	\$ -	\$ 23,290	\$ 23,290	\$ 29,550
Capital Improvements/Reserve	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Total Other Sources/(Uses)</b>	<b>\$ 159,743</b>	<b>\$ 25,000</b>	<b>\$ 168,641</b>	<b>\$ 193,641</b>	<b>\$ 166,179</b>
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<b>Excess Revenue/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (137,306)</b>	<b>\$ 137,306</b>	<b>\$ -</b>	<b>\$ 0</b>
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# Arlington Ridge

## Community Development District

### Food & Beverage Budget

#### ***Revenues:***

##### Food (Food & Soft Drinks)

Represents all food and non-alcoholic beverage sales for Chesapeake Bay Grille, Chatham's, and the beverage cart. Also includes all catering and banquet sales.

##### Beverages (Alcohol)

Represents all beer, liquor, and wine sales for Chesapeake Bay Grille, Chatham's, and the beverage cart. Also includes all catering and banquet sales.

##### Miscellaneous Income and Discounts

Estimated annual revenues for various miscellaneous charges billed and collected by Arlington Ridge Golf Club.

#### ***Operating Expenditures:***

##### General and Administrative

Estimated portion of the annual administrative expenditures for Arlington Ridge Golf Club. Expenses include, but are not limited to the following: utilities, telephone, supplies, building maintenance and repair, licenses, permits, bank fees, credit card fees, sales & use tax, Billy Casper Golf management fee, janitorial services, refuse, security, cable and internet, and postage.

##### Food & Beverage

Estimated annual operating expenditures for Chesapeake Bay Grille, Chatham's, and the beverage cart. Expenses include, but are not limited to the following: utilities, telephone, paper and plastic supplies, kitchen supplies, banquet supplies, equipment maintenance, pest control, grease removal, linen laundry, employee drug testing, uniforms, decorations, general chemicals and outside entertainment.

##### Sales and Marketing

Represents annual advertising, graphic design, and web site maintenance. Also covers chamber/organizational dues and additional advertising fees for special promotions or events.

##### Insurance- P&C

Estimated portion of the annual property and casualty insurance policy.

#### ***Labor:***

##### General and Administrative

Represents a portion of the annual salary for the Arlington Ridge Golf Club General Manager.

# Arlington Ridge

## Community Development District

### Food & Beverage Budget

#### Food & Beverage

Represents wages for all Food & Beverage staff working in Chesapeake Bay Grille, Chatham's, and the beverage cart. Currently, the positions are as follow:

F&B Manager  
Executive Chef  
Line Cooks  
Dish Washer  
Head Server/Servers  
Bartenders  
Beverage Cart Attendant- On Golf Course

#### Payroll Taxes

Arlington Ridge Golf Club pays for Federal and State Unemployment Tax for each employee based on current rate structures. Also represents estimated amounts due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

#### Medical/Health Benefits

Full time employees are eligible for medical, vision, and dental insurance.

#### Workman's Comp

Represents Workers Compensation Insurance for each of its employees' based upon statutory requirements and rates.

#### ***COGS:***

##### Food

Represents food supplies purchased for the restaurant or catering events.

##### Non-Alcoholic Beverages

Represents non-alcoholic beverages purchased for the restaurant, catering events, or the beverage cart.

##### Alcohol

Represents beer, liquor, and wine purchased for the restaurant, catering events, or the beverage cart.

#### ***Other Sources and Uses:***

##### Transfer In- General Fund

Represents the District's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

##### Transfer In- Golf Course

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

**Arlington Ridge**  
**Community Development District**  
Golf Course  
Adopted Operating Budget

<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
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**Rounds**

Rounds - Member	10,500	11,584	4,352	15,936	16,956
Rounds - Outing	5,900	1,877	426	2,303	2,063
Rounds - Public	27,325	16,307	6,634	22,941	24,484

Revenues

Green Fees	\$ 848,256	\$ 613,105	\$ 105,632	\$ 718,738	\$ 764,496
Cart Fees	\$ -	\$ 2,717	\$ -	\$ 2,717	\$ 2,758
Driving Range	\$ 37,077	\$ 32,397	\$ 4,339	\$ 36,736	\$ 40,136
Pro Shop Sales	\$ 59,496	\$ 71,522	\$ 23,841	\$ 95,362	\$ 74,600
Other Golf Revenues	\$ 3,750	\$ 3,059	\$ 354	\$ 3,412	\$ 3,373
Clinic / School Revenue	\$ 3,173	\$ 1,294	\$ 880	\$ 2,174	\$ 1,360
Dues Income - Monthly Dues	\$ 317,623	\$ 317,895	\$ 104,959	\$ 422,854	\$ 417,207
Miscellaneous Income and Discounts	\$ 1,500	\$ 756	\$ 269	\$ 1,026	\$ -

**Total Revenues**

<b>\$ 1,270,875</b>	<b>\$ 1,042,745</b>	<b>\$ 240,273</b>	<b>\$ 1,283,018</b>	<b>\$ 1,303,930</b>
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Operating

Golf Operations	\$ 29,700	\$ 31,632	\$ 142	\$ 31,774	\$ 24,535
General & Administrative	\$ 143,982	\$ 105,725	\$ 34,840	\$ 140,565	\$ 144,807
Maintenance	\$ 280,370	\$ 239,614	\$ 51,647	\$ 291,261	\$ 303,428
Sales and Marketing	\$ 18,975	\$ 13,329	\$ 4,481	\$ 17,810	\$ 20,031
Golf Cart Leases	\$ 42,276	\$ 29,903	\$ 10,971	\$ 40,874	\$ 39,876
Taxes - Real Estate	\$ 2,085	\$ 1,994	\$ 91	\$ 2,085	\$ 2,085
Taxes - Personal Property	\$ 7,536	\$ 5,177	\$ 1,884	\$ 7,061	\$ 7,536
Insurance - P&C	\$ 29,939	\$ 21,027	\$ 8,210	\$ 29,238	\$ 29,936

**Total Operating**

<b>\$ 554,863</b>	<b>\$ 448,400</b>	<b>\$ 112,267</b>	<b>\$ 560,667</b>	<b>\$ 572,234</b>
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Labor

Golf Operations Labor	\$ 151,849	\$ 128,280	\$ 26,494	\$ 154,774	\$ 160,151
General and Administrative	\$ 69,963	\$ 46,274	\$ 22,464	\$ 68,738	\$ 69,963
Maintenance and Landscaping	\$ 249,078	\$ 144,969	\$ 74,305	\$ 219,274	\$ 223,752
Payroll Taxes	\$ 47,027	\$ 29,176	\$ 15,182	\$ 44,358	\$ 45,183
Medical/Health Benefits	\$ 24,571	\$ 15,435	\$ 6,637	\$ 22,072	\$ 24,568
Workmans Comp	\$ 7,680	\$ 6,740	\$ 1,209	\$ 7,948	\$ 10,374

**Total Labor**

<b>\$ 550,168</b>	<b>\$ 370,874</b>	<b>\$ 146,289</b>	<b>\$ 517,164</b>	<b>\$ 533,991</b>
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**Arlington Ridge**  
**Community Development District**  
Golf Course  
Adopted Operating Budget

	<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
<u>COGS</u>					
Pro Shop	\$ 41,647	\$ 45,415	\$ 15,138	\$ 60,554	\$ 50,728
<b>Total COGS</b>	<b>\$ 41,647</b>	<b>\$ 45,415</b>	<b>\$ 15,138</b>	<b>\$ 60,554</b>	<b>\$ 50,728</b>
<b>Total Expenditures</b>	<b>\$ 1,146,679</b>	<b>\$ 864,690</b>	<b>\$ 273,695</b>	<b>\$ 1,138,385</b>	<b>\$ 1,156,954</b>
<b>Operating Income (Loss)</b>	<b>\$ 124,197</b>	<b>\$ 178,055</b>	<b>\$ (33,422)</b>	<b>\$ 144,633</b>	<b>\$ 146,976</b>
<b>Other Sources/(Uses)</b>					
Transfer In- General Fund	\$ 10,749	\$ -	\$ -	\$ -	\$ -
Transfer Out- Food & Beverage	\$ (17,520)	\$ -	\$ (23,290)	\$ (23,290)	\$ (29,550)
Interest Expense - Capital Leases	\$ (12,297)	\$ (11,653)	\$ (644)	\$ (12,297)	\$ (8,623)
Principal - Capital Lease	\$ (105,129)	\$ (82,485)	\$ (26,562)	\$ (109,047)	\$ (108,803)
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvements/Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ (124,197)</b>	<b>\$ (94,138)</b>	<b>\$ (50,496)</b>	<b>\$ (144,633)</b>	<b>\$ (146,976)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 83,917</b>	<b>\$ (83,917)</b>	<b>\$ -</b>	<b>\$ -</b>

# Arlington Ridge

## Community Development District

### Golf Course Budget

#### ***Revenues:***

##### Green Fees

Estimated revenue for public paid rounds of golf and cart fees.

##### Driving Range

Estimated revenue from the District's driving range.

##### Pro Shop Sales

Estimated revenue of clothing, equipment, and supplies sold in the Pro Shop.

##### Other Golf Revenues

Estimated revenue from club rentals and handicap fees.

##### Clinic/School Revenue

Estimated revenue from golfing lessons given at the golf course.

##### Dues Income- Monthly Dues

Estimated revenue of all memberships sold.

##### Miscellaneous Income and Discounts

Estimated annual revenues for various miscellaneous charges billed and collected by Arlington Ridge Golf Club.

#### ***Operating Expenditures:***

##### Golf Operations

Estimated annual operating expenditures for the Golf Course. Expenses include, but are not limited to the following: utilities, telephone, Pro Shop supplies, cart repairs, uniforms, golf cart rental, driving range supplies, handicap fees, and tournaments and events.

##### General and Administrative

Estimated portion of the annual administrative expenditures for Arlington Ridge Golf Club. Expenses include, but are not limited to the following: utilities, telephone, supplies, building maintenance and repair, licenses, permits, bank fees, credit card fees, sales & use tax, Billy Casper Golf management fee, janitorial services, refuse, security, cable and internet, and postage.

##### Maintenance

Estimated annual maintenance expenditures for the Golf Course. Expenses include, but are not limited to the following: utilities, supplies, equipment maintenance, irrigation maintenance, licenses, permits, refuse, gas, safety equipment, pre-emergent, chemicals, fertilizer, seed, and sand.

##### Sales and Marketing

Represents annual advertising, graphic design, and web site maintenance. Also covers chamber/organizational dues and additional advertising fees for special promotions or events.

##### Golf Cart Leases

Represents the operating Golf Cart lease totaling \$42,276 annually.

# Arlington Ridge

## Community Development District

### Golf Course Budget

#### Taxes- Real Estate

Represents estimated non-ad valorem tax assessment for fire rescue for total number of parcels associated with the golf course and restaurant.

#### Taxes- Personal Property

Represents estimated taxes on the golf carts and maintenance equipment.

#### Insurance- P&C

Estimated portion of the annual property and casualty insurance policy.

#### ***Labor:***

##### Golf Operations

Represents annual salaries for all Golf Course staff. The current positions are as follows:

Head Professional  
Assistant Professional  
Golf Shop Attendant  
Cart Attendant  
Starters  
Course Advisors  
Bag Room Supervisor

##### General and Administrative

Represents a portion of the annual salary for the Arlington Ridge Golf Club General Manager.

##### Maintenance and Landscaping

Represents annual salaries for all Golf Course Maintenance staff. The current positions are as follows:

Superintendent  
Assistant Superintendent  
Mechanic  
Groundskeeper  
Groundskeeper- Light Equipment  
Groundskeeper- Heavy Equipment  
Temporary Labor

##### Payroll Taxes

Arlington Ridge Golf Club pays for Federal and State Unemployment Tax for each employee based on current rate structures. Also represents estimated amounts due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

##### Medical/Health Benefits

Full time employees are eligible for medical benefits.

##### Workman's Comp

Represents Workers Compensation Insurance for each of its employees' based upon statutory requirements and rates.

# Arlington Ridge

## Community Development District

### Golf Course Budget

#### ***COGS:***

##### Pro Shop

Represents cost of clothing, equipment, and supplies sold in the Pro Shop.

#### ***Other Sources and Uses:***

##### Transfer In- General Fund

Represents the District's obligated amount to transfer to Golf Course should there be a shortfall in the operating account.

##### Transfer Out- Food & Beverage

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

##### Interest Expense- Capital Leases

Represents monthly interest expense for the two maintenance equipment leases. One lease represents a 60-month term John Deere lease on the used golf maintenance equipment. The other is a 48-month term John Deere lease on the new golf maintenance equipment.

##### Principal Expense- Capital Leases

Represents monthly principal expense for the two maintenance equipment leases. One lease represents a 60-month term John Deere lease on the used golf maintenance equipment. The other is a 48-month term John Deere lease on the new golf maintenance equipment.

**Arlington Ridge**  
**Community Development District**  
Capital Reserve Fund  
Adopted Budget

	<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
<b>Revenues</b>					
Interest Earnings	\$ 5,000	\$ 622	\$ 250	\$ 872	\$ 2,500
Interfund Transfer In- General Fund	\$ 120,624	\$ 120,624	\$ -	\$ 120,624	\$ 171,518
Carry Forward Surplus	\$ 451,795	\$ 514,845	\$ -	\$ 514,845	\$ 355,283
<b>Total Revenues</b>	<b>\$ 577,419</b>	<b>\$ 636,091</b>	<b>\$ 250</b>	<b>\$ 636,341</b>	<b>\$ 529,301</b>
<b>Expenditures</b>					
Bank Fees	\$ -	\$ 38	\$ 20	\$ 58	\$ -
Capital Outlay	\$ -	\$ 106,768	\$ 174,232	\$ 281,000	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 106,806</b>	<b>\$ 174,252</b>	<b>\$ 281,058</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 577,419</b>	<b>\$ 529,284</b>	<b>\$ (174,002)</b>	<b>\$ 355,283</b>	<b>\$ 529,301</b>

**Arlington Ridge**  
**Community Development District**  
Debt Service- Series 2006A  
Adopted Budget

	<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
<b>Revenues</b>					
Special Assessments- Tax Roll (1)	\$ 282,546	\$ 280,797	\$ -	\$ 280,797	\$ 245,091
Special Assessments- Prepayments	\$ -	\$ 288,884	\$ -	\$ 288,884	\$ -
Interest Income	\$ 2,500	\$ 22	\$ 8	\$ 30	\$ 1,000
Carry Forward Surplus (2)	\$ 211,535	\$ 307,470	\$ -	\$ 307,470	\$ 152,131
<b>Total Revenues</b>	<b>\$ 496,581</b>	<b>\$ 877,173</b>	<b>\$ 8</b>	<b>\$ 877,181</b>	<b>\$ 398,222</b>
<b>Expenditures</b>					
Special Call 11/1	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Interest Expense 11/1	\$ 82,088	\$ 82,088	\$ -	\$ 82,088	\$ 69,575
Special Call 5/1	\$ -	\$ 190,000	\$ -	\$ 190,000	\$ -
Principal Expense 5/1	\$ 120,000	\$ 115,000	\$ -	\$ 115,000	\$ 110,000
Interest Expense 5/1	\$ 82,088	\$ 77,963	\$ -	\$ 77,963	\$ 69,575
Special Call 11/1	\$ -	\$ -	\$ 110,000	\$ 110,000	\$ -
<b>Total Expenditures</b>	<b>\$ 284,175</b>	<b>\$ 615,050</b>	<b>\$ 110,000</b>	<b>\$ 725,050</b>	<b>\$ 249,150</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 212,406</b>	<b>\$ 262,123</b>	<b>\$ (109,993)</b>	<b>\$ 152,131</b>	<b>\$ 149,072</b>

\* Excess Revenues needed to pay the 11/1 Interest Payment

\$ 66,550

(1) Maximum Annual Debt Service less Prepaid Assessments received.

(2) Net of Debt Service Reserve funds.

**Arlington Ridge  
Community Development District  
Special Assessment Bonds, Series 2006**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/21				\$69,575.00	\$69,575.00
05/01/22	\$2,530,000	\$110,000	5.50%	\$69,575.00	
11/01/22				\$66,550.00	\$246,125.00
05/01/23	\$2,420,000	\$115,000	5.50%	\$66,550.00	
11/01/23				\$63,387.50	\$244,937.50
05/01/24	\$2,305,000	\$125,000	5.50%	\$63,387.50	
11/01/24				\$59,950.00	\$248,337.50
05/01/25	\$2,180,000	\$130,000	5.50%	\$59,950.00	
11/01/25				\$56,375.00	\$246,325.00
05/01/26	\$2,050,000	\$140,000	5.50%	\$56,375.00	
11/01/26				\$52,525.00	\$248,900.00
05/01/27	\$1,910,000	\$145,000	5.50%	\$52,525.00	
11/01/27				\$48,537.50	\$246,062.50
05/01/28	\$1,765,000	\$155,000	5.50%	\$48,537.50	
11/01/28				\$44,275.00	\$247,812.50
05/01/29	\$1,610,000	\$165,000	5.50%	\$44,275.00	
11/01/29				\$39,737.50	\$249,012.50
05/01/30	\$1,445,000	\$175,000	5.50%	\$39,737.50	
11/01/30				\$34,925.00	\$249,662.50
05/01/31	\$1,270,000	\$185,000	5.50%	\$34,925.00	
11/01/31				\$29,837.50	\$249,762.50
05/01/32	\$1,085,000	\$195,000	5.50%	\$29,837.50	
11/01/32				\$24,475.00	\$249,312.50
05/01/33	\$890,000	\$205,000	5.50%	\$24,475.00	
11/01/33				\$18,837.50	\$248,312.50
05/01/34	\$685,000	\$215,000	5.50%	\$18,837.50	
11/01/34				\$12,925.00	\$246,762.50
05/01/35	\$470,000	\$230,000	5.50%	\$12,925.00	
11/01/35				\$6,600.00	\$249,525.00
05/01/36	\$240,000	\$240,000	5.50%	\$6,600.00	\$246,600.00
<b>Total</b>		<b>\$2,530,000</b>		<b>\$1,257,025.00</b>	<b>\$3,787,025.00</b>

**Arlington Ridge**  
**Community Development District**  
Debt Service- Series 2019  
Adopted Budget

<b>Adopted Budget FY 2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Adopted Budget FY 2022</b>
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**Revenues**

Special Assessments- Tax Roll (1)	\$ 82,911	\$ 81,442	\$ 1,469	\$ 82,911	\$ 64,844
Special Assessments- Prepayments	\$ -	\$ 152,346	\$ -	\$ 152,346	\$ -
Interest Income	\$ 1,000	\$ 6	\$ 5	\$ 11	\$ 500
Transfer In	\$ -	\$ 7	\$ 5	\$ 12	\$ -
Carry Forward Surplus (2)	\$ 16,946	\$ 97,132	\$ -	\$ 97,132	\$ 32,221
<b>Total Revenues</b>	<b>\$ 100,858</b>	<b>\$ 330,933</b>	<b>\$ 1,479</b>	<b>\$ 332,412</b>	<b>\$ 97,564</b>

**Expenditures**

Transfer Out	\$ -	\$ 2	\$ -	\$ 2	\$ -
Interest Expense 11/1	\$ 18,640	\$ 18,640	\$ -	\$ 18,640	\$ 14,500
Special Call 11/1	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
Special Call 2/1	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Principal Expense 5/1	\$ 45,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Special Call 5/1	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -
Interest Expense 5/1	\$ 18,640	\$ 16,550	\$ -	\$ 16,550	\$ 14,500
Special Call 11/1	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ -
<b>Total Expenditures</b>	<b>\$ 82,280</b>	<b>\$ 255,192</b>	<b>\$ 45,000</b>	<b>\$ 300,192</b>	<b>\$ 69,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 18,578</b>	<b>\$ 75,742</b>	<b>\$ (43,521)</b>	<b>\$ 32,221</b>	<b>\$ 28,564</b>

\* Excess Revenues needed to pay the 11/1 Interest Payment \$ 13,780

(1) Maximum Annual Debt Service less Prepaid Assessments received.

(2) Net of Debt Service Reserve funds.

	<b>Units</b>	<b>Gross Per Unit</b>	<b>Gross Assessments</b>
Assessible Units	472	\$146.15	\$68,983
Less Discounts (4%)			(\$4,139)
<b>Net Annual Assessment</b>			<b>\$64,844</b>

**Arlington Ridge  
Community Development District  
Special Assessment Revenue Bonds, Series 2019**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/21				\$14,500.00	\$14,500.00
05/01/22	\$760,000	\$40,000	3.60%	\$14,500.00	
11/01/22				\$13,780.00	\$68,280.00
05/01/23	\$720,000	\$40,000	3.60%	\$13,780.00	
11/01/23				\$13,060.00	\$66,840.00
05/01/24	\$680,000	\$40,000	3.60%	\$13,060.00	
11/01/24				\$12,340.00	\$65,400.00
05/01/25	\$640,000	\$45,000	3.60%	\$12,340.00	
11/01/25				\$11,530.00	\$68,870.00
05/01/26	\$595,000	\$45,000	3.60%	\$11,530.00	
11/01/26				\$10,720.00	\$67,250.00
05/01/27	\$550,000	\$45,000	3.60%	\$10,720.00	
11/01/27				\$9,910.00	\$65,630.00
05/01/28	\$505,000	\$45,000	3.60%	\$9,910.00	
11/01/28				\$9,100.00	\$64,010.00
05/01/29	\$460,000	\$50,000	3.60%	\$9,100.00	
11/01/29				\$8,200.00	\$67,300.00
05/01/30	\$410,000	\$50,000	4.00%	\$8,200.00	
11/01/30				\$7,200.00	\$65,400.00
05/01/31	\$360,000	\$55,000	4.00%	\$7,200.00	
11/01/31				\$6,100.00	\$68,300.00
05/01/32	\$305,000	\$55,000	4.00%	\$6,100.00	
11/01/32				\$5,000.00	\$66,100.00
05/01/33	\$250,000	\$60,000	4.00%	\$5,000.00	
11/01/33				\$3,800.00	\$68,800.00
05/01/34	\$190,000	\$60,000	4.00%	\$3,800.00	
11/01/34				\$2,600.00	\$66,400.00
05/01/35	\$130,000	\$65,000	4.00%	\$2,600.00	
11/01/35				\$1,300.00	\$68,900.00
05/01/36	\$65,000	\$65,000	4.00%	\$1,300.00	\$66,300.00
<b>Total</b>		<b>\$760,000</b>		<b>\$258,280.00</b>	<b>\$1,018,280.00</b>

Arlington Ridge Community Development District  
FY 2022 Operations and Maintenance Methodology  
Equivalent Residential Unit Allocation  
Assessments per Unit - Net and Gross

<u>Land Use / Product Type</u>	<u>ERU per Unit</u>	<u>Current Platted Units</u>	<u>Future Planned Units</u>	<u>Total Units</u>	<u>Total ERU's</u>	<u>%</u>	<u>FY 2022 Budget Allocation</u>	<u>FY 2022 Per Unit Net Assessment</u>	<u>FY 2022 Per Unit Gross Assessment</u>	<u>FY 2021 Per Unit Gross Assessment</u>	<u>Increase Per Unit Gross Assessment</u>
Residential Unit	1.00	1046	0	1046	1046	100.00%	\$1,853,122	\$1,771.63	\$1,884.71	\$1,792.54	\$92.17
Total		<u>1046</u>	<u>0</u>	<u>1,046</u>	<u>1,046</u>	100.00%	<u>\$1,853,122</u>				

**FY 2022 Budget:**

Administrative	\$193,184
Operations	\$1,433,791
Capital Reserve	\$171,518
GC & FB	\$136,629
Less: Other Income	-\$82,000
	<u>\$1,853,122</u>