

**ARLINGTON RIDGE**  
Community Development District

***Annual Operating and Debt Service Budget***

Fiscal Year 2024

Adopted Budget  
(Adopted at 8/17/2023 Meeting)

Prepared by:



**Table of Contents**

	<u>Page #</u>
 <b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1 - 3
Exhibit A - Allocation of Fund Balances .....	4
Budget Narrative .....	5 - 12
 Capital Reserve Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	13
 Food & Beverage	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	14
Budget Narrative .....	15 - 17
 Golf Course	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	18 - 19
Budget Narrative .....	20 - 23
 <b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2006A	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	24
Amortization Schedule .....	25
 Series 2019	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	26
Amortization Schedule .....	27
Budget Narrative .....	28
 <b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
Comparison of Assessment Rates FY 2024 vs.FY.2023 .....	29

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**Arlington Ridge**  
Community Development District

**Operating Budget**  
Fiscal Year 2024

**Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Interest - Investments	\$ 100	\$ 74	\$ 74	\$ 148	100
Lexington Spa	3,000	1,943	1,943	3,886	3,000
Rental Income- Fairfax Hall	2,500	-	-	-	2,500
Special Assmnts- Tax Collector	2,233,233	2,167,722	65,511	2,233,233	2,454,451
Settlements	-	27,307	-	27,307	-
Other Miscellaneous Revenues	-	238	238	476	-
Access Cards	-	10	10	20	-
RV Parking Lot Revenue	17,700	17,336	17,336	34,672	36,000
<b>TOTAL REVENUES</b>	<b>2,256,533</b>	<b>2,214,630</b>	<b>85,112</b>	<b>2,299,742</b>	<b>2,496,051</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
P/R-Board of Supervisors	15,000	6,231	6,231	12,462	15,000
FICA Taxes	1,148	337	337	674	1,148
Payroll Taxes	-	1,989	1,989	3,978	3,978
Workers' Compensation	-	850	850	1,700	850
ProfServ-Arbitrage Rebate	600	-	600	600	600
ProfServ-Dissemination Agent	5,000	-	5,000	5,000	5,000
ProfServ-Trustee Fees	10,000	5,388	5,388	10,776	10,000
Attorney Fees	70,000	49,531	49,531	99,062	90,000
Engineering Fees	35,000	19,844	19,844	39,688	75,000
Management Services	53,500	26,750	26,750	53,500	58,963
Assessment Roll	7,500	-	7,500	7,500	7,500
Auditing Services	4,500	-	4,500	4,500	4,500
Postage	6,500	117	117	234	2,000
Insurance - General Liability	15,000	14,400	-	14,400	10,000
Insurance - POL	-	-	-	-	7,000
Insurance - Property	-	-	-	-	107,414
Legal Advertising	6,000	1,732	1,732	3,464	5,000
Website Administration	3,000	1,553	1,553	3,106	1,600
Information Technology	2,775	1,445	1,445	2,890	3,000
Miscellaneous Expenses	3,000	2,585	2,585	5,170	1,000
Dues, Licenses, Subscriptions	175	728	728	1,456	3,425
<b>Total Administrative</b>	<b>238,698</b>	<b>133,480</b>	<b>136,680</b>	<b>270,160</b>	<b>412,978</b>
<i>Gate House</i>					
Contracts-Security Services	150,000	70,687	70,687	141,374	150,000
Utility - Water & Sewer	510	251	251	502	600
Utility - Electric	4,200	1,224	1,224	2,448	4,620
Street Lights	108,000	55,390	55,390	110,780	118,800
Repairs & Maintenance	2,500	4,066	4,066	8,132	2,500
Security Enhancements	4,500	115	115	230	1,500
<b>Total Gate House</b>	<b>269,710</b>	<b>131,733</b>	<b>131,733</b>	<b>263,466</b>	<b>278,020</b>
<i>Capital Expenditures &amp; Projects</i>					
Capital Projects	200,000	75,320	75,320	150,640	200,000
<b>Total Capital Expenditures &amp; Projects</b>	<b>200,000</b>	<b>75,320</b>	<b>75,320</b>	<b>150,640</b>	<b>200,000</b>

**Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b><i>Towncenter Administration</i></b>					
Pest Control	4,500	2,388	2,388	4,776	576
Onsite Management	266,822	132,065	132,065	264,130	274,827
Janitorial Services & Supplies	50,000	16,931	16,931	33,862	77,645
Utility - Water & Sewer	1,851	1,788	1,788	3,576	2,037
Utility - Electric	4,000	1,536	1,536	3,072	4,400
Rentals & Leases	4,500	1,111	1,111	2,222	4,500
Liability/Property Insurance	68,517	71,609	-	71,609	-
Repairs & Maintenance	7,000	10,037	10,037	20,074	32,000
Special Events	36,000	7,935	7,935	15,870	5,000
Information Technology	-	315	315	630	-
Office Supplies	9,000	3,115	3,115	6,230	4,500
Computer Supplies/Equipment	5,000	2,556	2,556	5,112	3,500
Club Activity Supplies	1,000	-	-	-	-
<b>Total Towncenter Administration</b>	<b>458,190</b>	<b>251,386</b>	<b>179,777</b>	<b>431,163</b>	<b>408,985</b>
<b><i>Common Area/Recreation</i></b>					
Utility - Water & Sewer	9,000	2,923	2,923	5,846	9,900
Utility - Electric	1,250	999	999	1,998	1,375
Repairs & Maintenance	30,000	12,244	12,244	24,488	30,000
Roadway Repair & Maintenance	25,000	-	-	-	25,000
Irrigation Repairs & Maintenance	35,000	10,854	10,854	21,708	35,000
Landscape - Mulch	25,000	-	-	-	23,675
Landscape Maintenance	291,114	156,893	156,893	313,786	307,920
Landscape Replacement	30,000	4,898	4,898	9,796	20,000
Landscape- Storm Clean Up & Tree Removal	25,000	21,003	21,003	42,006	45,000
Pond/Littoral Shelf & Wetland Mgmt	33,475	11,860	11,860	23,720	33,475
Sports Courts Maintenance	3,000	9,990	9,990	19,980	3,000
Holiday Decoration	10,000	3,228	3,228	6,456	5,000
Special Events	-	2,100	2,100	4,200	-
Operating Supplies	4,000	24	24	48	-
<b>Total Common Area/Recreation</b>	<b>521,839</b>	<b>237,016</b>	<b>237,016</b>	<b>474,032</b>	<b>539,345</b>
<b><i>Fairfax Hall</i></b>					
Utility - Water & Sewer	1,378	656	656	1,312	1,516
Utility - Electric	14,392	9,289	9,289	18,578	19,000
Repairs & Maintenance	15,000	29,574	29,574	59,148	15,000
<b>Total Fairfax Hall</b>	<b>30,770</b>	<b>39,519</b>	<b>39,519</b>	<b>79,038</b>	<b>35,516</b>
<b><i>Social Center</i></b>					
Utility - Water & Sewer	1,500	-	-	-	1,650
Utility - Electric	5,343	2,924	2,924	5,848	5,878
Repairs & Maintenance	7,500	575	575	1,150	7,500
Operating Supplies	2,000	-	-	-	-
Dues, Licenses, Subscriptions	2,200	-	-	-	-
<b>Total Social Center</b>	<b>18,543</b>	<b>3,499</b>	<b>3,499</b>	<b>6,998</b>	<b>15,028</b>

**Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>Lexington Spa</b>					
ProfServ-Pool Maintenance	70,000	34,363	34,363	68,726	70,000
Fitness Instructors	12,000	3,410	3,410	6,820	-
Utility - Water & Sewer	28,620	10,275	10,275	20,550	25,000
Utility - Electric	56,709	26,374	26,374	52,748	62,380
Repairs & Maintenance	20,000	16,822	16,822	33,644	20,000
Operating Supplies	2,500	407	407	814	-
Dues, Licenses, Subscriptions	1,050	-	-	-	-
<b>Total Lexington Spa</b>	<b>190,879</b>	<b>91,651</b>	<b>91,651</b>	<b>183,302</b>	<b>177,380</b>
<b>Activity Center</b>					
Utility - Water & Sewer	-	685	685	1,370	3,500
Utility - Electric	-	3,724	3,724	7,448	10,000
Operations & Maintenance	28,850	-	-	-	36,000
<b>Total Sales Center</b>	<b>28,850</b>	<b>4,409</b>	<b>4,409</b>	<b>8,818</b>	<b>49,500</b>
<b>RV Lot</b>					
Utility - electric	-	-	-	-	-
Capital Improvements	-	-	-	-	-
Maintenace	-	-	-	-	15,500
<b>Total RV Lot</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,500</b>
<b>TOTAL EXPENDITURES</b>	<b>1,957,479</b>	<b>968,013</b>	<b>899,604</b>	<b>1,867,617</b>	<b>2,132,252</b>
Excess (deficiency) of revenues Over (under) expenditures	299,054	1,246,617	(814,492)	432,125	363,799
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer Out - Capital Reserve	(200,000)	-	(200,000)	(200,000)	(200,000)
Transfer Out - Golf Course/Food & Beverage	(11,554)	-	(11,554)	(11,554)	(76,299)
Transfer Out- Sales Center Revenue	(87,500)	-	(87,500)	(87,500)	(87,500)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(299,054)</b>	<b>-</b>	<b>(299,054)</b>	<b>(299,054)</b>	<b>(363,799)</b>
Net change in fund balance	-	1,246,617	(1,113,546)	133,071	-
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>423,882</b>	<b>423,882</b>	<b>-</b>	<b>423,882</b>	<b>556,953</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 423,882</b>	<b>\$ 1,670,499</b>	<b>\$ (1,113,546)</b>	<b>\$ 556,953</b>	<b>\$ 556,953</b>

# ARLINGTON RIDGE

## Community Development District

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### Exhibit "A" Allocation of Fund Balances

#### **AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 556,953
Net Change in Fund Balance - Fiscal Year 2024	-
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>556,953</b>

#### **ALLOCATION OF AVAILABLE FUNDS**

##### ***Nonspendable Fund Balance***

Prepaid Items	2,020
Subtotal	<u>2,020</u>

##### ***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	199,063 <sup>(1)</sup>
Subtotal	<u>199,063</u>

<b>Total Allocation of Available Funds</b>	<b>201,083</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 355,870</u></b>
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#### **Notes**

(1) Represents approximately 3 months of operating expenditures less \$198,882 deficit

**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating and investment accounts.

**Lexington Spa**

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

**Rental Income- Fairfax Hall**

Estimated income from renting Fairfax Hall for events.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

**RV Parking Lot Revenue**

Represents income from usage of the RV Lot.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors compensated at \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon sixteen meetings with five board members.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Worker's Compensation**

Worker's Compensation insurance policy.

**Professional Services-Arbitrage Rebate**

The District must annually calculate the arbitrage rebate liability on its Series 2006 and 2019 bonds.



**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continuation)**

**Professional Services-Dissemination Agent**

The District, as per bond indentures and the Securities and Exchange Commission must annually disseminate District financial information to the Nationally Recognized Municipal Securities Information Repositories (NRSIR).

**Professional Services-Trustee Fees**

The District will pay annual trustee fees for the Series 2006 and 2019 bonds.

**Attorney Fees**

The District's Attorney, Kilinski | Van Wyk provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Engineering Fees**

The District's engineer, Pegasus, provides general engineering services to the District, i.e., attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Management Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark, LLC. Also included are costs for Information Technology charges to process the District's financial activities, i.e., accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "B" of the Management Agreement with a moderate proposed increase.

**Assessment Roll**

The District has contracted with Inframark, LLC to provide assessment services.

**Auditing Service**

The District annual audit of its financial records by an Independent Certified Public Accounting Firm.

**Postage**

Actual postage and/or freight used for District mailings

**Insurance-General Liability**

The District currently has a Liability policy. The policy amount is based on the premium provided by EGIS Risk Advisors.

**Budget Narrative**  
Fiscal Year 2024

<b>EXPENDITURES (continued)</b>
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**Insurance-Public Officials Liability**

The District currently has a POL policy. This policy is based on the premium provided by EGIS Risk Advisors.

**Insurance-Property**

The District currently has a property insurance policy. This policy is based on the premium provided by EGIS Risk Advisors. Golf pays \$24,309 For property insurance and Golf pays \$5,673 for Inland Marine for a total of \$30,072 of the insurance. The District pays the remainder.

**Legal Advertising**

The District advertises annual Board meetings, and all other meetings and or workshops in a newspaper of general circulation. The District places all legal advertising ads in The Daily Commercial.

**Website Administration**

Represents the costs associated with the Campus Suite contract which monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site quarterly audits, security/firewall maintenance, updates, document uploads, hosting and domain renewals, website backups and ADA compliance.

**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.

**Miscellaneous Expenses**

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.

**Dues, Licenses, Subscriptions**

The District must pay an annual fee to the Department of Economic Opportunity of \$175 and all other licenses and subscriptions for the facilities.

**Gate House**

**Contracts-Security Services**

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

**Utility - Water & Sewer**

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

**Budget Narrative**  
Fiscal Year 2024

<b>EXPENDITURES (continued)</b>
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**Utility - Electric**

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

**Streetlights**

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

**Repairs & Maintenance**

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

**Security Enhancements**

Represents estimated security enhancements throughout the District.

**Capital Expenditures & Projects**

**Capital Projects**

\$200,000 was allocated for Capital Projects anticipated for this fiscal year.

**Towncenter Administration**

**Pest Control**

The estimated costs for FloraLawn to provide monthly pest control services.

**Onsite Management**

The District has contracted with Inframark, LLC to provide Onsite Management Services for the District in accordance with the agreement. The services include, but are not limited to, facility maintenance, resident services, resident activities coordination, etc.

**Janitorial Services & Supplies**

The District is under contract with Anago Cleaning Systems to provide monthly janitorial services and supplies. The Golf Club will contribute \$14,700 to this cost annually to be billed monthly at \$1,225.

**Utility – Water & Sewer**

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

**Budget Narrative**  
Fiscal Year 2024

<b>EXPENDITURES (continued)</b>
---------------------------------

**Utility - Electric**

The District has an account with Duke Energy to provide electricity.

**Rentals & Leases**

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

**Repairs & Maintenance**

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

**Special Events**

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

**Office Supplies**

Any supplies purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Computer Supplies/Equipment**

Any computer and or equipment needs.

**Common Area/Recreation**

**Utility – Water & Sewer**

The District has an 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.

**Utility - Electric**

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

**Repairs & Maintenance**

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

**Budget Narrative**  
Fiscal Year 2024

<b>EXPENDITURES (continued)</b>
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**Roadway Repair & Maintenance**

Represents estimated expenditures for any maintenance of roadways and sidewalks.

**Irrigation Repairs & Maintenance**

Irrigation and maintenance repairs that occur during the fiscal year.

**Landscape - Mulch**

Represents the cost for new mulch throughout the District.

**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.

**Landscape Replacement**

Any costs related to replacing plants, shrubs, trees and annuals throughout the District.

**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 Maintenance**

The District is in contract with Solitude Lake Management to provide monthly pond management services.

**Sports Courts Maintenance & Supplies**

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

**Holiday Decoration**

Any costs related to decorations for the holiday seasons. This includes yearly installation of lights.

**Fairfax Hall**

**Utility – Water & Sewer**

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

**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES (continued)**

**Utility – Electric**

The District has an account with Duke Energy to provide electricity.

**Repairs & Maintenance**

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

**Social Center**

**Utility – Water and Sewer**

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

**Utility – Electric**

The District has an account with Duke Energy to provide electricity.

**Repairs & Maintenance**

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

**Lexington Spa**

**ProfServ-Pool Maintenance**

The District is under contract with Florida Aqua Group, 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.

**Utility – Water & Sewer**

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

**Utility - Electric**

The District has an account with Duke Energy to provide electricity.

**Repairs & Maintenance**

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

**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****Activity Center****Utility – Water & Sewer**

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

**Utility - Electric**

The District has an account with Duke Energy to provide electricity.

**Repairs & Maintenance**

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

**Other Financing Sources (Uses)****Interfund Transfer Out – Capital Reserve**

Represents the District's contribution to their Reserve account, to be used for any purpose needed.

**Interfund Transfer Out – Golf Course and Food & Beverage**

Represents the District's contribution to be transferred to cover shortfall in the operating account for F&B.

**Interfund Transfer Out – Sales Center Reserve (2-year Reimbursement)**

Represents the District's reimbursement to the Reserves for the purchase of the Sales Center, now known as the Blue Ridge Activity Center.

**ARLINGTON RIDGE**

Community Development District

Capital Reserve Fund

**Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Interest - Investments	\$ 214	\$ 15	\$ 15	\$ 30	\$ 30
<b>TOTAL REVENUES</b>	<b>214</b>	<b>15</b>	<b>15</b>	<b>30</b>	<b>30</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Miscellaneous Expenses	-	30	30	60	75
<b>Total Administrative</b>	<b>-</b>	<b>30</b>	<b>30</b>	<b>60</b>	<b>75</b>
<i>Other Physical Environment</i>					
R&M-Emergency & Disaster Relief	-	4,768	-	4,768	-
Capital Outlay	-	11,196	-	11,196	-
<b>Total Other Physical Environment</b>	<b>-</b>	<b>15,964</b>	<b>-</b>	<b>15,964</b>	<b>-</b>
<i>Reserves</i>					
Reserve - Roof	-	89,437	-	89,437	-
<b>Total Reserves</b>	<b>-</b>	<b>89,437</b>	<b>-</b>	<b>89,437</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>105,431</b>	<b>30</b>	<b>105,461</b>	<b>75</b>
Excess (deficiency) of revenues Over (under) expenditures	214	(105,416)	(15)	(105,431)	(45)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - General Fund	200,000	-	200,000	200,000	200,000
Transfer In - GF (Sales Center)	87,500	-	87,500	87,500	87,500
<b>TOTAL OTHER SOURCES (USES)</b>	<b>287,500</b>	<b>-</b>	<b>287,500</b>	<b>287,500</b>	<b>287,500</b>
Net change in fund balance	287,714	(105,416)	287,485	182,069	287,455
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>415,323</b>	<b>415,323</b>	<b>-</b>	<b>415,323</b>	<b>597,392</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 703,037</b>	<b>\$ 309,907</b>	<b>\$ 287,485</b>	<b>\$ 597,392</b>	<b>\$ 884,847</b>



**Revenues Expenditures and Changes in Net Position**  
Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MARCH 2023	PROJECTED APRIL - SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Food (Food & Soft Drinks)	\$ 682,843	\$ 418,207	\$ 312,750	\$ 730,957	\$ 768,910
Beverages (Alcohol)	259,717	165,741	119,958	285,699	332,381
Other Food & Beverage Revenue	1,400	5,264	(232)	5,032	5,999
Dues Income - Monthly Dues	25,595	10,628	10,777	21,404	29,900
Other Miscellaneous Income	-	1,827	802	2,629	3,600
<b>TOTAL REVENUES</b>	<b>969,556</b>	<b>601,667</b>	<b>444,054</b>	<b>1,045,721</b>	<b>1,140,790</b>
<b>EXPENDITURES</b>					
<b>COGS</b>					
Food	286,359	183,493	137,512	321,005	292,186
Non-Alcoholic Beverages	-	-	-	-	-
Alcohol	72,870	44,907	35,100	80,007	91,856
<b>Total COGS</b>	<b>359,228</b>	<b>228,400</b>	<b>172,612</b>	<b>401,012</b>	<b>384,042</b>
<b>Labor</b>					
General and Administrative	43,750	15,950	15,244	31,194	69,635
Food & Beverage	341,134	199,580	177,404	376,983	326,025
Sales & Marketing	22,500	14,698	11,874	26,572	16,875
Payroll Taxes	39,720	24,020	19,906	43,926	37,128
Medical/Health Benefits	21,324	9,684	11,816	21,500	22,680
Workmans Comp	6,951	3,324	3,238	6,562	6,976
<b>Total Labor</b>	<b>475,379</b>	<b>267,256</b>	<b>239,482</b>	<b>506,738</b>	<b>479,319</b>
<b>Operating</b>					
General and Administrative	154,908	77,856	74,706	152,562	146,490
Food & Beverage	84,919	65,459	37,234	102,693	106,485
Sales and Marketing	9,445	3,506	3,544	7,050	7,865
Insurance- P & C	16,120	8,993	6,951	15,944	16,590
<b>Total Operating</b>	<b>265,392</b>	<b>155,814</b>	<b>122,436</b>	<b>278,249</b>	<b>277,429</b>
<b>TOTAL EXPENDITURES</b>	<b>1,100,000</b>	<b>651,470</b>	<b>534,530</b>	<b>1,186,000</b>	<b>1,140,790</b>
Excess (deficiency) of revenues Over (under) expenditures	(130,444)	(49,803)	(90,476)	(140,279)	(0)
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer In - General Fund	-	-	-	-	-
Interfund Transfer In - Golf Course	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
CHANGE IN NET POSITION	(130,444)	(49,803)	(90,476)	(140,279)	(0)
<b>NET POSITION, BEGINNING</b>					
<b>NET POSITION, ENDING</b>	<b>\$ (130,444)</b>	<b>\$ (49,803)</b>	<b>\$ (90,476)</b>	<b>\$ (140,279)</b>	<b>\$ (0)</b>

**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Food (Food & Soft Drinks)**

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

**Beverage (Alcohol)**

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

**Other Food & Beverage Revenue**

Represents other miscellaneous items related to food and beverage, such as room rental and service fees.

**Due Income – Monthly Dues**

Represents 100% of social membership dues for Arlington Ridge Golf Club.

**EXPENDITURES**

**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.

**Labor**

**General and Administration**

Represents 65% of the annual compensation for the general manager and 50% of the comensation for the administrative position.

**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****Food & Beverage**

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

Chef/Kitchen Manager

Line Cooks

Dish Washer

Lead Server

Servers

Bartenders

Beverage Cart Attendant- On Golf Course

Chatham's

**Sales & Marketing**

Represents 75% of the annual compensation for the Event Sales Manager. This includes base salary and 5% commission on qualified event sales.

**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 and Medicare based upon the proposed salaries and wages.

**Medicare/Health Benefits**

Full time employees are eligible for medical, vision, and dental insurance. Budget based on estimated enrollment in the benefit program.

**Workmans Comp**

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

**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****Operating****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 (electric & water/sewer), telephone, supplies, building maintenance and repair, licenses, permits, bank fees, credit card fees, sales & use tax, Indigo Golf management fee, janitorial services, pest control, IT Support, software, employee meals, refuse, security, cable and internet, help wanted ads, Indigo Golf regional travel, organizational dues, and postage.

**Food & Beverage**

Estimated annual operating expenditures for Chesapeake Bay Grille, Tavern, Chatham's, Banquets, and the beverage cart. Expenses include, but are not limited to the following: utilities (gas & propane), telephone, paper and plastic supplies, kitchen supplies, banquet supplies, equipment maintenance, grease removal, outside services, equipment rental (ice machine lease), linen laundry, training & staff development, uniforms, decorations, general chemicals, china/glass/silverware, and outside entertainment.

**Sales and Marketing**

Represents annual print and digital advertising, graphic design, and web site maintenance, collateral materials. . Also covers membership and special promotions or events.

**Insurance-P&C**

Estimated portion of the annual property and casualty insurance policy.

**Other Financing Sources (Uses)****Interfund Transfer In – General Fund**

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

# ARLINGTON RIDGE

Community Development District

Golf Course

## Revenues Expenditures and Changes in Net Postion

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MARCH 2023	PROJECTED APRIL - SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Green Fees	\$ 764,496	\$ 574,285	\$ 287,986	\$ 862,271	\$ 920,919
Cart Fees	2,758	3,123	2,561	5,684	3,544
Driving Range	40,136	25,406	15,669	41,075	42,231
Pro Shop Sales	74,600	88,542	47,029	135,571	132,271
Other Golf Revenues	3,373	3,379	1,317	4,696	3,840
Clinic / School Revenue	1,360	753	516	1,269	1,200
Dues Income - Monthly Dues	417,207	273,505	284,907	558,412	585,940
Miscellaneous Income and Discounts	-	3,393	1,489	4,882	1,200
<b>TOTAL REVENUES</b>	<b>1,303,930</b>	<b>972,387</b>	<b>641,473</b>	<b>1,613,860</b>	<b>1,691,145</b>
<b>EXPENDITURES</b>					
<b>COGS</b>					
Pro Shop	50,728	65,648	28,001	93,649	90,606
<b>Total COGS</b>	<b>50,728</b>	<b>65,648</b>	<b>28,001</b>	<b>93,649</b>	<b>90,606</b>
<b>Labor</b>					
Golf Operations Labor	160,151	102,871	86,629	189,499	229,515
General and Administrative	69,963	29,622	28,309	57,931	40,265
Maintenance and Landscaping	223,752	128,240	153,440	281,680	280,897
Sales & Marketing Labor	-	-	-	-	5,625
Payroll Taxes	45,183	20,694	22,322	43,016	50,067
Medical/Health Benefits	24,568	17,215	21,009	38,224	40,320
Workmans Comp	10,374	5,910	5,756	11,666	12,401
<b>Total Labor</b>	<b>533,991</b>	<b>304,552</b>	<b>317,465</b>	<b>622,017</b>	<b>659,091</b>
<b>Operating</b>					
Golf Operations	24,535	21,265	8,717	29,982	37,328
General & Administrative	144,807	80,673	88,557	169,231	143,589
Maintenance	303,428	151,965	199,132	351,097	420,159
Sales and Marketing	20,031	7,702	6,765	14,467	15,267
Golf Cart Leases	39,876	21,997	21,445	43,442	62,196
FF&E and Other Equipment Leases	-	35	-	-	-
Taxes - Real Estate	2,085	-	-	-	-
Taxes - Personal Property	7,536	6,277	3,769	10,046	8,553
Insurance - P&C	29,936	16,701	12,910	29,611	30,810
<b>Total Operating</b>	<b>572,234</b>	<b>306,617</b>	<b>341,294</b>	<b>647,875</b>	<b>717,902</b>
<b>TOTAL EXPENDITURES</b>	<b>1,156,954</b>	<b>676,816</b>	<b>686,760</b>	<b>1,363,541</b>	<b>1,467,598</b>
Excess (deficiency) of revenues					
Over (under) expenditures	146,976	295,570	(45,287)	250,319	223,547

**ARLINGTON RIDGE**

Community Development District

Golf Course

**Revenues Expenditures and Changes in Net Position**

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MARCH 2023	PROJECTED APRIL - SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer Out- Food & Beverage	-	-	-	-	-
Interest Expense - Capital Leases	(4,814)	(2,838)	-	(4,760)	(4,431)
Principal - Capital Lease	(112,612)	(56,590)	-	(111,167)	(92,958)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(117,426)</b>	<b>(59,428)</b>	<b>-</b>	<b>(115,927)</b>	<b>(97,389)</b>
CHANGE IN NET POSITION	29,550	236,142	(45,287)	134,392	126,158
<b>NET POSITION, BEGINNING</b>					
<b>NET POSITION, ENDING</b>	<b>\$ 29,550</b>	<b>\$ 236,142</b>	<b>\$ (45,287)</b>	<b>\$ 134,392</b>	<b>\$ 126,158</b>

**Budget Narrative**  
Fiscal Year 2024

<b>REVENUES</b>
-----------------

**Green Fees**

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

**Cart Fees**

Represents the amount of money the course charges a golfer for the use of a riding cart for outing spectators or non-golfer use.

**Driving Range**

Estimated revenue from the District's driving range.

**Pro Shop Sales**

Estimated revenue of clothing, equipment, and other merchandise 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 golf memberships sold.

<b>EXPENDITURES</b>
---------------------

**COGS**

**Pro Shop**

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

**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****Labor****Golf Operations Labor**

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

Director of Golf (1 FT)

Assistant Professional (1 FT)

Pro Shop Attendant (4-5 PT)

Outside Operations - Cart Attendant/Starter/Ranger (6-7 PT)

**General and Administrative**

Represents 35% of the annual salary for the General Manager and 50% of the compensation for the administrative position.

**Maintenance and Landscaping**

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

Superintendent (1 FT)

Mechanic (1 FT)

Spray Technician (1 FT)

Equipment Operator (1 FT & 2 PT)

Groundskeeper (3 PT & 1 Seasonal)

**Sales & Marketing**

Represents 25% of the annual compensation for the Event Sales Manager. This includes base salary and 5% commission on qualified event sales.

**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 and Medicare based upon the proposed salaries and wages.

**Medicare/Health Benefits**

Full time employees are eligible for medical, vision, and dental insurance. Budget based on estimated enrollment in the benefit program.



**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****Workmans Comp**

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

**Operating****Golf Operations**

Estimated annual operating expenditures for the Golf Course. Expenses include, but are not limited to the following: utilities (electric), telephone, Pro Shop supplies, cart repairs, building repairs & maintenance, uniforms, season golf cart rental, driving range supplies, handicap fees, training & staff development, organization dues (PGA).

**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 (electric & water/sewer), telephone, supplies, building maintenance and repair, licenses, permits, bank fees, credit card fees, sales & use tax, Indigo Golf management fee, janitorial services, pest control, IT Support, software, employee meals, refuse, security, cable and internet, help wanted ads, Indigo Golf regional travel, organizational dues, and postage.

**Maintenance**

Estimated annual maintenance expenditures for the Golf Course. Expenses include, but are not limited to the following: utilities (electric building & irrigation, water-irrigation), course and landscape supplies, shop supplies, equipment repairs & maintenance, irrigation repairs & maintenance, pump station repairs & maintenance, licenses, permits, refuse, gas, safety equipment, pre-emergent, chemicals, fertilizer, seed, sand, uniforms, sod/sprigs, organizational dues (GCSAA), small equipment & hand tools.

**Sales and Marketing**

Represents annual print and digital advertising, graphic design, and web site maintenance, collateral materials. . Also covers membership and special promotions or events.

**Insurance-P&C**

Estimated portion of the annual property and casualty insurance policy.

**Golf Cart Leases**

Represents the operating Golf Cart lease for the new fleet being delivered in October 2023.

**Budget Narrative**

Fiscal Year 2024

**EXPENDITURES (continued)****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.

**Other Financing Sources (Uses)****Interfund Transfer In – 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 new golf maintenance equipment. The other is a 48-month term John Deere lease on the old golf maintenance equipment, which comes to term in November-2023. Budgeting \$150,000 in new equipment to be purchased in July on a capital lease (60-month term @ 6% interest rate).

**Principal – Capital Leases**

Represents monthly principal expense for the two maintenance equipment leases. One lease represents a 60-month term John Deere lease on the new golf maintenance equipment. The other is a 48-month term John Deere lease on the old golf maintenance equipment, which comes to term in November-2023. Budgeting \$150,000 in new equipment to be purchased in July on a capital lease (60-month term @ 6% interest rate).

**Arlington Ridge**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2024

**ARLINGTON RIDGE**

Community Development District

Series 2006 Debt Service Fund

**Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Interest - Investments	\$ 125	\$ 5,818	\$ 5,818	\$ 11,636	\$ 5,818
Special Assmnts- Tax Collector	228,315	193,698	34,617	228,315	203,740
Special Assmnts- Prepayment	-	24,249	-	24,249	-
<b>TOTAL REVENUES</b>	<b>228,440</b>	<b>223,765</b>	<b>40,435</b>	<b>264,200</b>	<b>209,558</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Principal Debt Retirement	100,000		85,000	85,000	95,000
Principal Debt Retirement - Special Call	-	165,000	35,000	200,000	-
Interest Expense	110,825	55,413	50,875	106,288	95,150
<i>Total Administrative</i>	<b>210,825</b>	<b>220,413</b>	<b>170,875</b>	<b>391,288</b>	<b>190,150</b>
<b>TOTAL EXPENDITURES</b>	<b>210,825</b>	<b>220,413</b>	<b>170,875</b>	<b>391,288</b>	<b>190,150</b>
Excess (deficiency) of revenues Over (under) expenditures	17,615	3,352	(130,440)	(127,088)	19,408
<b>FUND BALANCE, BEGINNING</b>	480,397	480,397	-	480,397	353,309
<b>FUND BALANCE, ENDING</b>	<b>\$ 498,012</b>	<b>\$ 483,749</b>	<b>\$ (130,440)</b>	<b>\$ 353,309</b>	<b>\$ 372,717</b>

**ARLINGTON RIDGE**

Community Development District

*Series 2006 Debt Service Fund*

**Amortization Schedule  
Special Assessment Bonds, Series 2006**

<b>Period Ending</b>	<b>Outstanding Principal</b>	<b>Annual Principal</b>	<b>Extraordinary Redemption</b>	<b>Interst Rate</b>	<b>Interst</b>	<b>Annual Debt</b>
11/1/23	\$1,730,000				\$47,575.00	
5/1/24	\$1,730,000	\$95,000		5.50%	\$47,575.00	\$190,150.00
11/1/24	\$1,635,000				\$44,962.50	
5/1/25	\$1,635,000	\$100,000		5.50%	\$44,962.50	\$189,925.00
11/1/25	\$1,535,000				\$42,212.50	
5/1/26	\$1,535,000	\$105,000		5.50%	\$42,212.50	\$189,425.00
11/1/26	\$1,430,000				\$39,325.00	
5/1/27	\$1,430,000	\$110,000		5.50%	\$39,325.00	\$188,650.00
11/1/27	\$1,320,000				\$36,300.00	
5/1/28	\$1,320,000	\$115,000		5.50%	\$36,300.00	\$187,600.00
11/1/28	\$1,205,000				\$33,137.50	
5/1/29	\$1,205,000	\$125,000		5.50%	\$33,137.50	\$191,275.00
11/1/29	\$1,080,000				\$29,700.00	
5/1/30	\$1,080,000	\$130,000		5.50%	\$29,700.00	\$189,400.00
11/1/30	\$950,000				\$26,125.00	
5/1/31	\$950,000	\$135,000		5.50%	\$26,125.00	\$187,250.00
11/1/31	\$815,000				\$22,412.50	
5/1/32	\$815,000	\$145,000		5.50%	\$22,412.50	\$189,825.00
11/1/32	\$670,000				\$18,425.00	
5/1/33	\$670,000	\$155,000		5.50%	\$18,425.00	\$191,850.00
11/1/33	\$515,000				\$14,162.50	
5/1/34	\$515,000	\$165,000		5.50%	\$14,162.50	\$193,325.00
11/1/34	\$350,000				\$9,625.00	
5/1/35	\$350,000	\$170,000		5.50%	\$9,625.00	\$189,250.00
11/1/35	\$180,000				\$4,950.00	
5/1/36	\$180,000	\$180,000		5.50%	\$4,950.00	\$189,900.00
<b>Total</b>		<b>\$1,730,000</b>			<b>\$737,825</b>	<b>\$2,467,825</b>

**ARLINGTON RIDGE**

Community Development District

Series 2019 Debt Service Fund

**Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR 2023	PROJECTED APRIL - SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>					
Interest - Investments	\$ 27	\$ 1,167	\$ 1,167	\$ 2,334	\$ 1,167
Special Assmnts- Tax Collector	62,406	53,604	8,802	62,406	56,464
Special Assmnts- Prepayment	-	6,906	-	6,906	-
<b>TOTAL REVENUES</b>	<b>62,433</b>	<b>61,677</b>	<b>9,969</b>	<b>71,646</b>	<b>57,631</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Principal Debt Retirement	35,000	-	30,000	30,000	35,000
Principal Prepayments	-	10,000	5,000	15,000	-
Interest Expense	22,960	11,000	10,800	21,800	20,520
<i>Total Administrative</i>	<b>57,960</b>	<b>21,000</b>	<b>45,800</b>	<b>66,800</b>	<b>55,520</b>
<b>TOTAL EXPENDITURES</b>	<b>57,960</b>	<b>21,000</b>	<b>45,800</b>	<b>66,800</b>	<b>55,520</b>
Excess (deficiency) of revenues Over (under) expenditures	4,473	40,677	(35,831)	4,846	2,111
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer - In	-	228	-	228	-
Operating Transfers-Out	-	(438)	-	(438)	-
Contribution to (Use of) Fund Balance	4,473	-	-	-	4,473
<b>TOTAL OTHER SOURCES (USES)</b>	<b>4,473</b>	<b>(210)</b>	<b>-</b>	<b>(210)</b>	<b>4,473</b>
Net change in fund balance	4,473	40,467	(35,831)	4,636	6,584
<b>FUND BALANCE, BEGINNING</b>	76,852	76,852	-	76,852	81,488
<b>FUND BALANCE, ENDING</b>	<b>\$ 81,325</b>	<b>\$ 117,319</b>	<b>\$ (35,831)</b>	<b>\$ 81,488</b>	<b>\$ 88,072</b>

**ARLINGTON RIDGE**

Community Development District

Series 2019 Debt Service Fund

**Amortization Schedule**  
**Special Assessment Bonds, Series 2019**

Period Ending	Outstanding Principal	Annual Principal	Extraordinary Redemption	Interest Rate	Interest	Annual Debt
11/1/23	\$535,000				\$10,260	
5/1/24	\$535,000	\$35,000		3.60%	\$10,260	\$55,520
11/1/24	\$500,000				\$9,630	
5/1/25	\$500,000	\$35,000		3.60%	\$9,630	\$54,260
11/1/25	\$465,000				\$9,000	
5/1/26	\$465,000	\$35,000		3.60%	\$9,000	\$53,000
11/1/26	\$430,000				\$8,370	
5/1/27	\$430,000	\$35,000		3.60%	\$8,370	\$51,740
11/1/27	\$395,000				\$7,740	
5/1/28	\$395,000	\$40,000		3.60%	\$7,740	\$55,480
11/1/28	\$355,000				\$7,020	
5/1/29	\$355,000	\$40,000		3.60%	\$7,020	\$54,040
11/1/29	\$315,000				\$6,300	
5/1/30	\$315,000	\$40,000		4.00%	\$6,300	\$52,600
11/1/30	\$275,000				\$5,500	
5/1/31	\$275,000	\$40,000		4.00%	\$5,500	\$51,000
11/1/31	\$235,000				\$4,700	
5/1/32	\$235,000	\$45,000		4.00%	\$4,700	\$54,400
11/1/32	\$190,000				\$3,800	
5/1/33	\$190,000	\$45,000		4.00%	\$3,800	\$52,600
11/1/33	\$145,000				\$2,900	
5/1/34	\$145,000	\$45,000		4.00%	\$2,900	\$50,800
11/1/34	\$100,000				\$2,000	
5/1/35	\$100,000	\$50,000		4.00%	\$2,000	\$54,000
11/1/35	\$50,000				\$1,000	
5/1/36	\$50,000	\$50,000		4.00%	\$1,000	\$52,000
Total		\$535,000			\$156,440	\$691,440

**Budget Narrative**  
Fiscal Year 2024

<b>REVENUES</b>
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**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

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

<b>EXPENDITURES</b>
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**Administrative**

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice a year.



## **Arlington Ridge**

Community Development District

### **Supporting Budget Schedule**

Fiscal Year 2024

## ARLINGTON RIDGE

### Community Development District

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

Product	Phase	General Fund 001			Series 2006 Debt Service			Series 2019 Debt Service			Total Assessments per Unit			Units
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	Acres Total
Single Family	1A & 1B	\$2,496.29	\$2,271.30	9.9%	\$425.00	\$425.00	0.0%	\$146.15	\$146.15	0.0%	\$3,067.44	\$2,842.45	7.9%	1
Single Family	1A & 1B	\$2,496.29	\$2,271.30	9.9%	\$780.00	\$780.00	0.0%	\$146.15	\$146.15	0.0%	\$3,422.44	\$3,197.45	7.0%	170
Single Family	1A & 1B	\$2,496.29	\$2,271.30	9.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,492.44	\$3,267.45	6.9%	89
Golfcourse Lots	1A & 1B	\$2,496.29	\$2,271.30	9.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,492.44	\$3,267.45	6.9%	4
Town Home	1C	\$2,496.29	\$2,271.30	9.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,492.44	\$3,267.45	6.9%	94
Single Family	2	\$2,496.29	\$2,271.30	9.9%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,692.44	\$3,467.45	6.5%	369
Single Family	3	\$2,496.29	\$2,271.30	9.9%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,692.44	\$3,467.45	6.5%	319
														1046