

**ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 18, 2023

Remote Participation:

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

--or--

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



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

Agenda

Arlington Ridge Community Development District

Board of Supervisors

Robert Hoover, Chairman
Ted Kostich, Vice Chairman
Bill Middlemiss, Assistant Secretary
Claire Murphy, Assistant Secretary
James Piersall, Assistant Secretary

Staff:

Angel Montagna, District Manager
Jennifer Kilinski, District Counsel
David Hamstra, District Engineer
Brett Perez, Area Field Director
Robert Sardinas, Facilities Manager
Frank Bruno, General Manager
Dan Zimmer, VP Operations, Troon

Meeting Agenda Thursday, May 18, 2023 – 2:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**.....2:03pm to 2:05pm
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**....2:05pm to 2:25pm
4. **Staff Reports**
 - A. District Counsel2:25pm to 2:35pm
 - B. District Engineer2:35pm to 2:40pm
 - i. Roanoke Berm/St. Johns River Water Management District Matter 2:40pm to 2:50pm
 - C. District Manager2:50pm to 3:00pm
 - D. Field Manager
 - i. Inframark Monthly Report Page 7 3:00pm to 3:10pm
 - ii. Floralawn Inspections and Reports Page 31 3:10pm to 3:15pm
 - E. Community Director3:15pm to 3:20pm
 - F. General Manager: Golf, Food & Beverage
 - i. Monthly Report Page 51 3:20pm to 3:30pm
 - ii. Proposal for Replacement Range Picker Page 54 3:20pm to 3:30pm
5. **Business Items**
 - A. Discussion of Preliminary Budget for Fiscal Year 2024 Page 57 3:30pm to 4:00pm
 - B. Liaison Role Reinstatement 4:05pm to 4:15pm
 - C. Security Options and Proposals
 - i. Allied Universal Page 134 4:15pm to 4:35pm
 - ii. Securiteam..... Page 135 4:15pm to 4:35pm
 - iii. TEKWave..... Page 147 4:15pm to 4:35pm
 - D. Discussion of Indigo Contract Page 159 4:35pm to 4:50pm
6. **Consent Agenda**
 - A. Minutes: April 13, 2023, Workshop & April 20, 2023, Meeting
..... Page 165 4:50pm to 4:55pm
 - B. Financial Statements Page 179 4:50pm to 4:55pm
 - C. Invoices and Check Register..... Page 210 4:50pm to 4:55pm
7. **Other Business**
8. **Supervisor Requests**4:55pm to 5:20pm
9. **Audience Comments – Three- (3) Minute Time Limit**.....5:20pm to 5:30pm
10. **Adjournment**

The next meeting is scheduled for Thursday, June 15, 2023

District Office:

Inframark

313 Campus Street, Celebration, FL 34747
407-566-1935
www.ArlingtonRidgeCDD.org

Meeting Location:

Fairfax Hall

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

Section 4

Staff Reports

Subsection 4D

Field Manager

Subsection 4D(i)

Monthly Report

MAY FIELD INSPECTION 2023

Arlington Ridge CDD

Monday, May 1, 2023

Prepared For Board Of Supervisors

40 Items Identified



Item 1

Assigned To FloraLawn

Trim down hedging near coffee shop.



Item 2

Assigned To FloraLawn

Trim down hedging near beach pool.



Item 3

Assigned To Inframark Field Staff
Pressure wash under cabana at pool area.



Item 4

Assigned To FloraLawn
Trim tree top near jacuzzi area.



Item 5

Assigned To FloraLawn

Remove broken tree branch from palm tree near lap pool.



Item 6

Assigned To FloraLawn

Trim down tree too near lap pool.



Item 7

Assigned To FloraLawn

Remove weeds on paver near front entrance of Fairfax Hall.



Item 8

Assigned To Inframark Field Staff

Pressure wash columns near Fairfax Hall.



Item 9

Assigned To FloraLawn

Remove weeds on greens area.



Item 10

Assigned To Inframark Field Staff

Pressure wash benches on greens.



Item 11

Assigned To Inframark Field Staff
Pressure wash columns near admin building.



Item 12

Assigned To Inframark Field Staff
Pressure wash sidewalk near front entrance of Lexington Spa.



Item 13

Assigned To FloraLawn
Trim down grass area near pool filters.



Item 14

Assigned To FloraLawn
Remove weeds near pool equipment area.



Item 15

Assigned To FloraLawn
Remove weeds near all pool equipment.



Item 16

Assigned To Inframark Field Staff
Pressure wash sidewalk near admin building.



Item 17

Assigned To Inframark Field Staff
Pressure sidewalk near golf pro shop.



Item 18

Assigned To Inframark Field Staff
Pressure wash sidewalk hallway near
side restaurant entrance.



Item 19

Assigned To FloraLawn

Trim down bushes near open grass parking lot.



Item 20

Assigned To FloraLawn

Remove weeds on pavers near the back of the sales center.



Item 21

Assigned To Inframark Field Staff
Pressure wash sidewalks near sales center.



Item 22

Assigned To Inframark Field Staff
Pressure wash columns near front entrance of sales center.



Item 23

Assigned To FloraLawn
Remove weeds on tree bed on
Arlington Ridge Blvd.



Item 24

Assigned To FloraLawn
Remove weeds from tree bed on
Arlington Ridge Blvd.



Item 25

Assigned To FloraLawn
Remove weeds from tree bed on
Arlington Ridge Blvd.



Item 26

Assigned To FloraLawn
Remove weeds near bushes bed on
Arlington Ridge Blvd.



Item 27

Assigned To FloraLawn
Remove all weeds near Chatham way.



Item 28

Assigned To FloraLawn
Trim down hedging near guard shack.



Item 29

Assigned To Inframark Field Staff
Pressure wash front entrance
columns at front entrance of
Arlington Ridge Blvd.



Item 30

Assigned To FloraLawn
Remove weeds from the back bed of
front entrance sign.



Item 31

Assigned To Inframark Field Staff
Pressure wash front entrance sign.



Item 32

Assigned To FloraLawn
Remove all weeds on tree bed near
main entrance sign of Arlington
Ridge Blvd.



Item 33

Assigned To Inframark Field Staff
Pressure wash building of golf
maintenance storage.



Item 34

Assigned To FloraLawn
Remove weeds on tree bed near
Roanoke DR.



Item 35

Assigned To FloraLawn

Remove weeds from tree bed near the end of Roanoke DR.



Item 36

Assigned To FloraLawn

Trim down bushes so it won't block sign on Arlington Ridge Blvd.



Item 37

Assigned To Inframark Field Staff
Replace ceiling fan for restaurant patio area.



Item 38

Assigned To FloraLawn
Remove debris pile near maintenance trailers area.



Item 39

Assigned To FloraLawn
Remove all weeds near electrical equipment on Arlington Ridge Blvd.



Item 40

Assigned To Inframark Field Staff
Straighten out stop sign on James River CIR.



Chris Semko
Branch Manager
May 8, 2023

Arlington Ridge CDD: Responses to items listed in Report:

1. We will address and take care of
2. We will address and take care of.
3. N/A
4. We will address and take care of part of trimming rotation
5. We will address and take care of
6. We will address and take care of
7. We will address and take care of
8. N/A
9. We will address and take care of
10. N/A
11. N/A
12. N/A
13. We will address and take care of
14. We will address and take care of
15. We will address and take care of
16. N/A
17. N/A
18. N/A
19. We will address and take care of
20. We will address and take care of
21. N/A
22. N/A
23. We will address and take care of the weeds.
24. We will address and take care of the weeds.
25. We will address and take care of the weeds.
26. We will address and take care of the weeds.
27. We will address and take care of the weeds.
28. We will address and take care of the weeds.
29. N/A
30. We will address and take care of the weeds.
31. N/A
32. We will address and take care of the weeds.
33. N/A
34. We will address and take care of the weeds.
35. We will address and take care of the weeds.
36. We will trim and take care of these bushes
37. N/A
38. We remove debris when we have a full pile to pick up.



39. We will address the weeds

40. N/A

Proposals Submitted for Consideration:

- 1. Mulching and Pinestraw of property: we understand this proposal was put off for next year. Please keep in mind that weeds will be a bigger issue when beds do not have any mulch or very little at all. So weeds can be easier to see and observe. Just something to be aware of**
- 2. New flowers were installed on Friday May 5th. Perennials should last till Christmas if desired longer it is a possible as long as weather cooperates.**

Subsection 4D(ii)

Floralawn Reports



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Juan J

Date: Apr 03, 2023 8:07 am
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock A
Location	
Model	
Modules	12
Controller ID	76848

Water Days as of Apr 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16	Rotors	Pass			4							
17	Sprays and Rotors lado izquierdo y sprays	Pass	4		2							
18	Rotors lado izquierdo	Pass			1							
19	Rotors	Pass			4							
20	Rotors one Mxj	Pass			5							
21	Rotors temporary battery timer	Pass										
22	Rotors by 27	Pass			3							
23	Rotors by 27	Pass			1							
24	Rotors	Pass										
25		Pass										



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Juan J

Date: Apr 03, 2023 12:24 pm
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock C cross from Ranoake
Location	
Model	
Modules	17
Controller ID	62312

Water Days as of Apr 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23	Lado izquierdo del clock Rotors	Pass			1							
24	Rotors frente al clock	Pass			4							
25	Isla en medio sprays	Pass	1									
26	Crusando la Calle frente al clock	Pass										
27	Roanoke lado izquierdo sprays	Pass										
28	Dos puntas lado derecho del boulevard	Pass										
29	Frente al clock Rotors	Pass										
30	Sprays and Rotors zone 30 lado park	Pass			4							
31	Isla en medio zone 27 move to zone 31	Pass	4		3							
32		Pass										
33		Pass										
34		Pass										
35		Pass										



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Juan J

Date: Apr 03, 2023 12:24 pm
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock C cross from Ranoake
Location	
Model	
Modules	17
Controller ID	62312

Water Days as of Apr 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23	Lado izquierdo del clock Rotors	Pass			1							
24	Rotors frente al clock	Pass			4							
25	Isla en medio sprays	Pass	1									
26	Crusando la Calle frente al clock	Pass										
27	Roanoke lado izquierdo sprays	Pass										
28	Dos puntas lado derecho del boulevard	Pass										
29	Frente al clock Rotors	Pass										
30	Sprays and Rotors zone 30 lado park	Pass			4							
31	Isla en medio zone 27 move to zone 31	Pass	4		3							
32		Pass										
33		Pass										
34		Pass										
35		Pass										



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Juan J

Date: Apr 03, 2023 2:36 pm
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock D
Location	
Model	
Modules	24
Controller ID	62313

Water Days as of Apr 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3	Sprays and Rotors	Pass										
4		Pass										
5	Sprays and rotors back pool area	Pass										
6		Pass										
7	Rotors	Pass										
8		Pass										
9		Pass										
10		Pass										
11	Sprays frente al tennis	Pass	2		3							
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15	Sprays	Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20	Sprays	Pass										
21	Sprays	Pass										
22	Sprays	Pass										
23	Parking lot / sprays	Pass										
24	Middle idle/ Sparys and rotters	Pass										
25		Pass										
26	Rotters	Pass										
27		Pass										
28		Pass										
29	Bubbles one flex broken	Pass										
30		Pass										
31		Pass										
32	Rotters and sprays	Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										
40		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
41	Sprays and Rotors	Pass										
42	Sprays	Pass										
43	Rotors	Pass										
44	Sprays pool area	Pass										
45	Rotors	Pass										
46	Rotors bobles	Pass										
47	Sprays one broken line	Pass	2		1							
48		Pass										



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Juan J

Date: May 01, 2023 9:03 am
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock A
Location	
Model	
Modules	12
Controller ID	76848

Water Days as of May 01, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16	Rotors	Pass										
17	Sprays and Rotors lado izquierdo y sprays	Pass	3		1							
18	Rotors lado izquierdo	Pass										
19	Rotors	Pass			3							
20	Rotors one Mxj	Pass										
21	Rotors temporary battery timer	Pass										
22	Rotors by 27	Pass										
23	Rotors by 27	Pass			2							
24	Rotors	Pass										
25		Pass										



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Juan J

Date: May 01, 2023 9:05 am
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock b
Location	
Model	
Modules	17
Controller ID	76849

Water Days as of May 01, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23		Pass										
24		Pass										
25		Pass										
26		Pass										
27		Pass										
28		Pass										
29	Rotors broken flex	Pass			2							
30	Rotors	Pass			4							
31	Rotors	Pass										
32	Rotors temporary battery timer	Pass										
33	Temporary battery timer	Pass										
34		Pass										
35		Pass										



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Juan J

Date: May 01, 2023 9:42 am
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock C cross from Ranoake
Location	
Model	
Modules	17
Controller ID	62312

Water Days as of May 01, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23	Lado izquierdo del clock Rotors	Pass			3							
24	Rotors frente al clock	Pass			1							
25	Isla en medio sprays	Pass										
26	Crusando la Calle frente al clock	Pass										
27	Roanoke lado izquierdo sprays	Pass										
28	Dos puntas lado derecho del boulevard	Pass										
29	Frente al clock Rotors	Pass			2							
30	Sprays and Rotors zone 30 lado park	Pass										
31	Isla en medio zone 27 move to zone 31	Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										



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Juan J

Date: May 01, 2023 12:19 pm
Inspector: Irrigation Tech3

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock D
Location	
Model	
Modules	24
Controller ID	62313

Water Days as of May 01, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3	Sprays and Rotors	Pass										
4		Pass										
5	Sprays and rotors back pool area	Pass										
6		Pass										
7	Rotors	Pass										
8		Pass										
9		Pass										
10		Pass										
11	Sprays frente al tennis	Pass	1		1							
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15	Sprays	Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20	Sprays	Pass										
21	Sprays	Pass										
22	Sprays	Pass	6		1			1				
23	Parking lot / sprays	Pass							1			
24	Middle idle/ Sparys and rotters	Pass										
25		Pass										
26	Rotters	Pass										
27		Pass										
28		Pass										
29	Bubbles one flex broken	Pass										
30		Pass										
31		Pass										
32	Rotters and sprays	Pass			1							
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										
40		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
41	Sprays and Rotors	Pass	2									
42	Sprays	Pass										
43	Rotors	Pass			1							
44	Sprays pool area	Pass										
45	Rotors	Pass			4							
46	Rotors bobles	Pass			1							
47	Sprays one broken line	Pass										
48		Pass										

Subsection 4F

General Manager

Subsection 4F(i)

Monthly Report



April 2023 General Manager Report

April revenue did well for both food & beverage and golf. Total F&B revenue is estimated to be approximately \$91,000 for the month and \$692,677 year to date. The projected bottom-line loss through April is \$49,804, which is about \$6,000 ahead of budget. Golf rounds for April were 4,372, giving us a year-to-date round count of 32,598. Revenue for the month was slightly ahead of budget and year to date we are approximately \$70k ahead of budget. Net income is projected to be approximately \$250k through April, which is about \$65k ahead of budget.

April outside events included three women's and one golf league banquet totaling 205 guests and over \$3,449 in food sales. The restaurant also hosted an Easter buffet. We had 48 guests and a food & beverage revenue of \$1,665. Other notable food revenue came in from two golf outings. The Club Championship and Par 3 Challenge had a total of 75 players and generated \$1,973 in food revenue for the restaurant.

Agronomy Update

The turf has begun growing with spring like weather and we will continue to push these areas. We will also lay sod in weak areas in the upcoming weeks. We have noticed a weed cycle in specific areas and will eradicate and plan another pre-emerge application in the next 60 days. We will continue to do post-emergent herbicide applications as needed. The turf is continuing to get healthier; we are still receiving cooler weather patterns in the mornings and predicting warmer weather in later May.

Golf Course Maintenance Schedule

- Spin and rake bunkers daily.
- Set-up daily, changing cups and moving tee-markers, empty trash.
- Greens foliar program-Spray greens every week with liquid fertilizer, with fungicide apps every other week.
- Driving Range- mow range tee box on Monday and Thursday, along with target greens.
- Greens- mow greens every day and cleanup every other day.
- Tee Boxes- mow tee boxes on Monday, Wednesday & Friday.
- Continue irrigation auditing and repair any issues as needed.

April Completed Projects

- Completed cart path extensions along with sod installation on holes 1,8,10 and 13.

- Fertilization with 13-2-0 on fairways and one pass around the rough, collars, and greenside slopes.

Golf Ops

- We had two resident/member events in April. The first was the Master's Par 3 Challenge which had 38 players and the other was the Club Championship. We had 30 players and 7 spouses that enjoyed the event.
- Advertising in The Villages newspaper worked well in April. The golf shop received 67 coupons that brought in \$2,924 in greens fee revenue. The ad will continue to run throughout the middle of May and then become a breakfast and golf combo ad later in the month.
- Area travel groups continue to come through weekly, but as is typical for this time of year attendees are lower, averaging 18 players per group. The groups bring in great revenue for both golf operations and food & beverage.
- John and his crew are looking forward to hosting our upcoming club tournaments. Memorial Weekend "Big Cup" Tournament is scheduled in May, and we celebrate Women's Gold Day on June 6th with a great charity event.

Food & Beverage

The restaurant team has been working hard on updating the tavern, dinner, and breakfast menus. Look for updated menus to start coming out in mid-May. Chatham's new hours are showing a great response from the community and will continue to grow. Come try out the new breakfast bowls that are now offered Tuesday through Sunday at Chatham's.

The restaurant hosted luncheons for the Lake County Women's Advocate, Christian Women's Group and a group from Hawthorne that totaled over \$3,449 in revenue.

A list of our summer events is being worked on and should be out soon. The F&B team is working on hosting events such as a June whisky tasting, and a Christmas in July event just to name a few.

Upcoming restaurant events.

- | | |
|------|--|
| 5.14 | -Mother's Day |
| 5.29 | -Veteran's Memorial Ceremony-Boxed Lunch |

We appreciate the support from residents and encourage everyone to participate in the upcoming events.

Subsection 4F(ii)

Proposal for Replacement Range Picker



YAMAHA GOLF-CAR COMPANY

Paul Meyer

587 NW Brinkley Terrace

Lake City, FL 32055

Cell #813-777-8133 Fax #352-240-3484

Order No. Range Picker

Proposal

Sold to: Arlington Ridge Golf Club
Name: John Ellis
Address: 4463 Arlington Ridge Boulevard
City: Leesburg **State:** FL **Zip:** 34748
Phone: 352-728-4660

Date: April 12, 2023

Credit Terms: Purchase or Lease

Sales Rep.: Meyer

Ship to: Same
Name:
Address:
City: **State:** **Zip:**
Phone:

Qty	Description	Unit Price	Total
1	New Yamaha Umax 2 Utility Vehicle Range Cage Front Picker Attachment Bed Mat Color: Green 48 Month Lease with \$1.00 buyout - \$315.00 Per Month 48 Month Straight Lease - \$242.00 Per Month	\$ 13,349.00	\$ 13,349.00

This Agreement constitutes the entire understanding and agreement among the parties hereto relative to the subject matter hereof and supersedes all prior agreements and understandings between the parties whether oral or in writing. No representations of promises have been made by either party to the other with respect to the subject matter of this Agreement except as forth in this Agreement.

Payment Details

- Lease Deal
- Direct/Cashiers Check
- Other

Notes _____

Sub Total	\$	13,349.00
Shipping & Handling		
Taxes	State*	
TOTAL	\$	13,349.00

* Applicable Sales Taxes will be calculated and presented on YGC Invoice

Authorized Purchaser _____

Authorized Sales Representative Paul Meyer

Section 5

Business Items

Subsection 5A

Preliminary Budget for Fiscal Year 2024

ARLINGTON RIDGE
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Proposed Budget
(printed_____)

Prepared by:



Arlington Ridge

Community Development District

Budget Overview

Fiscal Year 2024

ARLINGTON RIDGE

Community Development District

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Arlington Ridge

Community Development District

Operating Budget

Fiscal Year 2024

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 100	\$ 54	\$ 76	\$ 130	100
Lexington Spa	3,000	1,211	1,695	2,906	3,000
Rental Income- Fairfax Hall	2,500	-	-	-	2,500
Special Assmnts- Tax Collector Settlements	2,233,233	2,152,297	80,936	2,233,233	2,371,506
Other Miscellaneous Revenues	-	27,307	-	27,307	-
Access Cards	-	238	333	571	-
RV Parking Lot Revenue	-	10	14	24	-
	17,700	12,158	17,021	29,179	17,700
TOTAL REVENUES	2,256,533	2,193,275	100,075	2,293,350	2,394,806
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	15,000	5,200	7,280	12,480	15,000
FICA Taxes	1,148	306	428	-	1,148
Payroll Taxes	-	-	-	-	-
Workers' Compensation	-	850	1,190	2,040	-
ProfServ-Arbitrage Rebate	600	-	-	-	600
ProfServ-Dissemination Agent	5,000	-	-	-	5,000
ProfServ-Trustee Fees	10,000	5,388	7,543	12,931	10,000
Attorney Fees	70,000	31,311	43,835	75,146	90,000
Engineering Fees	35,000	19,844	27,782	47,626	75,000
Management Services	55,105	22,292	31,209	53,501	58,850
Assessment Roll	7,500	-	-	-	7,500
Auditing Services	4,500	-	-	-	4,500
Postage	6,500	63	88	151	2,000
Insurance - General Liability	15,000	14,400	14,400	14,400	15,000
Legal Advertising	6,000	1,732	2,425	4,157	6,000
Website Administration	3,000	1,553	1,553	1,553	2,000
Information Technology	2,775	700	980	1,680	3,000
Miscellaneous Expenses	3,000	678	949	1,627	1,000
Dues, Licenses, Subscriptions	175	728	1,019	1,747	175
Total Administrative	240,303	105,045	140,682	229,039	296,773
<i>Gate House</i>					
Contracts-Security Services	150,000	60,465	84,651	145,116	150,000
Utility - Water & Sewer	510	208	291	499	510
Utility - Electric	4,200	1,013	1,418	2,431	4,200
Street Lights	108,000	45,994	64,392	110,386	108,000
Repairs & Maintenance	2,500	2,169	3,037	5,206	2,500
Security Enhancements	4,500	115	161	276	4,500
Total Gate House	269,710	109,964	153,950	263,914	269,710
<i>Capital Expenditures & Projects</i>					
Capital Projects	200,000	-	-	-	200,000
Total Capital Expenditures & Projects	200,000	-	-	-	200,000

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Towncenter Administration					
Pest Control	4,500	1,592	2,229	3,821	4,500
Onsite Management	266,822	109,830	153,762	263,592	280,163
Janitorial Services & Supplies	50,000	11,996	16,794	-	50,000
Utility - Water & Sewer	1,851	1,678	2,349	4,027	1,851
Utility - Electric	4,000	1,368	1,915	3,283	4,000
Rentals & Leases	4,500	1,111	1,555	2,666	4,500
Liability/Property Insurance	68,517	71,609	71,609	68,517	68,517
Repairs & Maintenance	7,000	4,421	6,189	10,610	7,000
Special Events	36,000	9,035	12,649	21,684	36,000
Information Technology	-	315	441	756	-
Office Supplies	9,000	887	1,242	2,129	4,500
Computer Supplies/Equipment	5,000	845	1,183	2,028	3,500
Club Activity Supplies	1,000	-	-	-	5,000
Total Towncenter Administration	458,190	214,687	271,918	383,114	469,531
Common Area/Recreation					
Utility - Water & Sewer	9,000	1,365	1,911	3,276	9,000
Utility - Electric	1,250	820	1,148	1,968	1,250
Repairs & Maintenance	30,000	11,831	16,563	28,394	30,000
Roadway Repair & Maintenance	25,000	-	-	-	25,000
Irrigation Repairs & Maintenance	35,000	18,099	25,339	43,438	35,000
Landscape - Mulch	25,000	-	-	-	23,675
Landscape Maintenance	291,114	122,110	170,954	293,064	307,920
Landscape Replacement	30,000	4,558	6,381	10,939	20,000
Landscape- Storm Clean Up & Tree Removal	25,000	21,003	29,404	50,407	45,000
Pond/Littoral Shelf & Wetland Mgmt	33,475	10,160	14,224	24,384	33,475
Sports Courts Maintenance	3,000	9,990	13,986	23,976	3,000
Holiday Decoration	10,000	3,228	4,519	7,747	5,000
Special Events	-	2,100	2,940	5,040	-
Operating Supplies	4,000	24	34	58	-
Total Common Area/Recreation	521,839	205,288	287,403	492,691	538,320
Fairfax Hall					
Utility - Water & Sewer	1,378	550	770	1,320	1,378
Utility - Electric	14,392	8,035	11,249	19,284	14,392
Repairs & Maintenance	15,000	27,041	37,857	64,898	15,000
Total Fairfax Hall	30,770	35,626	49,876	85,502	30,770
Social Center					
Utility - Water & Sewer	1,500	-	-	-	1,500
Utility - Electric	5,343	2,512	3,517	6,029	5,343
Repairs & Maintenance	7,500	575	805	-	7,500
Operating Supplies	2,000	-	-	-	-

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Dues, Licenses, Subscriptions	2,200	-	-	-	-
Total Social Center	18,543	3,087		6,029	14,343
Lexington Spa					
ProfServ-Pool Maintenance	70,000	28,826	40,356	69,182	70,000
Fitness Instructors	12,000	2,880	4,032	6,912	-
Utility - Water & Sewer	28,620	9,117	12,764	21,881	28,620
Utility - Electric	56,709	22,355	31,297	53,652	56,709
Repairs & Maintenance	20,000	15,765	22,071	37,836	20,000
Operating Supplies	2,500	407	570	977	-
Dues, Licenses, Subscriptions	1,050	-	-	-	-
Total Lexington Spa	190,879	79,350	111,090	190,440	175,329
Sales Center					
Utility - Water & Sewer	-	440	616	1,056	3,500
Utility - Electric	-	3,106	4,348	7,454	10,000
Operations & Maintenance	28,850	-	-	-	15,350
Total Sales Center	28,850	3,546	4,964	8,510	28,850
RV Lot					
Utility - electric					
Capital Improvements					
Maintenance					
Total RV Lot					
TOTAL EXPENDITURES	1,959,084	756,593	1,019,884	1,659,240	2,023,626
Excess (deficiency) of revenues Over (under) expenditures	297,449	1,436,682	(919,808)	634,111	371,180
OTHER FINANCING SOURCES (USES)					
Transfer Out - Capital Reserve	(200,000)	-	(200,000)	(200,000)	(200,000)
Transfer Out - Golf Course/Food & Beverage	(11,554)	-	(11,554)	(11,554)	(83,680)
Transfer Out- Sales Center Revenue	(87,500)	-	(87,500)	(87,500)	(87,500)
TOTAL OTHER SOURCES (USES)	(299,054)	-	(299,054)	(299,054)	(371,180)
Net change in fund balance	(1,605)	1,436,682	(1,218,862)	335,057	-
FUND BALANCE, BEGINNING (OCT 1, 2022)	423,882	423,882	-	423,882	758,939
FUND BALANCE, ENDING	\$ 422,277	\$ 1,860,564	\$ (1,218,862)	\$ 758,939	\$ 758,939

ARLINGTON RIDGE
 Community Development District

Exhibit "A"
 Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 758,939
Net Change in Fund Balance - Fiscal Year 2024	-
Total Funds Available (Estimated) - 9/30/2024	758,939

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	171,907 ⁽¹⁾
Subtotal	<u>171,907</u>

Total Allocation of Available Funds	173,927
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 585,012</u>
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Notes

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

ARLINGTON RIDGE

Community Development District

Capital Reserve Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 214	\$ 18	\$ 13	\$ 31	\$ 36
TOTAL REVENUES	214	18	13	31	36
EXPENDITURES					
<i>Administrative</i>					
Miscellaneous Expenses	-	30	-	30	50
Total Administrative	-	30	-	30	50
<i>Other Physical Environment</i>					
Capital Outlay	-	57,856	-	57,856	-
Total Other Physical Environment	-	57,856	-	57,856	-
<i>Reserves</i>					
Reserve - Roof	-	69,258	-	69,258	-
Total Reserves	-	69,258	-	69,258	-
TOTAL EXPENDITURES	-	127,144	-	127,144	50
Excess (deficiency) of revenues Over (under) expenditures	214	(127,126)	13	(127,113)	(14)
OTHER FINANCING SOURCES (USES)					
Transfer In - General Fund	200,000	-	-	-	200,000
Transfer In - GF (Sales Center)	87,500	-	-	-	87,500
Contribution to (Use of) Fund Balance	287,714	-	-	-	287,714
TOTAL OTHER SOURCES (USES)	575,214	-	-	-	575,214
Net change in fund balance	575,428	(127,126)	13	(127,113)	575,200
FUND BALANCE, BEGINNING (OCT 1, 2022)	415,323	415,323	-	415,323	288,210
FUND BALANCE, ENDING	\$ 990,751	\$ 288,197	\$ 13	\$ 288,210	\$ 863,410

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, group fitness classes, manicures and pedicures, massages, etc.

Rental Income- Fairfax Hall

Estimated income from residents 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.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts allowed for timely payment of assessments. The budgeted amount for the fiscal year calculated at 4% of the anticipated Non-Ad Valorem assessments.

RV Lot

Represents income from usage of District 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.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Professional Services-Arbitrage Rebate

The District must annually calculate the arbitrage rebate liability on its Series 2002A, 2013A and 2020 bonds.

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, Hopping, Green & Sams 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 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 Infrastructure Management Services, 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 "A" of the Management Agreement with a moderate proposed increase.

Assessment Roll

The District has contracted with Inframark Infrastructure Management Services, 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 including agenda

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Insurance-General Liability

The District currently has a Liability and Errors and Omissions Policy. The amount is based on the current policy plus anticipated future activity.

Legal Advertising

The District must 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.

Website Administration

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/firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, 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.

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.

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.

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****Utility - Water & Sewer**

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

Utility - Electric

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

Streetlights

The District has the following 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**

Any costs related to capital projects that occur during the fiscal year.

Towncenter Administration**Pest Control**

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

Computer Equipment

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****Onsite Management**

The District has contracted with Inframark Infrastructure Management Services, 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 Globiser, Inc. to provide monthly janitorial services and supplies. The District also is under contract with Aire Master to provide monthly de-odorization.

Utility – Water & Sewer

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

Utility - Electric

The District has the following utility 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.

Liability/Property Insurance

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

Repairs & Maintenance

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

Social Events

Represents monthly 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.

Budget Narrative
Fiscal Year 2024

EXPENDITURES (continued)

Club Activity Supplies

Represents supplies needed for approved CDD clubs

Common Area/Recreation

Utility – 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.

Utility - Electric

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

Repairs & Maintenance

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

Roadway Repair & Maintenance

Represents estimated expenditures for any maintenance of roadways and sidewalks.

Irrigation Repairs & Maintenance

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

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 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, 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.

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****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 Mgmt

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.

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

Operating Supplies

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

Fairfax Hall**Utility – Water & Sewer**

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

Utility – Electric

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

Repairs & Maintenance

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****Social Center****Water and Sewer**

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

Utility – Electric

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

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.

Dues, Licenses, Subscriptions

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

Lexington Spa**ProfServ-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.

Fitness Instructors

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

Utility – Water & Sewer

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

Utility - Electric

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES (continued)

Repairs & Maintenance

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

Operating Supplies

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

Dues, Licenses, Subscriptions

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

Sales Center

O&M

Operations and maintenance of sales center.

Other Financing Sources (Uses)

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

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

Interfund Transfer Out – Capital Reserve

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

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.

Revenues Expenditures and Changes in Net Position
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE 2022	PROJECTED JULY- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES					
Food (Food & Soft Drinks)	\$ 523,254	\$ 546,722	\$ 89,628	\$ 636,350	\$ 682,843
Beverages (Alcohol)	231,643	217,528	37,833	255,361	259,717
Other Food & Beverage Revenue	1,400	(451)	681	230	1,400
Dues Income - Monthly Dues	-	13,180	3,296	16,476	25,595
Other Miscellaneous Income	-	2,996	(3,491)	(495)	-
TOTAL REVENUES	756,297	779,975	127,946	907,921	969,556
EXPENDITURES					
COGS					
Food	193,278	234,345	33,838	268,183	277,650
Non-Alcoholic Beverages	16,024	20,293	(349)	19,944	8,708
Alcohol	65,033	66,213	6,546	72,759	72,870
Total COGS	274,335	320,851	40,035	360,886	359,228
Labor					
General and Administrative	37,672	25,433	12,501	37,934	43,750
Food & Beverage	295,487	278,711	57,551	\$ 336,262	341,134
Sales & Marketing	11,440	8,596	2,861	11,457	22,500
Payroll Taxes	34,306	31,570	11,032	42,602	39,720
Medical/Health Benefits	13,820	13,229	4,184	17,413	21,324
Workmans Comp	5,835	5,265	1,249	6,514	6,951
Total Labor	398,560	362,804	89,378	452,182	475,379
Operating					
General and Administrative	147,732	118,912	34,095	153,007	154,908
Food & Beverage	75,410	69,254	7,230	76,484	84,919
Sales and Marketing	10,319	6,947	1,391	8,338	9,445
Insurance- P & C	16,120	9,790	4,919	14,709	16,120
Total Operating	249,581	204,903	47,635	252,538	265,392
TOTAL EXPENDITURES	922,475	888,558	177,048	1,065,606	1,099,999
Excess (deficiency) of revenues Over (under) expenditures	(166,179)	(108,583)	(49,101)	(157,684)	(130,443)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer In - General Fund	136,629	-	49,837	10,520	11,554
Interfund Transfer In - Golf Course	29,550	-	42,037	147,164	118,889
TOTAL OTHER SOURCES (USES)	166,179	-	91,874	157,684	130,443
CHANGE IN NET POSITION	0	(108,583)	42,773	(0)	0
NET POSITION, BEGINNING		(82,813)			
NET POSITION, ENDING	\$ 0	\$ (191,396)	\$ 42,773	\$ (0)	\$ 0

Budget Narrative
Fiscal Year 2024

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.

Beverage (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.

Other Food & Beverage Revenue

Represents other miscellaneous items related to food and beverage.

Due Income – Monthly Dues

Represents 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 a portion of the annual salary for the Arlington Ridge Gold Club general manager.

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****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

Sales & Marketing

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

Payroll Taxes

The District required to annually calculate the arbitrage rebate liability on its Series 2002A, 2013A and 2020 bonds.

Medicare/Health Benefits

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

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, 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.

he District's Attorney, Hopping, Green & Sams 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.

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

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, 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 "A" of the Management Agreement with a moderate proposed increase.

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.

Interfund 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

Revenues Expenditures and Changes in Net Postion

Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE 2022	PROJECTED JULY- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES					
Green Fees	\$ 764,496	\$ 728,771	\$ 102,592	\$ 831,363	\$ 818,144
Cart Fees	2,758	1,318	433	1,751	1,230
Driving Range	40,136	34,437	7,164	41,601	42,230
Pro Shop Sales	74,600	116,813	(3,878)	112,935	114,140
Other Golf Revenues	3,373	5,669	17	5,686	5,794
Clinic / School Revenue	1,360	1,402	(248)	1,154	1,344
Dues Income - Monthly Dues	417,207	367,774	121,945	489,719	557,379
Miscellaneous Income and Discounts	-	5,564	(6,483)	(919)	-
TOTAL REVENUES	1,303,930	1,261,748	221,542	1,483,290	1,540,261
EXPENDITURES					
COGS					
Pro Shop	50,728	75,551	1,043	76,594	78,342
Total COGS	50,728	75,551	1,043	76,594	78,342
Labor					
Golf Operations Labor	160,151	143,990	25,023	169,013	173,443
General and Administrative	69,963	47,233	23,215	70,448	81,250
Maintenance and Landscaping	223,752	161,444	62,018	223,462	284,416
Payroll Taxes	45,183	28,724	8,854	37,578	52,563
Medical/Health Benefits	24,568	22,094	7,438	29,532	37,909
Workmans Comp	10,374	9,360	2,221	11,581	12,357
Total Labor	533,991	412,845	128,769	541,614	641,938
Operating					
Golf Operations	24,535	24,612	622	25,234	28,891
General & Administrative	144,807	118,021	26,964	144,985	151,840
Maintenance	303,428	287,281	48,540	335,821	303,045
Sales and Marketing	20,031	13,885	2,581	16,466	18,335
Golf Cart Leases	39,876	31,114	9,630	40,744	42,282
FF&E and Other Equipment Leases	-	581	-	581	-
Taxes - Real Estate	2,085	1,686	-	1,686	1,800
Taxes - Personal Property	7,536	5,650	1,885	7,535	7,536
Insurance - P&C	29,936	18,181	9,136	27,317	29,936
Total Operating	572,234	501,011	99,358	600,369	583,666
TOTAL EXPENDITURES	1,156,954	989,407	229,170	1,218,577	1,303,945
Excess (deficiency) of revenues Over (under) expenditures	146,976	272,341	(7,628)	264,713	236,315

ARLINGTON RIDGE

Community Development District

Golf Course

Revenues Expenditures and Changes in Net Position

Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE 2022	PROJECTED JULY- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
OTHER FINANCING SOURCES (USES)					
Transfer Out- Food & Beverage	(29,550)	-	(42,037)	(147,164)	(118,889)
Interest Expense - Capital Leases	(8,623)	(6,819)	-	(8,624)	(4,814)
Principal - Capital Lease	(108,803)	(81,371)	-	(108,924)	(112,612)
TOTAL OTHER SOURCES (USES)	(146,976)	(88,190)	(42,037)	(264,712)	(236,315)
CHANGE IN NET POSITION	-	184,151	(49,665)	0	0
NET POSITION, BEGINNING		35,023			
NET POSITION, ENDING	\$ -	\$ 219,174	\$ (49,665)	\$ 0	\$ 0

Budget Narrative
Fiscal Year 2024

REVENUES

Green Fees

Estimated revenue for public 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 one round of golf.

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.

EXPENDITURES

COGS

Pro Shop

Represents cost of clothing, equipment, and supplies 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:

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

The District required to annually calculate the arbitrage rebate liability on its Series 2002A, 2013A and 2020 bonds.

Medicare/Health Benefits

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES (continued)****Workmans Comp**

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

Operating**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.

he District's Attorney, Hopping, Green & Sams 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.

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.

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

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, 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 "A" of the Management Agreement with a moderate proposed increase.

Golf Cart Leases

Represents the operating Golf Cart lease totaling \$42,282 annually.

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 used golf maintenance equipment. The other is a 48-month term John Deere lease on the new golf maintenance equipment.

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 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

Debt Service Budget
Fiscal Year 2024

ARLINGTON RIDGE

Community Development District

Series 2006A Debt Service Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH- SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 125	\$ 4,430	\$ 3,164	\$ 7,594	\$ 4,430
Special Assmnts- Tax Collector	228,315	190,366	37,949	228,315	203,740
Special Assmnts- Prepayment	-	8,631	-	8,631	-
TOTAL REVENUES	228,440	203,427	41,113	244,540	208,170
EXPENDITURES					
<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>	210,825	220,413	170,875	391,288	190,150
TOTAL EXPENDITURES	210,825	220,413	170,875	391,288	190,150
Excess (deficiency) of revenues Over (under) expenditures	17,615	(16,986)	(129,762)	(146,748)	18,020
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	17,615	-	-	-	-
TOTAL OTHER SOURCES (USES)	17,615	-	-	-	-
Net change in fund balance	17,615	(16,986)	(129,762)	(146,748)	18,020
FUND BALANCE, BEGINNING	480,397	480,397	-	480,397	333,649
FUND BALANCE, ENDING	\$ 498,012	\$ 463,411	\$ (129,762)	\$ 333,649	\$ 351,670

ARLINGTON RIDGE

Community Development District

Series 2006 Debt Service Fund

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

Period Ending	Outstanding Principal	Annual Principal	Extraordinary Redemption	Interst Rate	Interst	Annual Debt
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
Total		\$1,730,000			\$737,825	\$2,467,825

ARLINGTON RIDGE

Community Development District

Series 2019 Debt Service Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB 2023	PROJECTED MARCH - SEPT 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 27	\$ 839	\$ 599	\$ 1,438	\$ 839
Special Assmnts- Tax Collector	62,406	52,682	9,724	62,406	56,464
Special Assmnts- Prepayment	-	1,381	-	1,381	-
TOTAL REVENUES	62,433	54,902	10,323	65,225	57,303
EXPENDITURES					
<i>Debt Service</i>					
Principal Debt Retirement	35,000	-	30,000	30,000	35,000
Principal Prepayments	-	35,000	5,000	40,000	-
Principal Debt Retirement - Special Call	-	-	-	-	-
Interest Expense	22,960	11,000	10,800	21,800	20,520
Total Administrative	57,960	46,000	45,800	91,800	55,520
TOTAL EXPENDITURES	57,960	46,000	45,800	91,800	55,520
Excess (deficiency) of revenues Over (under) expenditures	4,473	8,902	(35,477)	(26,575)	1,783
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	180	-	180	-
Operating Transfers-Out	-	(265)	-	(265)	-
Contribution to (Use of) Fund Balance	4,473	-	-	-	4,473
TOTAL OTHER SOURCES (USES)	4,473	(85)	-	(85)	4,473
Net change in fund balance	4,473	8,817	(35,477)	(26,660)	6,256
FUND BALANCE, BEGINNING	76,852	76,852	-	76,852	50,192
FUND BALANCE, ENDING	\$ 81,325	\$ 85,669	\$ (35,477)	\$ 50,192	\$ 56,448

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

Exhibit "B"
Allocation of Fund Balances

	<u>Debt Service Series 2006</u>
<u>AVAILABLE FUNDS</u>	
Beginning Fund Balance - Fiscal Year 2024	\$ 333,649
Net Change in Fund Balance - Fiscal Year 2024	18,020
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	351,670
 <u>ALLOCATION OF AVAILABLE FUNDS</u>	
<i>Restricted Fund Balance</i>	
Interest Payment - November 2024	\$44,963
Reserve Account(s) - US Bank	137,423
Total Allocation of Available Funds	182,386
 Total Unassigned Cash	 \$ 169,284

Notes

Budget Narrative
Fiscal Year 2024

REVENUES

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.

EXPENDITURES

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	\$2,411.93	\$2,271.30	6.2%	\$425.00	\$425.00	0.0%	\$146.15	\$146.15	0.0%	\$2,983.08	\$2,842.45	4.9%	1
Single Family	1A & 1B	\$2,411.93	\$2,271.30	6.2%	\$780.00	\$780.00	0.0%	\$146.15	\$146.15	0.0%	\$3,338.08	\$3,197.45	4.4%	170
Single Family	1A & 1B	\$2,411.93	\$2,271.30	6.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,408.08	\$3,267.45	4.3%	89
Golfcourse Lots	1A & 1B	\$2,411.93	\$2,271.30	6.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,408.08	\$3,267.45	4.3%	4
Town Home	1C	\$2,411.93	\$2,271.30	6.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,408.08	\$3,267.45	4.3%	94
Single Family	2	\$2,411.93	\$2,271.30	6.2%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,608.08	\$3,467.45	4.1%	369
Single Family	3	\$2,411.93	\$2,271.30	6.2%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,608.08	\$3,467.45	4.1%	319
														1046



FY2024 Budget Narrative

We are pleased and excited to present the FY2024 Annual Plan. This past year both Golf and Food & Beverage have had a steady increase in revenue. With improvements to course conditions and continued focus on improving the restaurant operation, we expect this trend to continue through the upcoming season and beyond. Labor and supply chain issues driven by current economic conditions after the pandemic continue to persist. We have built the FY2024 budget to make sure that these challenges are being accounted for.

Focus on customer service in all departments and improvements in course conditions will have a great impact on repeat business. Feedback from Golf Membership and Food & Beverage Town Hall meetings has provided inciteful direction of the community’s expectations and has been taken into consideration in planning for next year. Communication was another topic of discussion from both meetings. Improvements to our website, social media, email blasts, course app and word-of-mouth will be key to increase revenues from within and from surrounding communities. App promotion will give us yet another tool to increase communication and revenues.

Golf & Membership

Annual Memberships totals as of May 1st, 2023, are in line with the previous year. We have 184 full golf members, up from 180 full members last year and 112 social members, only 2 social members less than last year. Total golf member dues are slightly behind budget through 3/31/23, but \$33k ahead of last year. We continue to add new members as people move into the community, and we project member dues to be in line with budget by the end of the year. The budget for next year assumes we maintain the current levels.

We propose increasing Golf Membership Rates by 3% for FY2024 (Proposed fee schedule below), which is less than the industry rate increases of 5% to 8% that we are seeing at other facilities. Membership rounds are running ahead of last year by 450 rounds. Last year member rounds accounted for 42% of our total round count, but with the increase in outing and public rounds this has shifted member rounds to 34% of total for FY2023. We expect this trend to continue into FY2024.

Arlington Ridge Golf Club			
Membership Rates			
FY2024 Proposal			
	FY23 Discount Before 11/1/22	FY24 Discount Before 11/1/23	FY24 Regular Rate After 11/1/23
Residents Golfing Memberships			
Individual	\$3,459	\$3,563	\$3,670
Couple	\$5,900	\$6,077	\$6,259
Non-Residents Golfing Memberships			
Individual	\$4,459	\$4,593	\$4,731
Couple	\$6,900	\$7,107	\$7,320
3% Discount if you pay with cash or check when paid in full before 11/1/2023. All rates are plus tax			
Social Memberships			
Member-Golf	\$449		\$460
Member-Restaurant			\$460
<small>Perks for Golf Social Members include but are not limited to: 10% discount on food, 10% discount in golf shop, discounted practice balls, 2 discounted green fees per month, VIP member events and member charging privileges. Cart fees may apply.</small>			
<small>Perks for Restaurant Social Members include but are not limited to: 10% discount on food, 10% discount in golf shop, (1) \$20 monthly voucher valid at CBG, Chatham's and restaurant only sponsored events, VIP member events and member charging privileges.</small>			

Greens fee revenue is currently 59% of total golf course revenue and we forecast to continue at that percentage for the rest of the year. We saw an increase in travel group revenue this past season. The 25% revenue increase from outings was attributed to an increase of frequency that the groups were playing at Arlington Ridge. The golf team will continue to offer incentive driven rates based on frequency of group play, while still protecting the key times of the tee sheet for member and resident play. It is an ongoing challenge to accommodate member and resident play, while still driving outside play, which is at a higher average rate. We appreciate the understanding as our overall goal is to balance resident satisfaction and profitability.

For FY2024 we are proposing a 3% rate increase for residents and 5% increase for non-residents, to counter inflation costs and ensure adequate funds to maintain the course to expected levels. Below is the proposed fee schedule.

Arlington Ridge Golf Club
Green & Cart Fee Schedule 10/1/23 through 09/30/24

Category	October 1 through December 20				December 21 through April 15				April 15 through May 31				June 1 through September 30			
	18-Hole			9-Hole	18-Hole			9-Hole	18-Hole			9-Hole	18-Hole			9-Hole
	Low	Target	High	Target	Low	Target	High	Target	Low	Target	High	Target	Low	Target	High	Target
Public AM	\$38	\$47	\$49		\$45	\$55	\$60		\$40	\$49	\$55		\$33	\$42	\$47	\$25
Public Mid-Day	\$35	\$42	\$45		\$40	\$49	\$51		\$35	\$42	\$48		\$30	\$38	\$43	\$20
Public Twilight	\$28	\$32	\$39		\$30	\$36	\$40		\$28	\$32	\$38		\$23	\$26	\$35	\$20
Online AM	\$36	\$43	\$47		\$43	\$53	\$58		\$38	\$47	\$53		\$31	\$40	\$45	\$23
Online Mid-Day	\$33	\$40	\$43		\$38	\$47	\$49		\$33	\$40	\$46		\$28	\$36	\$41	\$19
Online PM	\$26	\$29	\$37		\$28	\$34	\$38		\$26	\$29	\$36		\$21	\$24	\$33	\$17
Resident AM	\$33	\$41	\$44	\$30	\$42	\$46	\$50		\$36	\$41	\$48	\$30	\$27	\$36	\$42	\$21
Resident Mid-Day	\$25	\$31	\$38	\$20	\$37	\$41	\$45	\$28	\$28	\$34	\$41	\$25	\$23	\$30	\$36	\$17
Resident Twilight	\$20	\$26	\$28	\$15	\$27	\$31	\$36	\$22	\$23	\$26	\$33	\$18	\$16	\$19	\$28	\$15
Outing	\$33	\$45	\$44		\$42	\$47	\$50		\$36	\$42	\$48		\$27	\$37	\$42	
League - 18-Hole	\$25	\$42	\$38		\$37	\$42	\$45		\$28	\$35	\$41		\$23	\$30	\$36	
League - 9-Hole	\$20	\$31	\$28		\$27	\$32	\$36		\$23	\$26	\$33		\$16	\$19	\$28	
Range Ball Fees	\$5	\$10	\$20		\$5	\$10	\$20		\$5	\$10	\$20		\$5	\$10	\$20	
Rental Club Fees	\$23	\$33	\$43		\$23	\$33	\$43		\$23	\$33	\$43		\$23	\$33	\$43	
No Show Fees	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10

*Rates do not include sales tax

**Rates are inclusive of green and cart fees

***Times for the mid-day and twilight price breaks are subject to time changes based on season

****Outing and league pricing will vary on a case by case basis, depending on time of year, size of the group, and what time they want to play

*****No show fees may be waived at the discretion of management based on circumstances

Pro Shop sales continues to grow due to the ever-expanding variety of merchandise. The greatest increase was in menswear. The introduction of the newest product lines and maintaining comfortable price points have proven to be the key. As our partnership grows with more vendors, we can achieve our goal of becoming a “One-Stop Shop” for all your golfing needs. Demo Days have also proven to be great revenue generators for the club. The one-on-one club fitting and use of launch monitor technology will play a big part of increasing golf shop merchandise revenue by 5.5%.

Driving Range revenue will be a focus for us in the coming year. There is great potential for increase golf revenue thru PDPs (Player Development Programs) and establishing a sound training academy. The golf staff is working on different programs that will be available for players of any skill level. The addition of multiple training tools and integration of technology will attract not only residents of Arlington Ridge, but also players from outside of the community.

We are budgeting a 5.4% labor increase in golf operations with a portion applied to keeping up with the continued increase of minimum wage. We are also budgeting additional ranger hours, specifically during the busiest times during peak season. The added ranger service will aide in pace of play, maintain traffic control, and increase overall guest experience. Golf shop hours will remain the same, open 7 days a week from 7am to 5pm, adjusting accordingly with the changing sunrise and sunset throughout the year.

The new Yamaha Golf Cart fleet is expected to arrive in October. An increase in the new lease cost will lead to a \$16,428 increase in the annual cart lease expense. We upgraded to the lithium battery model of cart, which offers many advantages. Lighter cart weight allowing a smoother ride, less energy needed when recharging batteries, and no-maintenance batteries giving more time to outside staff to work on other projects are just a few benefits of the lithium battery model.

Golf Course Maintenance

Golf Course Maintenance will continue its priority to improve conditions in the playable areas of the golf course. An increase in herbicide and fungicide budget line items along with additions to the pre-emergent and fertilizer budgets for FY2024 will also allow us to purchase the proper amount of product needed to treat the entire golf course. Weed pressure will continue to be a focus area, and the additional preemergent and herbicide applications will help improve the bermudagrass turf density and increase general turf health throughout the property. We have also budgeted for overseeding of all fairways and tee boxes in the fall. This is a \$60,000 expense, but will help keep the golf course playing surface thick and green while the bermudagrass goes dormant during the cooler winter months.

The new allocation of golf course funds has allowed the team to begin course enhancement projects. The installation 4 cart path extensions have been completed and has shown an immediate improvement to those transition areas. Future projects will include additional cart path extensions, addressing lack of irrigation in specific areas of the course, and improvements to the driving range, just to name a few. A full list of recommended projects has been submitted for consideration. Reinvesting funds back into the course is the best way to reach our goal of being one of the best golf courses in Central Florida.

Aerification is an integral procedure for green health, and we plan to aerify greens three times in the summer. In addition to greens aerification we have been able to add other cultural practices like aerifying fairways and tee boxes as well as multiple turf slices in fairways and green collars. This is an important practice to help push bermudagrass growth as the pre-emergent, herbicide, and fertilizers programs are implemented. The maintenance team has also spent a lot of time working with the irrigation system. Finding buried sprinkler heads and repairing those that are not working properly has made quite a difference in some the drier areas of the course.

We have budgeted 27% increase in maintenance labor. The increase is based on the addition of a full-time mechanic and increased hourly wages for the rest of the maintenance staff so that we can stay competitive within the current labor market. Having a full-time mechanic on board has proven beneficial with the ageing maintenance equipment fleet. We will continue with our priorities to enhance green health, improve the irrigation system, decrease weed pressure, and improve the overall appearance and playability of the property.

Food & Beverage

The Food & Beverage department continues its trend of strong revenues month after month, and we expect that pattern will continue into FY2024. Challenges with labor and COGS (cost of goods sold) have been the two expenses that have had the most significant impact to our bottom line. The department is now fully staffed, and the focus on the front-of-the-house has changed to customer service training. Working with the team on product knowledge and steps of service procedures will result in a better dining experience for all guests. For the heart-of-the-house (kitchen team), improving food handling and portion control procedures will help get the best yield possible and maintain consistency and food costs.

One of the Food & Beverage goals for the upcoming budget is a 40% food cost, which is a 1.9% decrease from FY2023. To achieve this goal, we will need to have proper portion control and set menu prices accordingly. Some menu items may need to be temporarily removed at certain times of the year when product costs become too high. Full updates of the restaurant menus will be completed at least twice a year, with regular smaller modifications based on season and product pricing and availability. We will get feedback from residents through comment cards and surveys to assist with creating the most attractive menu. We will also offer cost effective daily specials, which will diversify the offerings to residents and assists us in maintaining food costs.

A la carte revenue accounts for more than half of our total FY2024 budget revenue. Offering a Tavern Menu daily, Dinner Menu Thursday thru Saturday, a Sunday Breakfast Menu along with Happy Hour and Weekly Specials will give a vast selection for every guest's preference and assure that we reach our goal. The incentives that go with the new Food & Beverage Social Membership will also help drive a la carte revenue. We anticipate the 10% discount on food and \$20 monthly voucher will increase the frequency of guests enjoying the restaurant all year long.

Like golf, we have seen an increase in group events, both resident and non-resident. With many different size events, from 20 to 200 guests already booked through next year, event sales will have a big impact to revenue. We have scheduled at least one event per month for FY2024 for the Arlington Ridge Community. Some are light fared events like "Oktoberfest", which will be held in the Village Green, to small seasonal wine dinners in the restaurant, to a Mardi Gras event held at Fairfax Hall with a live band and themed food selections. Below is the tentative resident event schedule for the coming year.

Loyalty
Member & Resident Programming

October 2023 through December 2023

- October - "Oktoberfest" Event
- October - "Pink Challenge" fundraising golf outing
- October - Fall themed wine dinner
- October - Halloween Night Golf
- November - Turkey Shoot Golf Event
- November - Arlington Ridge Member-Guest Tournament
- November - Thanksgiving Dinner Buffet
- December - Tree Lighting & Cart Parade
- December - Uncle Eddies Ugly Sweater Golf Outing
- December - Holiday Gala
- December - Winter themed wine dinner
- December - New Year's Eve celebration

January 2024 through February 2024

- January - Hair of the Dog Golf Outing
- January - Community Street Challenge
- January - Club Championship
- February - Valentines Dinner
- February - Mixed Couples Championship
- February - Mardi Gras Party

March 2024 through April 2024

- March - St Patrick's Day
- March - Spring Night Golf Event
- March - Member-Member Tournament
- April - Par 3 Challenge
- April - Easter Sunday Brunch & Egg Hunt

May 2024 through September 2024

- May - Kentucky Derby Watch Party
- May - Mother's Day Brunch
- May - Memorial Day 2 Person Big Cup Scramble
- June - Women's Golf Day
- July - Red, White & Blue Outing
- August - Beat the Pro Golf Event
- September - Labor Day Skins Game

Our Designated Salesperson has made a positive impact in the past year. We started by promoting our events within the community for block parties and street dinners with some success. Happy residents did a great job spreading the word to other residents who are now interested in doing the same type of event for their own streets. We introduced our "Holiday Group Events" to outside communities that has proven to be beneficial, as we are already seeing prior groups return for a second year. We have started to establish our reputation within the community itself, as well as surrounding communities, and we are beginning to see guests return for future events.

We have taken a slower approach regarding advertising and pushing events, as not to overwhelm the staff, as staffing does remain an issue within the restaurant, so most of our events have been through verbal communication, in house flyers, and social media. We hope to expand more in this area this year.

Chatham's hours of operation have been extended to Tuesday thru Sunday from 7:30am to 11:00am each day. We also added more Danish selections, house-baked cookies, and a western omelet bowl to the Chatham's menu. With the extended hours we are now able to offer a golf and breakfast option. We will review performance of the new hours and menu over the summer and determine if adjustments are needed prior to the fall season.

We are budgeting a 7.3% labor increase in F&B operations with a portion applied to keeping up with the continued increase of minimum wage, which will increase by \$1.00/hr. at the end of September. Extending hours on Sundays and opening on Mondays has added labor hours and creates a greater opportunity for overtime. For the first time in a long time, we are now fully staffed, which will help to trim the overtime expense, and streamline hours of operation accordingly throughout the year as business dictates. As we head into the summer months we will analyze the financial impact of being open on Monday and determine if it makes sense to close during the slower season.

The proposed capital expense list has been directed towards repairs to walls, floor tiles, and replacing the back door due to constant wear and tear over time. Replacing ageing kitchen equipment with more efficient and versatile pieces has also been added to the list. The Dining and Oak Rooms were repainted and had updated light fixtures installed. We will now need to address making similar changes to the Tavern, entry hallway, and restrooms. The next step will be to set a timeline for replacing tables and carpets.

Marketing

Evaluating our marketing initiatives for FY2024, we will continue expand communication thru the Arlington Ridge Golf Club website, email, and social media channels. The club app will also be a great tool to push information for both Golf and F&B operations. Guests already have access to the restaurant's daily specials and the club's event page where guests can register for any club event right from their smart phone.

Our advertising in the Villages newspaper has proven to be beneficial, driving 460 rounds of golf through April of this fiscal year, equating to over \$20,272 in revenue. We will continue advertise with the Villages Daily Sun throughout the year, including ads that will promote both golf and food & beverage.

Many Arlington Ridge residents use social media, mainly Facebook, to stay connected with the activities going on within the community. Whichever way you prefer to receive updates and information, we have all channels link right back to our website. Here you can find all the information of the entire club. Hours of operation, restaurant menus, club events, and agronomy updates are just a few of the different types of information available on the site.

Marketing for group events from surrounding communities will increase in FY2024. We will also work closely with the Leesburg Chamber of Commerce as another networking avenue to increase banquet sales. The Fairfax Hall is becoming much more desirable for the many clubs and social groups that are outgrowing their current meeting spaces. Much of the current growth can be attributed guests who attend events hosted at Arlington Ridge and sharing their experience with other social groups that they may be affiliated with.

G&A

Expenses have been controlled in the General and Administrative department and are forecasted very close to budget for FY2023. On the expense side we are seeing increases mainly in utilities and credit card processing and have adjusted our FY2024 budget accordingly. Supplies budget will see an increase as well due the replacement costs of the two-way radios that are used throughout the operation.

Leases / Taxes / Insurance

We have two leases with John Deere for our golf course maintenance fleet. One lease is a 60-month term that expires November 1, 2024, with a \$1 Purchase Price Option after the lease is complete. The other lease is a 48-month term that expires November 1, 2023, with a \$1 Purchase Price Option after the lease is complete. All equipment is in good working condition with monthly maintenance records. It is critically important to maintain a routine replacement schedule for equipment. With the used equipment lease being paid off in October 2023 the monthly lease expense will be lower. We included adding a new lease for a new rough and greens mower in June 2024. The total estimated cost is \$150k with monthly lease of about \$2,900 (60-month term at 6% interest rate).

Real Estate taxes are based on non-ad valorem tax assessment for fire rescue for the total number of parcels associated with the golf course and restaurant. P&C insurance is based on the current year premium factoring in a 5% increase. This will need to be reviewed once the CDD completes the property insurance renewal process. The insurance market in Florida has been volatile and there is the potential to see large premium increases. Medical insurance expenses have been adjusted according to current eligible staff enrollment, costs in that line show a slight increase for FY2024. Workers comp insurance increased based on current year staffing levels and premiums.

In summary, in FY2024 we expect to increase revenues on the golf side by continuing to improve course conditions and offer a great variety of golf related merchandise and apparel. As we continue to reinvest revenue into the golf course, we will provide a greater value for members and drive the green fee APR up. In food & beverage we expect to surpass our record revenues and couple that with controlling expenses and continue to work toward our break-even goal. The positive trends, expanding customer base, and increase in marketing through communication will keep the operation moving in the right direction.

GOLF COURSE MAINTENANCE EXPENSES

	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Totals</u>
Utilities-Electric-AGRO	374	801	404	1,004	810	554	594	514	484	601	445	440	7,025
Phone-Cell-AGRO	75	75	75	75	75	75	75	75	75	75	75	75	900
Utilities-Electric-Irrigation-AGRO	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600
Water-Irrigaton-AGRO	2,990	2,990	2,990	2,990	2,990	2,990	2,990	2,990	2,990	2,990	2,990	2,990	35,880
Supplies-Landscape-AGRO	2,500	-	-	-	-	-	2,000	-	-	-	-	-	4,500
Supplies-Course -AGRO	2,000	-	-	2,500	-	1,500	-	-	1,000	-	-	-	7,000
Supplies-Shop-AGRO	500	-	-	250	-	-	500	-	-	250	-	-	1,500
Building Maint and Repair-AGRO	300	-	-	300	-	-	300	-	-	300	-	-	1,200
Equip Maint/Repair-Fix-AGRO	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Irrigation Repairs-Agro	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
Pump Repair	1,500	-	-	-	-	-	1,500	-	-	-	-	-	3,000
Licenses, Fees, and Permits-AGRO	-	-	-	-	-	450	-	-	-	-	-	-	450
Outside Services-AGRO	281	281	281	281	281	281	281	281	281	281	281	281	3,372
Waste Removal-Green Waste-AGRO	550	-	-	-	550	-	-	-	550	-	-	-	1,650
Garbage Removal	133	133	133	133	133	133	133	133	133	133	133	133	1,596
Uniforms-AGRO	-	-	1,300	-	-	-	-	-	-	-	-	-	1,300
Chemicals-Fungicides-AGRO	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	14,040
Chemicals-Herbicides-AGRO	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Chemicals-Insecticides-AGRO	1,000	3,000	3,000	-	-	1,500	20,000	-	2,000	1,500	1,500	1,500	35,000
Chemicals-Growth Regulators-AGRO	-	-	-	-	-	100	150	150	150	150	150	150	1,000
Chemicals-Wetting Agents-AGRO	333	333	333	333	333	333	333	333	333	333	333	333	3,996
Chemicals-Misc.-AGRO	-	500	-	500	-	500	-	500	-	500	-	500	3,000
Fertilizers-Fairways / Roughs-AGRO	-	4,000	-	-	13,500	-	8,000	-	5,000	-	4,500	-	35,000
Fertilizers-Greens-AGRO	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800
Pre-Emergents-AGRO	-	-	-	-	13,500	-	8,000	-	3,500	-	-	-	25,000
Sand-Top Dressing greens/tees-AGRO	1,500	-	-	-	-	2,500	-	2,500	-	2,500	2,500	-	11,500
Seed-AGRO	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000
Sod/Sprigs-AGRO	-	-	-	-	-	-	5,000	-	-	-	-	-	5,000
Aerification-AGRO	-	-	-	-	-	-	-	3,000	-	3,000	2,500	-	8,500
Gas Diesel-AGRO	2,300	1,400	700	2,100	1,900	2,100	3,500	2,300	2,800	2,200	2,900	2,400	26,600
Chamber / Organization Dues	-	-	-	550	-	-	-	-	-	-	-	-	550
Small Equipment/Hand Tools-AGRO	500	-	-	-	-	-	500	-	-	-	-	-	1,000
Total Maintenance	88,056	24,733	20,436	22,236	45,292	24,236	65,076	23,996	30,516	26,033	29,527	20,022	420,159



Agronomic Schedule

Arlington Ridge Golf Course

2023-24

Tees	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Mowing												
Height of Cut	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Frequency (per week)	3	3	3	3	3	3	3	3	3	3	3	3
Irrigation												
Handwatering	AS NEEDED											
Syringing	AS NEEDED											
Cultural Practices												
3/4 inch tine (hollow-deep)											1	
Spiking/Slicing		1						1	1	1	1	1
Overseeding		1										
Fertilization												
Granular Fert. App.	1		1				1			1		
Liquid Fert. App.						1	1	1	1	1	1	1
Chemicals												
Herbicide-Pre-emergent	1			1			1			1		
Herbicide-Post-emergent	AS NEEDED											
Insecticide-Mole Crickets						1						
Growth Regulator												

Fairways	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Mowing												
Height of Cut	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Frequency (per week)	2	2	3	3	3	3	3	3	3	2	2	2
Irrigation												
Handwatering	AS NEEDED											
Syringing	AS NEEDED											
Cultural Practices												
3/4 inch tine (hollow-deep)											1	
Spiking/Slicing	1						1	1	1	1	1	1
Overseeding		1										
Fertilization												
Granular Fert. App.	1			1			1			1		
Chemicals												
Herbicide-Pre-emergent	1			1			1		1			
Herbicide-Post-emergent	AS NEEDED											
Insecticide-Mole Crickets						1						

Roughs	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Mowing												
Height of Cut	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Frequency (per week)	5	3	3	3	3	3	5	5	5	5	5	5
Fertilization												
Granular Fert. App.	1			1			1			1		
Chemicals												
Herbicide-Pre-emergent	1			1			1			1		
Insecticide-Mole Crickets						1						



Arlington Ridge
GOLF CLUB

2024 Marketing Plan

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I. Introduction

Thank you for allowing us to present this Marketing Assessment and plan for you. While the past year brought some changes and challenges, it also provided continued revenue growth.

Communication changes over the past 18 months has provided us with the biggest challenge – getting our message out to the community. We have worked hard to put a plan together that will ensure that information is presented in a way that works for everyone involved and is simple to understand.

As you will see throughout this presentation, it seems you all love the different technologies we use. We have found great success with our Course App, Website, Waddle (our proprietary event management software), and Social Media.

As Digital Technologies continue to evolve, we will make every effort to use them to our advantage, however we will always feel that direct communication and connections are the backbone of a community like Arlington Ridge.



II. Communication

Communication

Approach

A well-rounded multi-channel communication approach in communicating with our residents and guests has been successful at Arlington Ridge. Giving our residents and guests multiple options has improved results.

- Weekly updates on Website
- Arlington Ridge App
- Social Media (For more information on Social Media, please go to section 8)
- Regular Email Communications
- Waddle Event Management
- Daily Fee Golf
- **Professional Design**

PRESENTING
Jimmy Mazz
BLAST FROM THE PAST
Friday, January 20th

VIP DINNER \$35 PER PERSON INCLUDES DINNER & SHOW
MEMBER PRICE \$31.50
NON-RESIDENT PRICE \$40
DINNER SERVICE STARTING AT 4:30PM

"SHOW ONLY" TICKET
\$15 PER PERSON
MEMBER PRICE \$13.50
NON-RESIDENT PRICE \$20
DOORS OPEN AT 6:30PM

NO OUTSIDE FOOD OR BEVERAGE ALLOWED

Tickets On Sale Now
PURCHASE TICKETS @
ARLINGTONRIDGEGOLFCLUB/EVENTS

Arlington Ridge
GOLF CLUB

Website Updates

Need to Know

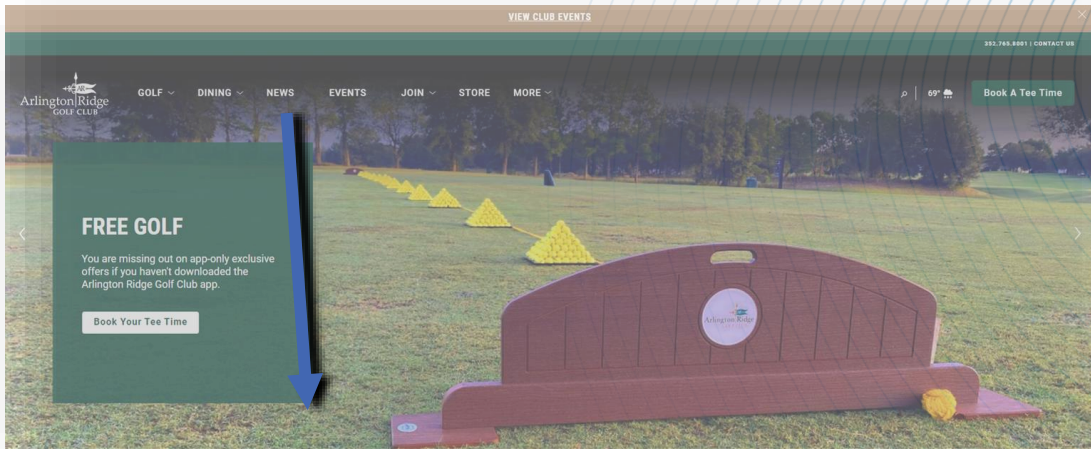
As of the writing of this plan, we are implementing a plan for all communications to be found in strategic spots on our website.

Golf For Everyone

Home Page

VIEW CLUB EVENTS

A "View Club Events" Button is at the top of every page. All dining, golf and club event information can be found here.

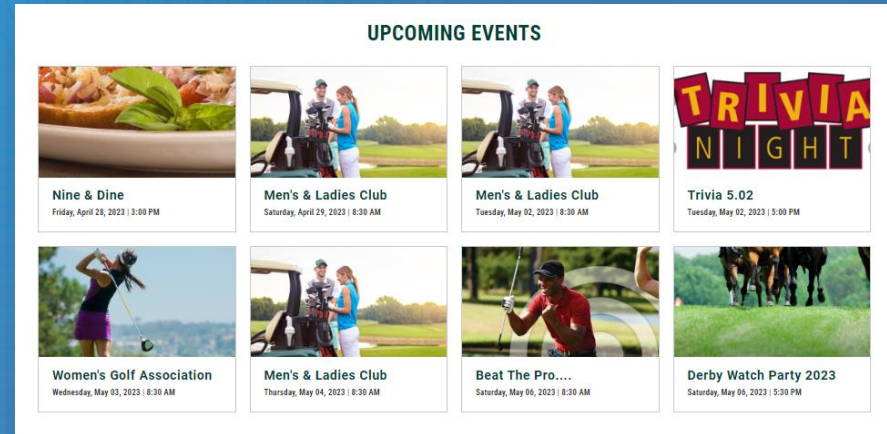
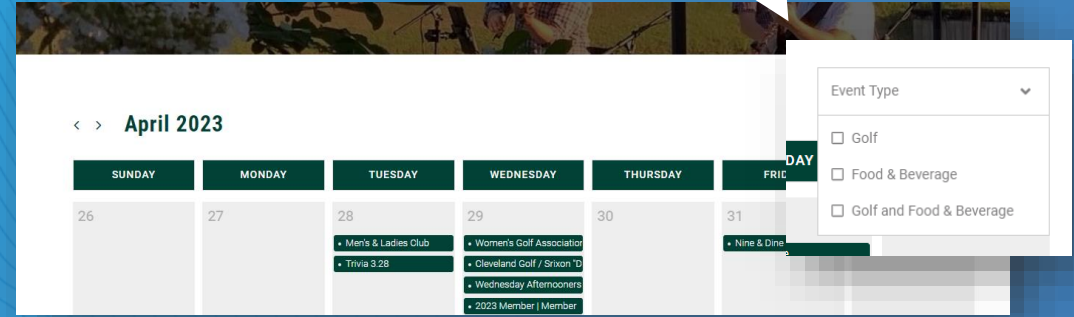


GOLF | DINING | **NEWS** | EVENTS | JOIN | STORE | MORE

"NEWS" is at the center of our main navigation bar and is on every page. This is where you will find **Agromy Updates, Golf Event Results, Restaurant Specials** and more!

Club Event Page

Clicking on the Drop-Down Box will allow you to sort the type of events you want to see.



At the bottom of the Event Calendar the next 8 upcoming events will be featured for quick reference. Clicking on an event in either the calendar, or a promo tile, will take you a page with all pertinent information and sign-up options.

Communication

APP Performance (May 1, 2022, through April 27, 2023)

APP DOWNLOADS

1,777

ACTIVE DOWNLOADS

↑ **281**

CHANGE SINCE LAST PERIOD

↑ **18.8%**

% CHANGE SINCE LAST PERIOD



PUSH NOTIFICATIONS

70,982

PUSHES SENT TO

↑ **4,491**

CHANGE SINCE LAST PERIOD

↑ **6.8%**

% CHANGE SINCE LAST PERIOD



OFFER LOCKER

711

ACTIVE PARTICIPANTS

12

ACTIVE OFFERS

↑ 236

326

OFFERS REDEEMED



Our Club app, provided by Gallus, continues to improve and prove itself as the best APP platform in the industry.

As you can see by the list of most page views over the past 12 months, our App has provided more than it's share of visits.

Total Downloads

3,547

Active Downloads

1,780

Push Opt-ins

1,045 (58.7%)

Page	Pageviews	% Pageviews
1. www.arlingtonridgегolfclub.com/events	42,561	16.37%
2. www.arlingtonridgегolfclub.com/	38,400	14.77%
3. arlington-ridge-mobile-app.book.teeitup.golf/	21,582	8.30%
4. www.arlingtonridgегolfclub.com/book-a-tee-time	21,491	8.27%
5. www.arlingtonridgегolfclub.com/restaurant	12,126	4.66%
6. www.arlingtonridgегolfclub.com/the-course	4,386	1.69%
7. arlington-ridge-golf-club.book.teeitup.com/	3,620	1.39%
8. www.arlingtonridgегolfclub.com/store	3,103	1.19%
9. www.arlingtonridgегolfclub.com/golf-memberships	1,831	0.70%
10. arlington-ridge-mobile-app.book.teeitup.golf/login	1,414	0.54%



V. Social Media

Overall Performance

Social Media – Arlington Ridge Golf Club

Golf For Everyone

- While our follower and fan base number is relatively small, our main focus is always going to be communicating with our members & residents. Knowing that is our target audience, we are happy with the results and growth for the most part.
- We have actively worked to grow our Instagram page as well, although it has been slower going than we had hoped for. We will continue to focus on Instagram growth due the rapidly changing demographics contained within.
- We will continue to focus on sharing and communicating the lifestyle at Arlington Ridge. We feel we have a fun and interesting story to tell.

FACEBOOK FANS

753

FACEBOOK PAGE REACH

67,990
↑ 11.9%

FACEBOOK PAGE VISITS

2,917
↑ 18%

FACEBOOK PAGE NEW LIKES

88
↑ 4.8%

INSTAGRAM FOLLOWERS

169

INSTAGRAM REACH

572
↓ 50.3%

INSTAGRAM PROFILE VISITS

2,917
↑ 20.2%

NEW INSTAGRAM FOLLOWERS

50
↑ 32%

Communication

Event Marketing



Utilizing our proprietary event management software, Waddle, we can manage the events more efficiently. And best of all, the marketing benefits we receive make filling events much easier. The team at Arlington Ridge are the example we use around the country on how best to use this platform.

Our focus this past Fiscal Year was to move as many events as possible on the Waddle. As you can see, we feel we exceeded our own expectations .

Golf For Everyone

400
Total
Events



22,153
Total
Invited



17,214
Total
Attended



\$159.8k
Revenue



53
Change vs
prior year



3,253
Change vs
prior year



5,762
Change vs
prior year



\$39.8k
Change vs
prior year





III. Yield & Pricing

Yield & Pricing

Proposed Golf Fees

Arlington Ridge Golf Club
Green & Cart Fee Schedule 10/1/23 through 09/30/24

October 1 through December 20					December 21 through April 15				April 15 through May 31				June 1 through September 30			
Category	Low	Target	High	9 Hole Target	Low	Target	High	9 Hole Target	Low	Target	High	9 Hole	Low	Target	High	9 Hole Target
Public AM	\$38	\$47	\$49		\$45	\$55	\$60		\$40	\$49	\$55		\$33	\$42	\$47	\$25
Public Mid-Day	\$35	\$42	\$45		\$40	\$49	\$51		\$35	\$42	\$48		\$30	\$38	\$43	\$20
Public Twilight	\$28	\$32	\$39		\$30	\$36	\$40		\$28	\$32	\$38		\$23	\$26	\$35	\$20
Online AM	\$36	\$43	\$47		\$43	\$53	\$58		\$38	\$47	\$53		\$31	\$40	\$45	\$23
Online Mid-Day	\$33	\$40	\$43		\$38	\$47	\$49		\$33	\$40	\$46		\$28	\$36	\$41	\$19
Online PM	\$26	\$29	\$37		\$28	\$34	\$38		\$26	\$29	\$36		\$21	\$24	\$33	\$17
Resident AM	\$33	\$41	\$44	\$30	\$42	\$46	\$50		\$36	\$41	\$48	\$30	\$27	\$36	\$42	\$21
Resident Mid-Day	\$25	\$31	\$38	\$20	\$37	\$41	\$45	\$28	\$28	\$34	\$41	\$25	\$23	\$30	\$36	\$17
Resident Twilight	\$20	\$26	\$28	\$15	\$27	\$31	\$36	\$22	\$23	\$26	\$33	\$18	\$16	\$19	\$28	\$15
Outing	\$33	\$45	\$44		\$42	\$47	\$50		\$36	\$42	\$48		\$27	\$37	\$42	
League - 18-Hole	\$25	\$42	\$38		\$37	\$42	\$45		\$28	\$35	\$41		\$23	\$30	\$36	
League - 9-Hole	\$20	\$31	\$28		\$27	\$32	\$36		\$23	\$26	\$33		\$16	\$19	\$28	
Range Ball Fees	\$5	\$10	\$20		\$5	\$10	\$20		\$5	\$10	\$20		\$5	\$10	\$20	
Rental Club Fees	\$23	\$33	\$43		\$23	\$33	\$43		\$23	\$33	\$43		\$23	\$33	\$43	
No Show Fees	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10	\$0	\$10	\$20	\$10

Golf For Everyone

- Rates do not include sales tax
- Rates are inclusive of green and cart fees
- Times for the mid-day and twilight price breaks are subject to time changes based on season
- Outing and league pricing will be determined on a case-by-case basis, depending on time of year, size of the group, and what time they want to play
- No show fees may be waived at the discretion of management based on circumstances

Yield & Pricing

Finding Daily Fee Golfers

A competitive landscape is something we are used to, especially at Arlington Ridge. Getting out our message will take a multi-channel approach.

- Facebook Posts and Ads - \$10 cost per boosted post | \$25 for Ads | As Needed
- Email through our Database - \$0 cost per send, preferred tee-time offers will be a continued focus in 2022/2023 – As Needed
- Newspaper Ads – 2 Ads per week and Special Golf Section in February - \$5K per year
- APP Offers – \$0 cost per offer. App Cost is \$200 per month | As Needed
- POS Displays – Printing | On-going

Daily Sun Ads

\$5 OFF GOLF
Off of public rack rate
Valid before 3pm M-F. Must show offer at check in.
Space Is Limited, Reserve Today
Arlington Ridge GOLF CLUB
352-765-8001
www.ArlingtonRidgeGolfClub.com
Each coupon is good for up to 4 players. Expires 4/30/2023



IV. Loyalty

Loyalty

Programs of Focus

We had a very successful Membership Year. We will continue to work to grow this segment through the fall, and into December, by using a multi-channel approach. We are finalizing a “Welcome Basket” for new residents moving into the community to introduce them to the golf and restaurant activities. We will also focus on public players with high rounds volume in our database and use the tools below to find other interested golfers in the area.

- Facebook Posts and Ads
- Email through our database
- Newspaper Ads (potential based on cost)
- Direct Mail (potential based on cost)
- POS Displays
- Referral Programs
- **Social and golf events**
- Realtor Events

Member Type	Member Level	FY2023 Discount before 11/1/22	FY2024 Discount before 11/1/23	FY2024 Regular Rate After 11/1/23
Residents – Golf	Individual	\$3,458	\$3,563	\$3,670
	Couple	\$5,900	\$6,077	\$6,259
Non-Residents - Golf	Individual	\$4,459	\$4,593	\$4,731
	Couple	\$6,900	\$7,107	\$7,320
Social Membership	Golf*	\$449		\$460
	Dining**			\$460

- 3% discount if you pay with cash or check when paid in full by 11/1/2023.
- Rates do not include sales tax

* Perks for Golf Social Members include but are not limited to: 10% discount on food, 10% discount in golf shop, discounted practice balls, 2 discounted green fees.

** Perks for Restaurant Social Members include but are not limited to: 10% discount on food, 10% discount in golf shop, (1) \$20 monthly voucher valid at CBG, Chatham's and restaurant only sponsored events, VIP member events and member charging privileges.

Loyalty

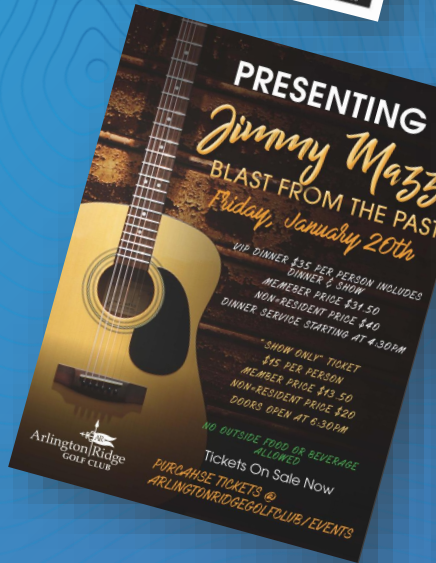
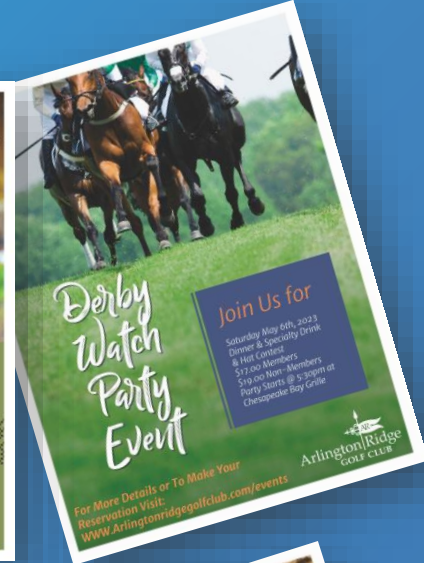
Member & Resident Programming

Understanding and managing the events system and schedule has been a great learning experience for our team. The community is very active and trying to ensure that we are creating and hosting events that serve as a compliment to our community's events has been fun.

We will use the following channels to market our member and resident events:

- Course Website
- Social Media
- Weekly Email Marketing
- POS Displays
- Push Notification on APP

Golf For Everyone



Loyalty

Member & Resident Programming

October 2023 through December 2023

- October - "Oktoberfest" Event
- October - "Pink Challenge" fundraising golf outing
- October - Fall themed wine dinner
- October - Halloween Night Golf
- November - Turkey Shoot Golf Event
- November - Arlington Ridge Member-Guest Tournament
- November - Thanksgiving Dinner Buffet
- December - Tree Lighting & Cart Parade
- December - Uncle Eddies Ugly Sweater Golf Outing
- December - Holiday Gala
- December - Winter themed wine dinner
- December - New Year's Eve celebration

January 2024 through February 2024

- January - Hair of the Dog Golf Outing
- January - Community Street Challenge
- January - Club Championship
- February - Valentines Dinner
- February - Mixed Couples Championship
- February - Mardi Gras Party

March 2024 through April 2024

- March - St Patrick's Day
- March - Spring Night Golf Event
- March - Member-Member Tournament
- April - Par 3 Challenge
- April - Easter Sunday Brunch & Egg Hunt

May 2024 through September 2024

- May - Kentucky Derby Watch Party
- May - Mother's Day Brunch
- May - Memorial Day 2 Person Big Cup Scramble
- June - Women's Golf Day
- July - Red, White & Blue Outing
- August - Beat the Pro Golf Event
- September - Labor Day Skins Game

Overall Performance

Social Media – Arlington Ridge Golf Club

Golf For Everyone

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NEW INSTAGRAM FOLLOWERS

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VI. Reputation

On-Line Reputation

Review Trackers



Average Rating

3.99

-4% vs. previous period ⓘ

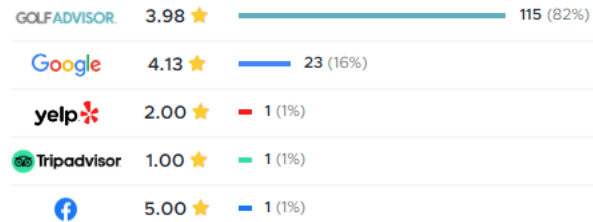


Total Reviews

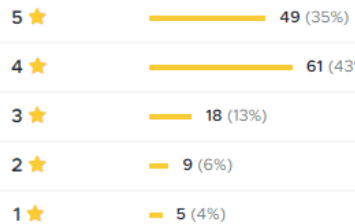
142

-3% vs. previous period ⓘ

Review Sites Distribution



Ratings Distribution



Keywords

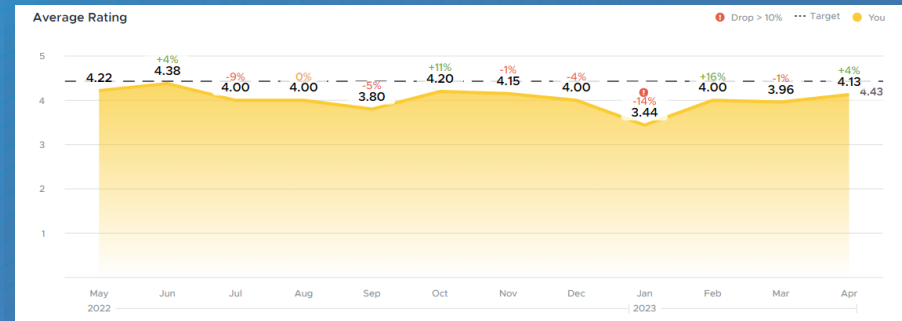
POSITIVE ● green 35 ● course 21 ● staff 13 ● fairway 10

● friendly 9 ● condition 8 ● slow 2 ● rough 1

NEGATIVE ○ fairway 15 ○ rough 8 ○ slow 6 ○ course 4

○ green 3 ○ condition 2 ○ tee 2 ○ fast 1

A quick review of our overall ratings, and there is pause for concern as our overall rating went down 4% from prior year. However, understanding the trends helps us drill down and find the issue. As you can see, our biggest drop was in January. January's weather was not ideal, and our condition, and reviews, suffered. As we make improvements to the course over the summer we will focus on initiatives to encourage more online reviews to boost our overall rating.





VII. Sales

Sales

Banquets

Our Designated Salesperson has made excellent strides in the past year.

We started by promoting our events within the community for block parties and street dinners with some success. Happy residents did a great job spreading the word to other residents who are now interested in doing the same type of event for their own streets.

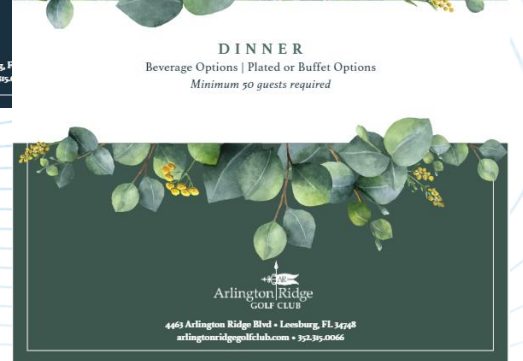
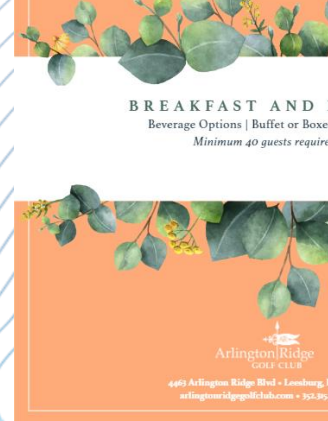
We introduced our “Holiday Group Events” to outside communities that has proven to be beneficial, as we are already seeing prior groups return for a second year. We have started to establish our reputation within the community itself, as well as surrounding communities so we are beginning to see guests return for future events.

Attendance of resident events during the holiday season, such as the Holiday Galas and New Year Eve, were down. This was driven by increased ticket prices due to contributions from the CDD to offset costs being lower. We plan to return to the previous format and lower ticket prices, which will lead to more participation and increased revenue, specifically alcohol sales.

We have taken a slower approach regarding advertising and pushing outside events, as not to overwhelm the staff, as staffing does remain an issue within the restaurant, so most of our events have been through verbal communication, in house flyers, and social media. We hope to expand more in this area this upcoming year.

Overall, event revenue through 3/31/23 is 3.7% ahead of the previous year and we expect to add to this through the end of the budget year. We are budgeting \$256k in event sales next year, which is about \$55k higher than current year budget.

Arlington Ridge Golf Club





Arlington Ridge
GOLF CLUB

Thank You

Arlington Ridge Golf Club

FY24 Budget Draft - Consolidated

	Actual FY19	Actual FY20	Actual FY21
<u>METRICS</u>			
Total APR	\$42.91	\$41.31	\$44.54
Golf APR	\$18.71	\$19.18	\$16.45
Retail/Rd	\$0.81	\$1.29	\$1.98
FB/Rd	\$16.01	\$13.87	\$16.40
Avg Cart/Green Fee/Rd (All Rounds)	\$17.89	\$18.36	\$15.58
Total Golf Revenue (Greens & Cart Fees, Membership)	\$1,086,523	\$1,106,021	\$1,138,828
Total Golf Shop Contribution	(\$465)	\$20,044	\$31,328
<u>ROUNDS</u>			
Member	10,744	12,439	18,762
Outing		3,996	3,460
Public	32,398	27,434	22,870
TOTAL ROUNDS	43,142	43,869	45,092
<u>REVENUES</u>			
Greens Fees	\$520,119	\$699,945	\$699,626
Cart Fees	\$251,837	\$105,409	\$2,847
Driving Range	\$35,049	\$35,984	\$39,410
Pro Shop Sales	\$35,133	\$56,567	\$89,319
Food (Food & Soft Drinks)	\$471,210	\$413,112	\$509,987
Beverages (Alcohol)	\$219,655	\$191,957	\$228,926
Other Food & Beverage Revenue	\$0	\$3,276	\$451
Other Golf Revenues (club rental, handicap)	\$2,603	\$3,763	\$6,501
Clinic / School Revenue	\$0	\$852	\$989
Dues Income - Monthly Dues	\$314,567	\$300,667	\$436,355
Miscellaneous Income	\$1,118	\$536	(\$6,033)
TOTAL REVENUE	\$1,851,291	\$1,812,068	\$2,008,378
<u>COST OF SALES</u>			
COGS - Pro Shop Merch.	\$35,598	\$36,523	\$57,991
Margin >>>	101.3%	64.6%	64.9%
COGS - Food (food and soft drinks)	\$242,680	\$189,929	\$246,466
Margin >>>	51.5%	46.0%	48.3%
COGS - Beverage (alcohol)	\$68,232	\$51,395	\$59,700
Margin >>>	31.1%	26.8%	26.1%
TOTAL COST OF SALES	\$346,510	\$277,847	\$364,157
GROSS INCOME	\$1,504,781	\$1,534,221	\$1,644,221
Margin >>>	81.3%	84.7%	81.9%

<u>LABOR</u>				
Golf Operations Labor		\$149,658	\$146,640	\$163,918
General and Administrative Labor		\$55,175	\$93,277	\$99,109
Golf Course Maintenance Labor		\$269,750	\$223,571	\$196,771
Food and Beverage Labor		\$330,812	\$279,902	\$316,239
Sales and Marketing Labor		\$0	\$0	\$0
TOTAL DIRECT LABOR		\$805,395	\$743,391	\$776,037
Total Payroll Taxes		\$84,532	\$76,983	\$75,688
Total Medical/Health Benefits		\$31,527	\$28,353	\$29,258
Insurance - Workers Comp		<u>\$22,432</u>	<u>\$13,306</u>	<u>\$14,031</u>
Total Labor Burden		\$138,491	\$118,642	\$118,977
		\$943,886	\$862,033	\$895,014
	Labor Cost >	51.0%	47.6%	44.6%
	Payroll Tax % >	10.5%	10.4%	9.8%
<u>OTHER OPERATIONAL EXPENSES</u>				
Golf Operations Expense		\$14,447	\$30,942	\$34,580
General & Administrative Expense		\$254,584	\$276,956	\$290,186
Golf Course Maintenance Expense		\$318,124	\$284,195	\$315,873
Food and Beverage Expense		\$102,451	\$71,230	\$79,728
Sales and Marketing Expense		\$14,105	\$23,437	\$26,277
Golf Cart Lease		\$29,861	\$34,725	\$39,870
Taxes - Real Estate		\$131,562	\$4,978	\$1,994
Taxes - Leasehold		\$0	\$0	\$0
Taxes - Personal Property		\$0	\$6,906	\$7,060
Insurance - P and C		\$2,689	\$30,023	\$43,395
TOTAL OTHER OPERATIONAL EXPENSES		\$867,823	\$763,391	\$838,963
TOTAL EXPENSES		\$1,811,709	\$1,625,425	\$1,733,977
	NET INCOME	(\$306,928)	(\$91,204)	(\$89,756)
	Margin >>>	-16.6%	-5.0%	-4.5%
<u>OTHER INCOME/EXPENSES</u>				
Interest Expense - Capital Leases		\$0	\$12,959	\$14,388
Other Expense		<u>\$0</u>	<u>\$16,670</u>	<u>\$0</u>
TOTAL OTHER (INCOME)/EXPENSE		\$0	\$29,629	\$14,388
NET INCOME/(LOSS)		(\$306,928)	(\$120,833)	(\$104,144)
<u>CASH FLOW ADJUSTMENTS</u>				
CAPITAL EXPENSE		\$0	\$6,533	\$0
Principle Expense - Capital Leases		<u>\$0</u>	<u>\$95,540</u>	<u>\$104,900</u>
TOTAL CASH FLOW ADJUSTMENTS		\$0	\$102,073	\$104,900
CHANGE IN NET POSITION		(\$306,928)	(\$222,906)	(\$209,044)

Arlington Ridge Golf Club

FY24 Budget Draft - Restaurant

	Actual FY20	Actual FY21	Actual FY22	Budget FY23	Forecast FY23	Budget FY24
REVENUES						
Food (Food & Soft Drinks)	\$413,112	\$509,987	\$692,263	\$682,843	\$715,703	\$742,583
Beverages (Alcohol)	\$191,957	\$228,926	\$274,167	\$259,717	\$277,380	\$300,438
Other Food & Beverage Revenue	\$3,276	\$451	\$2,121	\$1,400	\$5,263	\$1,400
Dues Income - Monthly Dues	\$0	\$0	\$18,123	\$25,595	\$21,404	\$25,760
Miscellaneous Income	\$188	(\$2,112)	\$6,298	\$0	\$1,827	\$1,200
TOTAL REVENUE	\$608,533	\$737,252	\$992,972	\$969,556	\$1,021,578	\$1,071,381
COST OF SALES						
COGS - Food (food and soft drinks)	\$189,928	\$246,466	\$319,971	\$286,359	\$308,441	\$297,033
Margin >>>	46.0%	48.3%	46.2%	41.9%	43.1%	40.0%
COGS - Beverage (alcohol)	\$51,395	\$59,700	\$82,529	\$72,870	\$76,167	\$82,951
Margin >>>	26.8%	26.1%	30.1%	28.1%	27.5%	27.6%
TOTAL COST OF SALES	\$241,323	\$306,166	\$402,500	\$359,228	\$384,608	\$379,984
	39.9%	41.4%	41.6%	38.1%	38.7%	36.4%
GROSS INCOME	\$367,210	\$431,086	\$590,472	\$610,328	\$636,970	\$691,397
Margin >>>	60.3%	58.5%	59.5%	62.9%	62.4%	64.5%
LABOR						
General and Administrative Labor	\$32,647	\$34,688	\$36,384	\$43,750	\$36,163	\$39,400
Food and Beverage Labor	\$279,902	\$316,239	\$359,201	\$341,134	\$343,056	\$362,085
Sales and Marketing Labor	\$0	\$0	\$11,440	\$22,500	\$25,948	\$16,875
TOTAL DIRECT LABOR	\$312,549	\$350,927	\$407,025	\$407,384	\$405,167	\$418,360
Total Payroll Taxes	\$37,091	\$37,249	\$40,084	\$39,720	\$41,077	\$37,652
Total Medical/Health Benefits	\$10,207	\$10,533	\$18,258	\$21,324	\$20,345	\$22,680
Insurance - Workers Comp	\$4,790	\$5,051	\$6,608	\$6,951	\$6,541	\$6,997
Total Labor Burden	\$52,088	\$52,833	\$64,950	\$67,995	\$67,963	\$67,329
	\$364,637	\$403,760	\$471,975	\$475,379	\$473,130	\$485,689
Labor Cost >	59.9%	54.8%	47.5%	49.0%	46.3%	45.3%
Payroll Tax % >	11.9%	10.6%	9.8%	9.8%	10.1%	9.0%
OTHER OPERATIONAL EXPENSES						
General & Administrative Expense	\$136,440	\$153,641	\$153,398	\$154,908	\$148,575	\$148,819
Food and Beverage Expense	\$71,230	\$79,728	\$88,552	\$84,919	\$100,589	\$108,734
Sales and Marketing Expense	\$7,571	\$8,768	\$8,095	\$9,445	\$7,401	\$7,865
Insurance - P and C	\$10,508	\$15,188	\$12,833	\$16,120	\$17,603	\$16,590
TOTAL OTHER OPERATIONAL EXPENSES	\$225,749	\$257,325	\$262,878	\$265,392	\$274,168	\$282,007
TOTAL EXPENSES	\$590,386	\$661,085	\$734,853	\$740,771	\$747,298	\$767,696
NET INCOME	(\$223,176)	(\$229,999)	(\$144,381)	(\$130,444)	(\$110,328)	(\$76,299)
Margin >>>	-36.7%	-31.2%	-14.5%	-13.5%	-10.8%	-7.1%

Arlington Ridge Golf Club

FY24 Budget Draft - Golf

	Actual FY20	Actual FY21	Actual FY22	Budget FY23	Forecast FY23	Budget FY24
<u>METRICS</u>						
Total APR	\$27.43	\$28.19	\$31.82	\$33.53	\$33.41	\$34.80
Golf APR	\$19.18	\$16.45	\$18.51	\$18.76	\$19.11	\$19.89
Retail/Rd	\$1.29	\$1.98	\$2.87	\$2.48	\$2.63	\$2.72
Avg Cart/Green Fee/Rd (All Rounds)	\$18.36	\$15.58	\$17.66	\$17.84	\$18.24	\$19.02
<u>ROUNDS</u>						
Member	12,439	18,762	19,069	18,692	18,513	18,925
Outing	3,996	3,460	7,823	4,128	7,562	6,396
Public	27,434	22,870	22,349	23,114	22,202	23,274
TOTAL ROUNDS	43,869	45,092	49,241	45,934	48,277	48,595
<u>REVENUES</u>						
Greens Fees	\$699,945	\$699,626	\$867,280	\$818,144	\$876,967	\$920,919
Cart Fees	\$105,409	\$2,847	\$2,397	\$1,230	\$3,572	\$3,544
Driving Range	\$35,984	\$39,410	\$41,694	\$42,230	\$41,925	\$42,231
Pro Shop Sales	\$56,567	\$89,319	\$141,224	\$114,140	\$126,743	\$132,271
Other Golf Revenues (club rental, handicap)	\$3,763	\$6,501	\$5,778	\$5,794	\$4,859	\$3,840
Clinic / School Revenue	\$852	\$989	\$1,229	\$1,344	\$1,425	\$1,200
Dues Income - Monthly Dues	\$300,667	\$436,355	\$495,428	\$557,379	\$554,216	\$585,940
Miscellaneous Income	\$348	(\$3,921)	\$11,697	\$0	\$3,393	\$1,200
TOTAL REVENUE	\$1,203,534	\$1,271,126	\$1,566,728	\$1,540,260	\$1,613,099	\$1,691,145
<u>COST OF SALES</u>						
COGS - Pro Shop Merch.	\$36,523	\$57,991	\$96,862	\$78,342	\$91,854	\$90,606
Margin >>>	64.6%	64.9%	68.6%	68.6%	72.5%	68.5%
TOTAL COST OF SALES	\$36,523	\$57,991	\$96,862	\$78,342	\$91,854	\$90,606
GROSS INCOME	\$1,167,011	\$1,213,135	\$1,469,866	\$1,461,919	\$1,521,245	\$1,600,539
Margin >>>	97.0%	95.4%	93.8%	94.9%	94.3%	94.6%

LABOR

Golf Operations Labor	\$146,640	\$163,918	\$187,768	\$173,443	\$184,347	\$190,808
General and Administrative Labor	\$60,630	\$64,421	\$67,571	\$81,250	\$67,159	\$73,171
Golf Course Maintenance Labor	\$223,571	\$196,771	\$227,037	\$284,416	\$273,674	\$283,793
Sales and Marketing Labor	\$0	\$0	\$0	\$0	\$0	\$5,625
TOTAL DIRECT LABOR	\$430,841	\$425,110	\$482,376	\$539,108	\$525,180	\$553,397

Total Payroll Taxes	\$39,892	\$38,440	\$37,427	\$52,563	\$46,341	\$49,806
Total Medical/Health Benefits	\$18,146	\$18,725	\$31,034	\$37,909	\$36,170	\$40,320
Insurance - Workers Comp	<u>\$8,516</u>	<u>\$8,980</u>	<u>\$11,748</u>	<u>\$12,357</u>	<u>\$11,629</u>	<u>\$12,438</u>
Total Labor Burden	\$66,554	\$66,145	\$80,209	\$102,829	\$94,140	\$102,564

	\$497,395	\$491,254	\$562,585	\$641,938	\$619,320	\$655,962
Labor Cost >	41.3%	38.6%	35.9%	41.7%	38.4%	38.8%
Payroll Tax % >	9.3%	9.0%	7.8%	9.8%	8.8%	9.0%

OTHER OPERATIONAL EXPENSES

Golf Operations Expense	\$30,942	\$34,580	\$29,805	\$28,891	\$27,008	\$37,328
General & Administrative Expense	\$140,516	\$136,545	\$150,922	\$151,840	\$151,247	\$145,872
Golf Course Maintenance Expense	\$284,195	\$315,873	\$356,372	\$303,045	\$313,660	\$420,159
Sales and Marketing Expense	\$15,866	\$17,509	\$16,257	\$18,335	\$15,148	\$15,267
Golf Cart Lease	\$34,725	\$39,870	\$41,663	\$42,282	\$43,675	\$62,196
FF&E and Other Equipment Leases	\$0	\$0	\$581	\$0	\$0	\$0
Taxes - Real Estate	\$4,978	\$1,994	\$1,686	\$1,800	\$0	\$0
Taxes - Personal Property	\$6,906	\$7,060	\$7,533	\$7,536	\$10,046	\$8,553
Insurance - P and C	\$19,515	\$28,206	\$23,833	\$29,936	\$32,692	\$30,810
TOTAL OTHER OPERATIONAL EXPENSES	\$537,643	\$581,637	\$628,652	\$583,666	\$593,476	\$720,185

TOTAL EXPENSES	\$1,035,038	\$1,072,892	\$1,191,237	\$1,225,603	\$1,212,796	\$1,376,147
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NET INCOME	\$131,973	\$140,243	\$278,630	\$236,315	\$308,449	\$224,392
Margin >>>	11.0%	11.0%	17.8%	15.3%	19.1%	13.3%

Rank	Category	Project Name	Information	Cost (approx.)
	Golf Course	Cart Barn Electrical Panel	panel is rusted out and corroded in many areas	\$ 12,000
	Golf Course	3 AED's	addition of 3 AED's- 1 at each course restroom station and 1 at the cart barn	\$ 4,500
	Golf Course	Range Ball Washer	routine replacement of ball washer	\$ 5,000
	Golf Course	Range Ball Vending Machine	increase revenue especially during twilight times when course is golf shop is closed	\$ 14,000
	Golf Course	Course Restrooms Upgrade	replace toilets, sinks and lighting fixtures. Paint.	\$ 7,500
	Golf Course	Course Amenities	additional trash cans and water stations along with refreshed signage	\$ 6,500
	Golf Course	Range Utility Vehicle	replacement of aging vehicle used to pick up golf balls	\$ 13,000
	Golf Course	Practice Area Enhancement	Level & regrass range tee, improve target, installation of benches, water station, cover training area including the use of latest technology	TBD
	Golf Course	Cart Path Improvements	extend cart paths on holes #14 tee box & #18 green side with concrete	\$ 15,000
	Golf Course	Cart Path & Erosion Improvements	Reshape and sod approach areas between cart path and green on holes #6 and #12	\$ 7,500
	Golf Course	IT Equipment Replacement	Routine computer & IT equipment replacement	\$ 7,500
	Golf Course	Tree Removal & Sod Work	Annual tree removal and sod to repair worn areas of the course	\$ 15,000
	Golf Course & Restaurant	Entrance Monument	redesign monument to include golf course & restaurant	TBD
	Restaurant	Kitchen Equipment	replace aging cooking & refrigeration equipment and improve layout for more efficient operation	\$ 60,000
	Restaurant	Walk-in Cooler / Freezer	repair and reseal rusted wall to floor areas	\$ 5,000
	Restaurant	Walls	replace FRP wall covering (preferably with tile) and repair all baseboard tiles	\$ 10,000
	Restaurant	Kitchen Door	replace rusted exterior door & install commercial air curtain	\$ 2,500
	Restaurant	Beverage Coolers	replace aging beverage coolers in bar area as well as beer storage coolers in Fairfax Hall	\$ 9,000
	Restaurant	Bar Walk-in Cooler	install small walk-in cooler that will hold kegs and back up cases of beer	\$ 10,000
	Restaurant	Security Cameras	update existing camera system	\$ 3,500

Restaurant	Tavern, Entry Way & Restrooms	paint walls and replace light fixture to match what has already been done in other areas of the restaurant	\$	5,000
Restaurant	Dining Room Tables	replace heavy old tables with lighter safer tables		TBD
Fairfax Hall	Update Kitchen	additional equipment needed to adequately handle large events. Also need to discuss addition of natural gas		TBD

Subsection 5C

Security Options and Proposals

Monthly Charges



Homes		1046		1046
Estimated Guests per week		1.5		1.5
Weeks per month		4.3		4.3
Est. Guests per month		6.45		6.45
Est. Call time per call (minutes)		1		1
Total Est. Call Time (Month)		6747		6747
Included Minutes		(2000)		N/A
Billable Minutes		4747		N/A
Price Per Minute	\$	2.70		N/A
Monthly Overage Fee	\$	12,816		N/A
Base Fee (includes 2000 Minutes)	\$	5,500		N/A
Software Fees (Annual \$13,080.00)	\$	1,090		N/A
Total Monthly Fee 12-hours	\$	19,406	\$	5,000

Upfront Fees

Installation	\$	38,514.00	\$0
Script Fee	\$	2,500.00	\$0
Total Upfront	\$	41,014.00	\$0

From: Fajardo, Jonathan <Jonathan.Fajardo@aus.com>
Sent: Wednesday, May 10, 2023 12:32 PM
To: Montagna, Angel <angel.montagna@inframark.com>
Subject: Arlington Ridge Security Proposal

Good afternoon Angel,

I am requesting the below increase for the Arlington Ridge site. I have put below the current and proposed wages. Our average for the Lake County area is \$15.25 an hour. Given the low turnover and staff performance at the account we would like to at least offer them what I have proposed so that we can continue in the direction we are going. Given minimum wage going to \$12 this year and \$13 next year, This will provide us to be above while we negotiate for the following year.

Please let me know if you have any questions or if anything else is needed on our end. It is my first year at Arlington Ridge and want to make sure I do things as you request.

Current						
Arlington Ridge						
Item	HPW	Wage Rate	Bill Rate	Holiday / OT Rate	Weekly Rate	Total Cost
Site Supervisor	40	\$13.00	\$17.55	\$26.33	\$702.00	\$36,504.00
Security Professional	128	\$12.00	\$16.20	\$24.30	\$2,073.60	\$108,864.00
Total Hours:	168				* SubTotal Value:	\$145,368.00
					*Total Value:	\$155,543.76
*Total Includes Estimated Sales Tax and Holidays (6)						
Proposed until October 1, 2023						
Arlington Ridge						
Item	HPW	Wage Rate	Bill Rate	Holiday / OT Rate	Weekly Rate	Total Cost
Site Supervisor	40	\$16.00	\$22.08	\$33.12	\$883.20	\$46,368.00
Security Professional	128	\$15.00	\$20.07	\$30.11	\$2,568.96	\$134,871.04
Total Hours:	168				* SubTotal Value:	\$181,239.04
					*Total Value:	\$193,925.77
*Total Includes Estimated Sales Tax and Holidays (6)					Variance	\$38,382.01
					% Increase	24.7%

Sincerely,
Jonathan Fajardo
Client Manager
851 Trafalgar Ct | Suite 150w | Maitland, FL 32751
C:407-314-7463 | Jonathan.fajardo@aus.com





Securiteam ONE Plus Virtual Security Guard Entry System

Arlington Ridge

4463 Arlington Ridge Blvd,
Leesburg,, FL 34748
+18135769748

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Advanced Analytics & Surveillance



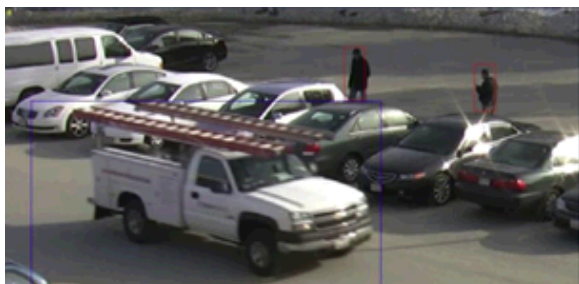
Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

**Arlington Ridge
Securiteam ONE Plus Virtual Security Guard Entry System**

Virtual Security Guard Entry System

1	Virtual Security Guard Kiosk Video and Intercom
1	Securiteam Intercom
1	2N Box for Installation
1	2N Verso Frame
2	P1455-LE P14 Series 2MP License Plate Camera
1	Araknis Networks Single-WAN Gigabit VPN Router with OVRC Pro
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports
2	4-8 Aluminum Mounting Post - Custom Powder Coat includes footer
1	Proptia Scanner Securiteam Kit (IP/UDP)
1	Securitem LPR Server for VSG Service
1	Web Relay
1	6U Navepoint Wall Mount 19x16, Black
2	1U A V Rack Shelf
1	SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge
3	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
1	Concrete Pad for Gate Operators Call Box
1	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial
0.25	18 AWG 4 Conductor Bare Copper, Non-Shielded Non-Plenum Suitable for Wet Locations
1	Protege GX Pre-Wired Kit - 4 Doors
1	Undergrund Boring with Conduit
1	12- hour Remote Security Guard Service monthly

** Recurring service charges not included in the total install price.*

Project Summary

Virtual Security Guard Service: Total Homes 1046

12-hour service \$5,000 (monthly)

\$0 Virtual Security Guard Equipment / Installation

Securiteam ONE Plus Plan Includes

- *System equipment and nstallation**
- *Defective parts replaced**
- *Remote diagnostics & troubleshooting**
- *Repairs due result of normal wear & tear**
- *Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.**
- *Securiteam will perform a full system check whenever a technician is onsite.**
- *Average response time 24 to 48 hours**

***If issues cannot be resolved remotely, emergency service requests will be responded to within 24 hours**

Guarding Example:

- *Manned Guard House 7:00 am to 7:00 Pm**
- *Securiteam Remote Guards 7:00 pm to 7:00 am**

** Recurring service charges not included in the total install price.*



Virtual Security Guard Kiosk Video and Intercom

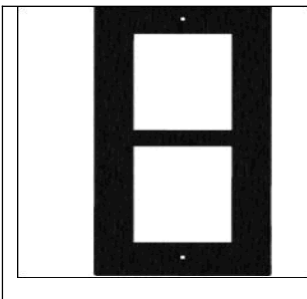
Custom Powder Coat Welded at all sides for a reinforced solid construction. Finish stainless steel or cold roll steel or black or white powder coat Provided with service plate in rear base for simple mounting. Designed at comfortably accessible heights for both pedestrian and special needs traffic. Customized design options




Securiteam Intercom




2N Box for Installation




2N Verso Frame



P1455-LE P14 Series 2MP License Plate Camera
 Lightfinder 2.0 and Forensic WDR
 OptimizedIR up to 40 m (131 ft)
 AXIS Object Analytics
 Enhanced security features
 Zipstream with support for H.264/H.265




Araknis Networks Single-WAN Gigabit VPN Router with OvrC Pro
 For high-traffic networks with up to 500 devices choose the Araknis Networks 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed as well as a Gigabit WAN interface. An embedded firewall helps keep your network secure while support of numerous VPN technologies allow remote access to your client's network. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.

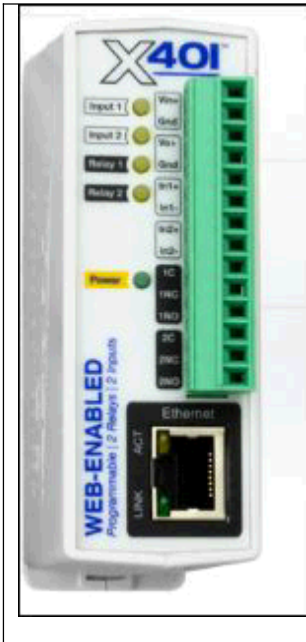


Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports
 For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.

4-8 Aluminum Mounting Post - Custom Powder Coat includes footer
 4-5 Feet above ground. Cement footer. Powdercoat finish with custom color. 3 square. Ideal for readers or other low height devices



Securitem LPR Server for VSG Service
 NUC10i7FNH, 16GB, 256GB M.2 SATA - SUPPORT SERVICE, NUC 3-year



Web Relay



6U Navepoint Wall Mount 19x16, Black




1U A V Rack Shelf



SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud
 First-Year Free Turing Vision Cloud AI Feature Access
 Support Ultra265/H.265/H.264 video formats
 8-channel input; 8 POE Ports
 Up to 8MP input and 4K output
 2TB Included; 2 SATA Max, up to 10TB for each HDD
 Best used with Turing SMART series IP Cameras
 Turing cloud-ready with Smart NVR series and Turing bridge/servers
 Support cloud upgrade

	<p>SMART 4MP TwilightVision IR Turret IP Camera 2.8mm People and Vehicle Search with SMART series NVR and Turing Vision Cloud Max. 4MP(2688x1520) resolution @30/25fps 2.8mm fixed lens TwilightVision allows for optimal image clarity in low light Smart IR up to 30m (98ft) Support 256 G microSD card IP67, WDR, PoE</p>
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	<p>Concrete Pad for Gate Operators Call Box</p>
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	<p>18 AWG 4 Conductor Bare Copper, Non-Shielded Non-Plenum Suitable for Wet Locations 18 AWG 4 Conductor Bare Copper, Non-Shielded Non-Plenum Suitable for Wet Locations</p>
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	<p>Protege GX Pre-Wired Kit - 4 Doors Easy To Operate Simple To Integrate Effortless To Extend</p>
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	<p>Underground Boring with Conduit Directional Boring is also referred to as Horizontal Directional Drilling eliminates the need for traditional excavation. We can bore under roadways railroad tracks driveways wetlands tree root systems rivers parking lots foundations or airport runways. Leaving these intact minimizes the restoration and replacement costs associated with traditional excavation. Surface structures such as landscaping or decorative paver driveways are not disturbed.</p>
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	<p>12- hour Remote Security Guard Service monthly</p>
--	--





Proposal

Arlington Ridge - AllBox, LPR, and RFID



TEKWAVE Solutions

4575 Webb Bridge Rd,

Suite 4345

Atlanta, GA 30023

678-951-0626 (Main Office Line)

678-951-0627 (Fax)

This Proposal is deemed to be valid for a period of thirty (30) days. Text, drawings, compilations, etc. copyright 2018 TEKWAVE Solutions, LLC. All rights reserved. Not part of this proposal may be reproduced or

transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without prior written permission of TEKWave Solutions, LLC.

VISITOR MANAGEMENT: RESIDENTIAL



RESIDENTIAL VISITOR MANAGEMENT SYSTEM

TEKWAVE's Visitor Management System is a highly effective visitor management system and visitor tracking solution that enhances safety and security. With **TEKWAVE's Visitor Management System**, security officers can scan driver's licenses, issue badges, passes and credentials, and efficiently process and track visitor flow from virtually any access point.



Guest Passes

Print vehicle and visitor passes in advance or at entry

- Visitor QR Codes (ePass)
- Customizable Guest Passes
- High Speed Printing



Enhance Security

Enhance security with real time visitor logs and updates

- Screen and validate visitors
- Quick look up of visitor details
- Real-time information exchange



Save Time

Save time and increase staff efficiency

- Pre-register guests
- Drivers License Scanning
- Package Tracking



e-Mail us
sales@tekwavesolutions.com



Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023

Services Configuration Agreement

Name	Price	QTY	Subtotal
Hardware - One-Time			
AIO Desktop PC TVH-AIO-101	\$1,200.00	1	\$1,200.00
Mobile Drivers License and Barcode Scanner TVH-DLS-101	\$1,500.00	1	\$1,500.00
Pass/ Badge Printer TPB-PBP-101	\$820.00	1	\$820.00
Non-adhesive Passes 4x6 hard stock pass (Q=8,000) TPB-PBP-102	\$850.00	1	\$850.00
Azure 2 Door Panel BLU-IC2	\$876.00	1	\$876.00
AllBox - Touchscreen Interface, Drivers License/QR Code Scanner, Telephone Entry, Pin Code, Remote Operator TAH-TES-101	\$7,000.00	1	\$7,000.00
AllBox Pedestal - Standard Vehicle Height TAH-PED-101	\$850.00	1	\$850.00
LPR System Camera TCH-LPR-101	\$2,000.00	2	\$4,000.00
LPR System Computer TCH-LPR-102	\$2,000.00	1	\$2,000.00
Network Video Recorder - 4 Channel - 2TB M-TCH-NVR-102	\$600.00	1	\$600.00
2 MP Dome Camera, VF Lens 2.8mm-12mm TCH-DOM-2-VF	\$300.00	2	\$600.00
Web Relay TAH-WER-101	\$418.00	1	\$418.00

Misc Miscellaneous Installation Material TMH-MIS-100	\$800.00	1	\$800.00
			\$21,514.00
Implementation - One-Time			
Professional Services Installation, Service, Configuration, and Training C-TIM-PRO-100	\$17,000.00	1	\$17,000.00
Shipping - Actual to be Invoiced TCH-SHI-101	\$0.00	1	\$0.00
			\$17,000.00

Subtotal **\$38,514.00**

One-Time Total \$38,514.00

Name	Price	QTY	Subtotal
Software - Annual Recurring			
Community Visitor Management Annual Software Community Visitor Management Annual software subscription TSR-RES-102	\$3,600.00	1	\$3,600.00
Community Access Control 1 Controller Annual Software Community Access Control Annual Software - 1 Controller TSR-RAC-103	\$1,200.00	1	\$1,200.00
AllBox Annual Software - Full Version AllBox Software Full Version- Driver's License/QR Code Scanner, Telephone Entry, Pin Code , Remote Operator function - Per AllBox (Does NOT include price for Remote Guards) TSR-ALL-102	\$2,400.00	1	\$2,400.00
License Plate Recognition Software TSR-LPR-100	\$2,940.00	2	\$5,880.00

	\$13,080.00
--	-------------

Subtotal \$13,080.00

Annual Total \$13,080.00

Account Information

Main Contact Info

Authorized Contact:

Title:

Address:

Phone Number:

Email:

Secondary Contact Info

Authorized Contact:

Title:

Address:

Phone Number:

Email:

Customer acknowledges having received, read and agreed to Attachment A (Software License Terms), Attachment B (Managed Services Agreement), Attachment C if applicable (Installation Services Agreement), and other applicable addendums. This agreement is not valid unless approved and signed by an authorized TEKWave Solutions, LLC. representative. A copy of this signed agreement is provided to Customer as confirmation of this agreement. Cancellation of this agreement, in whole or part, by customer, shall be a breach of contract for which customer is liable. Use of service, constitutes acceptance of the terms and conditions herein. Customer agrees to remit payment to TEKWave upon receipt of invoice. In the event that payment is not received by due date, TEKWave may charge a service charge of 5% of the amount invoiced (excluding any accrued interest) plus interest at the rate of 1.5% per month. Further, TEKWave may suspend or terminate its performance hereunder and the provision of services. Customer accepts that shipping & taxes may be added to the invoice depending on the state.

Mark Glendon

Company

Print Name

Title

Agreement Date

TEKWave Solutions, LLC

Mark Glendon

Business Development Specialist

01 / 26 / 2023



Proposal

Arlington Ridge - Remote Guarding



TEKWAVE Solutions

4575 Webb Bridge Rd,

Suite 4345

Atlanta, GA 30023

678-951-0626 (Main Office Line)

678-951-0627 (Fax)

This Proposal is deemed to be valid for a period of thirty (30) days. Text, drawings, compilations, etc. copyright 2018 TEKWAVE Solutions, LLC. All rights reserved. Not part of this proposal may be reproduced or

transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without prior written permission of TEKWave Solutions, LLC.

Services Configuration Agreement

Name	Price	QTY	Subtotal
Implementation - One-Time			
Remote Guard Call Script Setup Remote Guard Call Script Setup Fee - 1 Time TRG-CSS-100	\$2,500.00	1	\$2,500.00
			\$2,500.00

Subtotal **\$2,500.00**

One-Time Total \$2,500.00

Remote Guard Pricing Matrix & Services Configuration Agreement

- Remote Guard Time = Talk Time + Call Closure time rounded to next minute.
- Monthly Billing will reflect the minutes used.

Name	Price	Qty	Subtotal
Remote Guard Services - Monthly Recurring			
Remote Guards - 125 Price based on 1 - 125 Remote Guard Minutes	\$595	1	\$595
Remote Guards - 250 Price based on 126 - 250 Minutes Remote Guard Time	\$925	1	\$925
Remote Guards - 500 Price based on 251-500 Remote Guard Minutes	\$1550	1	\$1550
Remote Guards - 1000 Price based on 501-1000 Remote Guard Minutes	\$2900	1	\$2990
Remote Guards - 2000 Price Based on 1001 - 2000 Remote Guard Minutes. All Minutes over 2000 will be prorated at \$2.70 per minute.	\$5500	1	\$5500

Account Information

Main Contact Info

Authorized Contact:

Title:

Address:

Phone Number:

Email:

Secondary Contact Info

Authorized Contact:

Title:

Address:

Phone Number:

Email:

Customer acknowledges having received, read and agreed to Attachment A (Software License Terms), Attachment B (Managed Services Agreement), Attachment C if applicable (Installation Services Agreement), and other applicable addendums. This agreement is not valid unless approved and signed by an authorized TEKWave Solutions, LLC. representative. A copy of this signed agreement is provided to Customer as confirmation of this agreement. Cancellation of this agreement, in whole or part, by customer, shall be a breach of contract for which customer is liable. Use of service, constitutes acceptance of the terms and conditions herein. Customer agrees to remit payment to TEKWave upon receipt of invoice. In the event that payment is not received by due date, TEKWave may charge a service charge of 5% of the amount invoiced (excluding any accrued interest) plus interest at the rate of 1.5% per month. Further, TEKWave may suspend or terminate its performance hereunder and the provision of services. Customer accepts that shipping & taxes may be added to the invoice depending on the state.

Mark Glendon

Company

Print Name

Title

Agreement Date

TEKWave Solutions, LLC

Mark Glendon

Business Development Specialist

01 / 26 / 2023

Subsection 5D

Indigo Contract

GOLF COURSE AND FOOD & BEVERAGE MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT (the “**Agreement**”) is made and entered into the 22nd day of **July, 2019** (the “**Effective Date**”) by and between **Arlington Ridge Community Development District**, a local unit of special-purpose government organized pursuant to Chapter 190, *Florida Statutes* (the “**Owner**”) and **BILLY CASPER GOLF, LLC**, a Virginia limited liability company, authorized to do business in Florida (the “**Manager**”).

BACKGROUND

1. Owner has an 18-hole golf course, including ancillary improvements and facilities such as a clubhouse/pro shop, cart storage building, and practice area and putting greens, known as the “Arlington Ridge Golf Club,” located in Leesburg, Florida (collectively, the “**Golf Facilities**”).

2. Owner has certain food and beverage facilities commonly known as the Chesapeake Grill, Chatham’s, and the Village Tavern and their related kitchen and dining areas as well as certain related catering services (collectively, the “**F&B Facilities**,” and together with the “Golf Facilities,” the “**Facilities**”).

3. Manager is engaged in the business of developing, marketing, maintaining and managing high-end golf clubs and food and beverage facilities.

4. Owner desires to hire Manager under the terms and conditions set forth herein to manage and conduct the day-to-day business and services of the Facilities.

5. Manager agrees to be guided by the goals, purposes and policies of Owner in its management of the Facilities.

6. Owner acknowledges that Manager intends to form a wholly owned subsidiary solely dedicated to performing some or all of the services contemplated in this Agreement

DEFINITIONS

1. “**Annual Plan**” shall mean the management goals and intended actions for a given Fiscal Year with the information enumerated in Section 4.3(a) herein.
2. “**Billy Casper Marks**” shall mean “Billy Casper Golf,” together with any other names, service marks, trademarks, slogans, logos, designs or the like owned by Manager or created by Manager during the Term used in the management and operation of golf facilities of Manager.
3. “**Board**” shall mean the Board of Supervisors of the Arlington Ridge Community Development District.
4. “**Budget**” shall mean the estimated operating and capital budget for a given Fiscal Year with the information enumerated in Section 4.3(a) herein.
5. “**Commencement Date**” shall mean October 1, 2019.
6. “**CPA**” shall mean a Certified Public Accountant.
7. “**Facilities**” shall mean the Golf Facilities and the F&B Facilities.
8. “**Effective Date**” shall mean July 22, 2019.

23. “**Management Fee**” shall mean an amount initially equal to Eight Thousand Dollars (\$8,000) per month, as subject to change as enumerated in Sections 6.1, 12.2, and 12.3 herein.
24. “**Manager**” shall mean Billy Casper Golf, LLC and any wholly-owned subsidiary solely dedicated to performing the services contemplated in this Agreement.
25. “**Manager Indemnitees**” shall mean Manager and its members, managers, directors, officers, and employees, and their respective successors and assigns.
26. “**Material Agreements**” shall mean those agreements: i) involving payments that exceed the budgeted amount reflected in the Budget by more than ten percent (10%), or ii) which are not terminable within ninety (90) days.
27. “**Minimum Funds Balance**” shall mean the greater of (i) the dollar amount of the annual Budget for the month following the current month or (ii) Fifty Thousand Dollars (\$50,000).
28. “**Operating Accounts**” shall mean the bank or other deposit accounts established by Manager on Owner’s behalf for the operation of the Facilities.
29. “**Operating Expenses**” shall mean all of the costs attributable to the operation of the Facilities, including but not limited to, the Management Fee and the Incentive Fee, payroll, payroll taxes, benefits, employee related costs, insurance, supplies, marketing materials, services, utilities, maintenance and repair costs, capital repair or replacement costs, service agreements, taxes collected by Manager pursuant to Section 4.8(e) herein, and property taxes levied on the Facilities.
30. “**Owner**” shall mean the Arlington Ridge Community Development District.
31. “**Owner Indemnitees**” shall mean Owner and its supervisors, officers, employees, and staff, and their respective successors and assigns.
32. “**Owner Marks**” shall mean the Facilities Tradename, together with any other names, service marks, trademarks, slogans, logos, designs or the like owned by Owner or created by Owner during the Term used in the ownership of the Facilities.
33. “**Owner’s Representative**” shall mean the representatives appointed by Owner that has the authority to consult and make certain operational decisions on behalf of Owner.
34. “**PCI DSS**” shall mean Payment Card Industry Data Security Standards.
35. “**Public Records Custodian**” shall mean George Flint of Governmental Management Services- Central Florida, LLC.
36. “**Renewal Term**” shall mean the automatic renewal of this Agreement for successive five (5) year terms upon the conclusion of the Initial Term.
37. “**Term**” shall mean the Initial Term, together with any Renewal Term.
38. “**Work Product**” shall mean those documents and other materials prepared by Manager on behalf of Owner in its management and operation of the Facilities as enumerated in Section 4.16(b) herein.

AGREEMENT

For and in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. **APPOINTMENT OF MANAGER.** Owner hereby appoints, and Manager hereby accepts, the appointment as general manager of the Facilities, subject to the provisions hereof.
2. **TERM; RENEWAL.** The term of this Agreement shall be for five (5) years (the “**Initial Term**”) which term shall commence on or around October 1, 2019 (the “**Commencement**”).

Budget increase of ten percent (10%) or more. Notwithstanding the foregoing, Manager may reallocate all or any portion of any amount budgeted with respect to items in the Budget to another item in the Budget; provided, however, any reallocation that equals or exceeds ten percent (10%) of the total Budget shall require Owner's approval. If Owner is unable to approve or disapprove any changes or reallocations within forty-five (45) days following its receipt of notification of same, such changes or reallocations proposed by Manager shall be deemed approved.

(e) Notwithstanding anything in this Agreement to the contrary, in the event an emergency arises by act of God or any event or act beyond the control of Manager, or a dangerous condition exists that requires immediate repair, or a governmental directive or order is issued to Owner, Manager is authorized to take such actions (including expending any funds reasonably necessary to respond on an emergency basis to such condition or event); provided, however: (i) Manager shall not expend any funds pursuant to this Section 4.3(d) in excess of Ten Thousand Dollars (\$10,000) per occurrence for an emergency situation (or governmental directive or order) without first obtaining the approval of Owner's Representative; and (ii) Manager shall immediately notify Owner of the emergency situation (or governmental directive or order) and the action Manager proposes to take, or has taken (including the amount of any expenditures) and will follow Owner's directions regarding further expenditures after such notification.

(f) After the Annual Plan is approved, Manager shall use its commercially reasonable efforts to operate the Facilities pursuant to the Annual Plan. Notwithstanding the foregoing, Owner acknowledges that Manager has not made and, by proposing the Annual Plan, (i) does not make any guarantee, warranty, or representation of any nature concerning the Annual Plan, the amounts of Gross Revenue or Operating Expenses or net operating income, and (ii) does not have any liability to Owner for any deficits in the Budget arising from the operation of the Facilities by Manager so long as Manager employs good faith, commercially reasonable efforts to operate pursuant to the Annual Plan and within the Budget.

4.4 Bank Accounts: Flow of Funds. This Agreement contemplates that the flow of funds received and disbursed in connection with the operation of the Facilities shall be conducted through and controlled by a system of accounts established by agreement of Owner and Manager.

(a) Owner shall establish and/or maintain such bank or other deposit accounts as Owner and Manager shall mutually agree are necessary for the efficient operation of the Golf Facilities and the F&B Facilities, and shall control of the flow of funds received and disbursed in connection with such operation, in its name at a bank(s) or other financial institution(s) mutually agreed upon by Owner and Manager. Owner's and Manager's designees (as approved by Owner) shall be the only parties authorized to draw upon such accounts. All revenues and receipts arising from operation of the Facilities shall be deposited into such accounts, and in no event shall such amounts deposited in any accounts established under this Agreement be co-mingled with any other funds of Manager or any third party (collectively hereinafter referred to as the "**Operating Accounts**"). Further, the Operating Accounts for the Golf Facilities and the Operating Accounts for the F&B Facilities shall be separate and funds for each shall not be commingled.

(b) Owner is required to maintain a balance within the Operating Accounts for the normal operating cash needs of the Facilities (the "**Minimum Funds Balance**"). The Minimum Funds Balance shall be the greater of (i) the dollar amount of the annual Budget for the month following the current month or (ii) Fifty Thousand Dollars (\$50,000). The initial deposit of the Minimum Funds

Balance shall be provided to Manager for deposit in the Operating Accounts within fifteen (15) business days of the Commencement Date. The Minimum Funds Balance shall be allocated between the Golf Facilities account(s) and the F&B Facilities account(s) as determined by Manager. Upon Manager's notifying Owner of any current or pending deficit to the Minimum Funds Balance, Owner shall have five (5) business days to deposit into the Operating Account(s) the funds necessary to cover such deficits and to restore the Minimum Funds Balance.

4.5 Personnel.

(a) Manager shall facilitate the transfer of existing employees of the Facilities to Manager's employment platform, if any, and shall provide such other qualified personnel as shall be deemed necessary for the successful operation, management, and maintenance of the Facilities. Owner shall approve the compensation of personnel through the Annual Plan.

(b) All persons hired by Manager to assist it in performing its duties and obligations set forth in this Agreement shall be direct employees of Manager. Manager shall be responsible for hiring, training, promoting, and supervising the work of the personnel. Manager shall retain the exclusive right to hire and terminate the personnel. Manager shall provide annual evaluations of all employees staffed at the Facilities, at a minimum. Such evaluations shall be standardized and provided in accordance with best employment practices. Manager shall train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the Manager and various department heads, in human resources and employment best practices. This training at a minimum shall include such topics as performance management and terminations, corrective actions, social networking best practices and the do's and don'ts, harassment and discrimination, interviewing, and handling difficult employees/conflict resolution.

(c) Manager is responsible for the payment for all salary, payroll, overhead, employment taxes and benefits (including any amounts allocable to paid leave and COBRA coverage), in accordance with the Annual Plan, which costs shall be an Operating Expense. Manager shall be entitled to make such reimbursement from the account(s) established pursuant to Section 4.4 herein. Notwithstanding the foregoing, Manager shall be solely responsible for compliance with all laws, regulations and tax requirements relative to payroll and employment of its employees.

(d) Manager shall be an independent contractor and neither Manager nor its employees shall be considered employees of Owner for any purposes, including, but not limited to, the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k), any other employment-related benefits or payments and third-party liability claims. Manager shall retain sole and absolute discretion in the manner, method and means of carrying out its activities and responsibilities under this Agreement. This Agreement shall not be considered or construed to be a partnership or joint venture, and Owner shall not be liable for any obligations incurred by Manager unless specifically authorized in writing or by the terms of this Agreement. Manager shall not act as an agent of Owner, ostensibly or otherwise, nor bind Owner in any manner, unless specifically authorized to do so in advance in writing or by the terms of this Agreement.

4.6 Accounting.

Section 6

Consent Agenda

Subsection 6A

Minutes

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

A workshop of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, April 13, 2023, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were the following:

Robert Hoover	Chairman
Ted Kostich	Vice Chairman
Bill Middlemiss	Assistant Secretary
Claire Murphy	Assistant Secretary
James Piersall	Assistant Secretary

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

Angel Montagna	Manager: Inframark, Management Services
Jennifer Kilinski	Attorney: KE Law
Brenda Burgess	Inframark, Management Services
Brett Perez	Inframark, Management Services
Robert Sardinias	Inframark, Management Services
Donise Streit	Community Association Manager
Dan Zimmer	General Manager: Golf, Food & Beverage
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Hoover led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Audience Comments

A Resident (Lot 330) expressed concern over RV lot expenditures, RV lot should not be considered an amenity, and the budget should not include expenses related to RV lot.

FOURTH ORDER OF BUSINESS

Discussion of Preliminary Budget for Fiscal Year 2024

Discussion ensued regarding the budget process, and capital projects will not be discussed at the workshop. The Board discussed making changes to the following expense line items, as noted:

ADMINISTRATIVE:

Professional Services—Attorney: increase to \$90,000

Professional Services—Engineer: increase to \$75,000

Postage: reduce to \$2,000

Insurance: waiting on proposal for fiscal year 2024

Legal Advertising: reduce to \$3,000

Website: reduce to \$2,000

Information Technology: increase to \$3,000

Miscellaneous Expenses: reduce to \$1,000

Dues, Licenses, and Subscriptions: increase to \$3,425, combine all subscriptions in this line item

GATE HOUSE:

Contracts—Security Services: leave the same for now, reviewing proposals and alternatives at the April 20 meeting

Utility—Electric: suggested to increase 10%, discussion of solar light or LED options

Street Lights: staff will continue to analyze

Repairs and Maintenance: staff will continue to analyze

Security Enhancements: options will be discussed at the April 20 meeting

CAPITAL EXPENDITURES AND PROJECTS:

Capital projects for all six engineering projects total \$126,000. Project information to be included on the April 20 agenda.

TOWN CENTER ADMINISTRATION:

Pest Control: proposal just approved is lump sum, request to break it out by building

Onsite Management: includes a 5% increase

Utility—Water and Sewer: possibly increase 10%

Utility—Electric: possibly increase 10%

Liability and Property Insurance: waiting on proposal for fiscal year 2024

Repairs and Maintenance: staff will continue to analyze

Special Events: discussion ensued regarding ticket sales for events, return received versus expenses paid, and possible reimbursements

Computer Supplies and Equipment: reduce to \$3,500

Club Activity Supplies: increase to \$5,000 and combine all categories for club activity supplies

COMMON AREA AND RECREATION:

Utilities—Water and Sewer: possibly increase 10%

Utility—Electric: possibly increase 10%

Landscape Maintenance: discussion ensued recommending xeriscaping

Landscape Replacement: reduce to \$20,000

Landscape—Storm Cleanup and Tree Removal: increase to \$45,000

Sports Court Maintenance: remove “supplies”

Holiday Decoration: reduce to \$5,000

FAIRFAX HALL:

Utilities—Water and Sewer: possibly increase 10%

Utility—Electric: possibly increase 10%

Repairs and Maintenance: staff will continue to analyze

SOCIAL CENTER:

Utilities—Water and Sewer: possibly increase 10%

Utility—Electric: possibly increase 10%

Dues, Licenses, and Subscriptions: reduce to zero, all subscriptions combined under administrative

LEXINGTON SPA:

Fitness Instructors: reduce to zero, District is no longer funding instructors, will have facility use agreements and require waivers and insurance

Utilities—Water and Sewer: possibly increase 10%

Utility—Electric: possibly increase 10%

Dues, Licenses, and Subscriptions: reduce to zero, all subscriptions combined under administrative

SALES CENTER:

Utilities—Water and Sewer: increase to \$3,500

Utility—Electric: increase to \$10,000

Operations and Maintenance: reduce to \$15,350

The meeting recessed at 4:35 p.m.

The meeting reconvened at 4:47 p.m.

RV LOT: *new section to be added*

Utility—Electric

Maintenance

Improvements/Upgrades

Discussion ensued regarding the restaurant being an amenity, including in the general fund budget, contract management and responsibilities, and adding the Indigo contract to the April 20 agenda.

GOLF AND FOOD/BEVERAGE BUDGET:

Discussion ensued regarding special events, operations, streamlined costs, increasing resident interest, food and beverage memberships, incentives, examples of other CDD-owned golf courses and rate schedule, projected deficit for fiscal year 2024, \$80 per household or \$83,680, adding a line item \$85,000 in the general fund that nets out to fund the deficit (called other financing sources), and general fund adding a line transfer out.

FIFTH ORDER OF BUSINESS

Supervisor Comments

Mr. Kostich commented on the proposed assessment increase and requested looking at efficiencies to keep assessments stable.

Mr. Piersall commented on Supervisors distributing information to residents that is often inaccurate.

SIXTH ORDER OF BUSINESS

Audience Comments

A Resident (Lot 469) requested having information from the District on social media. Discussion ensued discouraging use of social media, Inframark staff does not provide that service, and fake gmail and other email accounts.

SEVENTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Thursday, April 20, 2023, at 2:00 p.m.*

The workshop adjourned at 5:47 p.m.

B. Engineer

i. Depression Area #2 and Violation Letter

Discussion ensued regarding depression area #2, violation letter received from St. Johns River Water Management District (“SJRWMD”) for two locations, and description and condition of the subject ponds.

Mr. Hamstra reviewed the proposal from Geotechnical and Environmental Consultants for geotechnical engineering services (received after the agenda deadline and distributed at the meeting), in the amount of \$26,837, including the GPR scope (\$9,995) and SPT borings (\$16,912).

Discussion ensued regarding Phase 2 for SPT borings.

Mr. Middlemiss made a MOTION to approve the proposal from Geotechnical and Environmental Consultants for geotechnical engineering services for Phase 1 GPR scope, in the amount of \$9,995, Phase 2 if needed for SPT borings, in the amount of \$16,912, as authorized by the Chairman.

Ms. Murphy seconded the motion.

Further discussion ensued regarding the two options and phases included in the proposal.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to the proposal from Geotechnical and Environmental Consultants for geotechnical engineering services for Phase 1 GPR scope, in the amount of \$9,995, Phase 2 if needed for SPT borings, in the amount of \$16,912, as authorized by the Chairman.

ii. Drainage Improvement Projects

Discussion ensued regarding the proposal received from Element Environmental, in the amount of \$126,047 for all six projects, performance bond cost to be added to the proposal, performance bond is optional, vendor is qualified and provided certificate of insurance, construction to take about 120 days, 25% payment in advance, vendor has provided services in the past, list of projects to be done, priorities, other capital projects, and availability and sources of funds.

Mr. Middlemiss made a MOTION to approve the proposal from Element Environmental for all six drainage projects, in the amount of \$126,047, to be spread out over two fiscal years, with a 25% deposit, and legal counsel to draft an agreement.

Mr. Hoover seconded the motion.

Further discussion ensued permits not required since this work is considered maintenance, engineer will inspect work at completion, and potential future repairs.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to the proposal from Element Environmental for all six drainage projects, in the amount of \$126,047, to be spread out over two fiscal years, with a 25% deposit, and legal counsel to draft an agreement.

C. District Manager

Discussion ensued regarding comments received for golf course contract, financial statements to be provided together with Indigo and will be two months behind, and accounting is researching payments to Del-Air.

D. Field Manager

i. Monthly Report

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

ii. Florawlawn Inspections and Reports

The monthly inspection and reports were included in the agenda package and are available for review in the local records office and the District Office during normal business hours.

iii. Proposal #5715 for Installation of Annuals

Discussion ensued regarding the proposal for installation of annuals, types of annuals proposed, and availability of funds.

Ms. Murphy made a MOTION to approve proposal #5715 from Florawlawn for installation of annuals, in the amount of \$4,181.94.

Mr. Kostich seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to proposal #5715 from Floralawn for installation of annuals, in the amount of \$4,181.94.

iv. Repairs for Blue Ridge Activity Center

Discussion ensued regarding potential repairs, options for repairs, proposals received, staff directed to obtain proposals and a report at the March meeting, and estimated useful life of improvements.

Mr. Kostich made a MOTION to approve option 3 work order for repairs at the Blue Ridge Activity Center, in the amount of \$14,478.
Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to option 3 work order for repairs at the Blue Ridge Activity Center, in the amount of \$14,478.

Further discussion ensued regarding funds available.

E. Community Director

There being nothing to report, the next item followed.

F. General Manager: Golf, and Food & Beverage

i. Monthly Report

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

Discussion ensued regarding updates on golf course activities, timeline of providing financial statements, description of current financial position, performance of the restaurant, anticipated revenue loss, and impact of inclement weather on the shell path.

FIFTH ORDER OF BUSINESS

Business Items

A. Request from HOA for Vinyl Fencing Maintenance Agreement

Discussion ensued regarding the request from the HOA for the District to take over maintenance of the vinyl fencing owned by the HOA, it is the only fence the District does not own, clarification of the request, question of the necessity and purpose of the fence, opposition for the District to maintain the fence, budget impacts, and a response required to the request.

Mr. Kostich made a MOTION to deny the request from the HOA for the District to maintain 1,075 feet of vinyl fence.
Mr. Piersall seconded the motion.

Discussion ensued regarding providing a response at the next meeting, item was requested to be on today's agenda, suggestion to table for the next meeting pending cost investigation and to be part of the budget discussion, preference to deny the request, delay might incur more legal fees, and a response needs to be sent to the HOA attorney.

Upon VOICE VOTE, with Mr. Kostich and Mr. Piersall in favor and Mr. Middlemiss, Ms. Murphy, and Mr. Hoover opposed, motion did not pass (by a margin of 3-2).

This item was tabled to the next agenda.

B. Request to Remove Flag Pole in Front of Fairfax Hall

Mr. Kostich made a MOTION to move the flag pole in front of Fairfax Hall to an agreed-upon location as designated in the photograph, at no cost to the District.
Ms. Murphy seconded the motion.

Discussion ensued regarding location.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to move the flag pole in front of Fairfax Hall to an agreed-upon location as designated in the photograph, at no cost to the District.

The meeting recessed at 3:47 p.m.

The meeting reconvened at 4:02 p.m.

Mr. Piersall left the meeting.

C. Security Options and Proposals

Discussion ensued regarding the proposals received for the front gate and remote guarding, comparison of the options and proposals, internet and electricity already onsite, how Securiteam system works, demonstrations available, communication center, standard procedures, response time, unlimited guest access, transition from live guard to remote guard, and proposals did not include the back gate because it is not owned by the District.

D. Proposals for Thermostat at Fairfax Hall

Discussion ensued regarding vendors, and system requirements.

Mr. Middlemiss made a MOTION to approve the proposal from Our Place for a Nest thermostat, in the amount of \$2,260.

Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to the proposal from Our Place for a Nest thermostat, in the amount of \$2,260.

E. Proposal for Gravel at the RV Lot

Discussion ensued regarding the proposal.

Mr. Hoover made a MOTION to approve the proposal from The Yard Stop Garden Center to install 10 yards of gravel at the RV lot, in the amount of \$900, to be funded from RV lot revenue.

Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to the proposal from The Yard Stop Garden Center to install 10 yards of gravel at the RV lot, in the amount of \$900, to be funded from RV lot revenue.

Discussion ensued regarding source of funds for the expense.

F. Striping Proposals

Discussion ensued regarding the proposals and scope of services.

Mr. Middlemiss made a MOTION to the proposal from USA Seal & Stripe for roadway striping, in the amount of \$24,675, to be coded to roadway maintenance.

Mr. Hoover seconded the motion.

Discussion ensued regarding striping all areas as two separate projects, the need for roadway striping, products used, and life expectancy.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from USA Seal & Stripe for roadway striping, in the amount of \$24,675, to be coded to roadway maintenance.

Discussion ensued regarding adding additional parking spots for golf course parking to the scope for budget discussions.

G. Garden Club’s Brick Program and Memorial Donation Policy

Discussion ensued regarding the brick program and memorial donation policy.

Mr. Middlemiss made a MOTION to approve the memorial donation policy in substantial form.
Mr. Kostich seconded the motion.

Discussion ensued regarding highlighting the changes as included in the email.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the memorial donation policy in substantial form.

H. Rules for Use of Golf Course Funds

Mr. Hoover made a MOTION to approve the policy for use of golf course funding, using “net” revenue not gross, in substantial form.
Ms. Murphy seconded the motion.

Discussion ensued regarding golf course start-up funds, transferring funds, clarification for item #6 for percentage being reduced, can be approved in substantial form pending answers provided, and included on the next agenda for final approval.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to the policy for use of golf course funding, using “net” revenue not gross, in substantial form.

I. Golf Course Contract with Billy Casper Golf

The agreement and amendments were included in the agenda package for informational use.

J. Violation Letter

This item having been discussed earlier under the engineer’s report, the next order of business followed.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Minutes from the Regular Meeting on March 16, 2023

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

Ms. Murphy made a MOTION to accept the minutes, as presented.
Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to accept the minutes, as presented.

B. Financial Statements

The financials were included in the agenda package, available for review in the local records office and the District Office during normal business hours.

Discussion ensued regarding not accepting the financials until they can be updated with those provided by Indigo, which will be provided in the next agenda package.

Ms. Murphy made a MOTION to accept the financial statements, as presented.
Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to accept the financial statements, as presented.

C. Invoices and Check Register

The invoices and check register were included in the agenda package, available for review in the local records office and the District Office during normal business hours.

Discussion ensued regarding not accepting until the following month to coincide with the date of the financial statements, but that would ratify invoices two months behind.

Ms. Murphy made a MOTION to ratify the invoices and check register, as presented.
Mr. Kostich seconded the motion.

Discussion ensued regarding wanting the same check register dates as the financial statements, delay until next month, and invoices for gate repairs not billed to offending parties.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to ratify the invoices and check register, as presented.

SEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Middlemiss commented on a recent accident where parking on both sides of the street slightly impeded access of ambulance, lowering umbrellas when done using them, speed limit, CPR course, and being educated on use of fire extinguishers.

Ms. Murphy discussed Coffee Talk being held quarterly instead of monthly.

Mr. Middlemiss requested the July meeting be canceled.

Mr. Kostich commented on an event with lunch and beverages as a fundraiser for the restaurant, flag pole for the veterans memorial, and anticipated grand opening on Memorial Day.

Mr. Hoover commented on anticipated use of Blue Ridge Activity Center.

NINTH ORDER OF BUSINESS **Audience Comments**

A Resident (Lot 664) suggested putting closed captioning on the screen during the meeting, putting greens, maintenance program for the golf course, and requested speed bumps on White Plains Way.

A Resident (Lot 297) commended the Board for looking into security options, requested the back gate be addressed by the appropriate entity, and use of music channels.

A Resident (Lot 469) commented on landscaping deficiencies in some areas.

A Resident commented on landscaping on the golf course not being maintained and needs to be addressed.

A Resident complimented the Board members for their service.

TENTH ORDER OF BUSINESS **Adjournment**

- *The next meeting is scheduled for Thursday, May 18, 2023, at 2:00 p.m.*

On MOTION by Ms. Murphy, seconded by Mr. Kostich, with all in favor, the meeting was adjourned at 5:20 p.m.

Angel Montagna, Secretary

Robert Hoover, Chairman

Subsection 6B

Financials

NOTE:

(These financials do not include golf/food & beverage, which will be sent under separate cover.)

ARLINGTON RIDGE
Community Development District

Financial Report
(Unaudited)

March 31, 2023

Prepared by



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ARLINGTON RIDGE
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL	CAPITAL	SERIES 2006A	SERIES 2019	SERIES 2019	GOLF	TOTAL
	FUND	RESERVE	DEBT	DEBT	CAPITAL	COURSE &	
	FUND	FUND	SERVICE	SERVICE	PROJECTS	FOOD AND	
			FUND	FUND	FUND	BEVERAGE	
ASSETS							
Cash - Checking Account	\$ 1,736,610	\$ 288,194	\$ -	\$ -	\$ -	\$ 1,029,914	\$ 3,054,718
Accounts Receivable	-	-	-	-	-	143,641	143,641
Cash with Fiscal Agent	-	-	18,167	5,027	-	-	23,194
Due from Golf	8,135	-	-	-	-	-	8,135
Due From Other Funds	-	21,713	-	-	-	-	21,713
Petty Cash	-	-	-	-	-	57,247	57,247
Investments:							-
Construction Fund	-	-	-	-	7,709	-	7,709
Fee & Expense A	-	-	8	-	-	-	8
Prepayment Account	-	-	-	9,501	-	-	9,501
Prepayment Account A	-	-	39,360	-	-	-	39,360
Reserve Fund	-	-	-	27,445	-	-	27,445
Reserve Fund A	-	-	126,170	-	-	-	126,170
Revenue Fund	-	-	-	75,346	-	-	75,346
Revenue Fund A	-	-	300,044	-	-	-	300,044
Deposits	-	-	-	-	-	19,105	19,105
Deposits - Electric	820	-	-	-	-	-	820
Inventory - Food & Beverage	-	-	-	-	-	41,232	41,232
Inventory - Proshop	-	-	-	-	-	94,796	94,796
Prepaid Items	-	-	-	-	-	43,328	43,328
TOTAL ASSETS	\$ 1,745,565	\$ 309,907	\$ 483,749	\$ 117,319	\$ 7,709	\$ 1,429,262	\$ 4,093,511
LIABILITIES							
Accounts Payable	\$ 19,558	\$ -	\$ -	\$ -	\$ -	\$ 365,233	\$ 384,791
Accrued Expenses	30,600	-	-	-	-	499,677	530,277
Accrued Payroll	-	-	-	-	-	23,231	23,231
Charitable Donations	-	-	-	-	-	4	4
Credit Books	-	-	-	-	-	8,989	8,989
Deferred Revenue-Memberships	-	-	-	-	-	340,776	340,776
Deposits	780	-	-	-	-	-	780
Due To Other Funds	158,342	-	-	-	-	-	158,342
Gift Certificates	-	-	-	-	-	19,433	19,433
Outing Deposits	-	-	-	-	-	21,484	21,484
Sales Tax Payable	-	-	-	-	-	8,823	8,823
Shop Credit	-	-	-	-	-	(14,386)	(14,386)
TOTAL LIABILITIES	\$ 209,280	\$ -	\$ -	\$ -	\$ -	\$ 1,273,264	\$ 1,482,544

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	CAPITAL RESERVE FUND	SERIES 2006A	SERIES 2019	SERIES 2019	GOLF	TOTAL
			DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	COURSE & FOOD AND BEVERAGE	
FUND BALANCES							
Nonspendable:							
Deposits	820	-	-	-	-	19,105	19,925
Prepaid Items	-	-	-	-	-	43,328	43,328
Restricted for:							
Debt Service	-	-	483,749	117,319	-	-	601,068
Capital Projects	-	-	-	-	7,709	-	7,709
Special Revenue	-	-	-	-	-	-	-
Assigned to:							
Reserves - Roof	-	-	-	-	-	-	-
Unassigned:	1,535,465	309,907	-	-	-	93,565	1,938,937
TOTAL FUND BALANCES	1,536,285	309,907	483,749	117,319	7,709	155,998	2,610,967
TOTAL LIABILITIES & FUND BALANCES							
	\$ 1,745,565	\$ 309,907	\$ 483,749	\$ 117,319	\$ 7,709	\$ 1,429,262	\$ 4,093,511

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 74	74.00%	\$ 19
Lexington Spa	3,000	1,943	64.77%	733
Rental Income- Fairfax Hall	2,500	-	0.00%	-
Special Assmnts- Tax Collector	2,233,233	2,167,722	97.07%	15,425
Settlements	-	27,307	0.00%	-
Other Miscellaneous Revenues	-	238	0.00%	-
Access Cards	-	10	0.00%	-
RV Parking Lot Revenue	17,700	17,336	97.94%	5,179
TOTAL REVENUES	2,256,533	2,214,630	98.14%	21,356

EXPENDITURES

Administration

P/R-Board of Supervisors	15,000	6,231	41.54%	1,031
FICA Taxes	1,148	337	29.36%	31
Payroll Taxes	-	1,989	0.00%	-
Workers' Compensation	-	850	0.00%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Trustee Fees	10,000	5,388	53.88%	-
Attorney Fees	70,000	49,531	70.76%	18,220
Engineering Fees	35,000	19,844	56.70%	-
Management Services	53,500	26,750	50.00%	4,458
Assessment Roll	7,500	-	0.00%	-
Auditing Services	4,500	-	0.00%	-
Postage	6,500	117	1.80%	54
Insurance - General Liability	15,000	14,400	96.00%	-
Legal Advertising	6,000	1,732	28.87%	-
Website Administration	3,000	1,553	51.77%	-
Information Technology	2,775	1,445	52.07%	745
Miscellaneous Expenses	3,000	2,585	86.17%	1,907
Dues, Licenses, Subscriptions	175	728	416.00%	-
Total Administration	238,698	133,480	55.92%	26,446

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
<u>Gatehouse</u>				
Contracts-Security Services	150,000	70,687	47.12%	10,223
Utility - Water & Sewer	510	251	49.22%	43
Utility - Electric	4,200	1,224	29.14%	211
Street Lights	108,000	55,390	51.29%	9,396
Repairs & Maintenance	2,500	4,066	162.64%	(1,751)
Security Enhancements	4,500	115	2.56%	-
Total Gatehouse	269,710	131,733	48.84%	18,122
<u>Capital Expenditures & Projects</u>				
Capital Projects	200,000	75,320	37.66%	75,320
Total Capital Expenditures & Projects	200,000	75,320	37.66%	75,320
<u>Towncenter Administration</u>				
Pest Control	4,500	2,388	53.07%	398
Onsite Management	266,822	132,065	49.50%	22,235
Janitorial Services & Supplies	50,000	16,931	33.86%	2,538
Utility - Water & Sewer	1,851	1,788	96.60%	109
Utility - Electric	4,000	1,536	38.40%	169
Rentals & Leases	4,500	1,111	24.69%	-
Liability/Property Insurance	68,517	71,609	104.51%	-
Repairs & Maintenance	7,000	10,037	143.39%	5,616
Special Events	36,000	7,935	22.04%	(2,150)
Information Technology	-	-	0.00%	(630)
Office Supplies	9,000	3,115	34.61%	2,228
Computer Supplies/Equipment	5,000	2,556	51.12%	1,711
Club Activity Supplies	1,000	-	0.00%	-
Total Towncenter Administration	458,190	251,071	54.80%	32,224
<u>Common Area/Recreation</u>				
Utility - Water & Sewer	9,000	2,923	32.48%	1,557
Utility - Electric	1,250	999	79.92%	179
Repairs & Maintenance	30,000	12,244	40.81%	318
Roadway Repair & Maintenance	25,000	-	0.00%	-
Irrigation Repairs & Maintenance	35,000	10,854	31.01%	(8,866)
Landscape - Mulch	25,000	-	0.00%	-
Landscape Maintenance	291,114	156,893	53.89%	34,783
Landscape Replacement	30,000	4,898	16.33%	340
Landscape- Storm Clean Up & Tree Removal	25,000	21,003	84.01%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
Pond/Littoral Shelf & Wetland Mgmt	33,475	11,860	35.43%	1,700
Sports Courts Maintenance & Supplies	3,000	9,990	333.00%	-
Holiday Decoration	10,000	3,228	32.28%	-
Special Events	-	-	0.00%	(2,100)
Operating Supplies	4,000	24	0.60%	-
Total Common Area/Recreation	521,839	234,916	45.02%	27,911
<u>Fairfax Hall</u>				
Utility - Water & Sewer	1,378	656	47.61%	106
Utility - Electric	14,392	9,289	64.54%	1,254
Repairs & Maintenance	15,000	29,574	197.16%	2,533
Total Fairfax Hall	30,770	39,519	128.43%	3,893
<u>Social Center</u>				
Utility - Water & Sewer	1,500	-	0.00%	-
Utility - Electric	5,343	2,924	54.73%	412
Repairs & Maintenance	7,500	575	7.67%	-
Operating Supplies	2,000	-	0.00%	-
Dues, Licenses, Subscriptions	2,200	-	0.00%	-
Total Social Center	18,543	3,499	18.87%	412
<u>Lexington Spa</u>				
ProfServ-Pool Maintenance	70,000	34,363	49.09%	5,537
Fitness Instructors	12,000	3,410	28.42%	410
Utility - Water & Sewer	28,620	10,275	35.90%	1,158
Utility - Electric	56,709	26,374	46.51%	4,019
Repairs & Maintenance	20,000	16,822	84.11%	1,057
Operating Supplies	2,500	407	16.28%	-
Dues, Licenses, Subscriptions	1,050	-	0.00%	-
Total Lexington Spa	190,879	91,651	48.02%	12,181

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
<u>Sales Center</u>				
Utility - Water & Sewer	-	685	0.00%	244
Utility - Electric	-	3,724	0.00%	618
Operations & Maintenance	28,850	-	0.00%	-
Total Sales Center	28,850	4,409	15.28%	862
TOTAL EXPENDITURES				
	1,957,479	965,598	49.33%	197,371
Excess (deficiency) of revenues				
Over (under) expenditures	299,054	1,249,032	417.66%	(176,015)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer Out - Capital Reserve	(200,000)	-	0.00%	-
Transfer Out - Golf Course/Food & Beverage	(11,554)	-	0.00%	-
Transfer Out- Sales Center Revenue	(87,500)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(299,054)	-	0.00%	-
Net change in fund balance	\$ -	\$ 1,249,032	0.00%	\$ (176,015)
FUND BALANCE, BEGINNING (OCT 1, 2022)	287,253	287,253		
FUND BALANCE, ENDING	\$ 287,253	\$ 1,536,285		

Statement of Revenues, Expenditures, and Changes in Net Position

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Food (Food & Soft Drinks)	\$ 682,843	\$ 395,372	\$ 418,207	\$ 22,835
Beverages (Alcohol)	259,717	153,775	165,741	11,966
Other Food & Beverage Revenue	1,400	1,400	5,264	3,864
Dues Income - Monthly Dues	25,596	12,798	10,628	(2,170)
Miscellaneous Income & Discounts	-	-	1,827	1,827
TOTAL REVENUES	969,556	563,345	601,667	38,322
<u>EXPENDITURES</u>				
<u>Cost of Goods Sold (COGS)</u>				
Food (food & soft drinks)	277,650	159,696	169,321	(9,625)
Non-Alcoholic Beverages	8,708	6,057	14,172	(8,115)
Alcohol	72,870	43,129	44,907	(1,778)
Total Cost of Goods Sold	359,228	208,883	228,401	(19,518)
<u>Labor</u>				
General and Administrative	43,750	20,825	15,950	4,875
Food & Beverage	341,134	185,252	199,580	(14,328)
Sales & Marketing	22,500	11,250	14,698	(3,448)
Payroll Taxes	39,720	21,189	24,020	(2,831)
Medical/Health Benefits	21,324	15,647	9,684	5,964
Workmans Comp	6,951	3,586	3,324	262
Total Labor	475,379	257,750	267,256	(9,506)
<u>Other Operational Expenditures</u>				
General and Administrative	154,908	84,319	77,856	6,463
Food & Beverage	84,919	49,790	65,459	(15,669)
Sales and Marketing	9,445	5,590	3,506	2,084
Insurance- P & C	16,120	8,060	8,993	(933)
Total Other Operational Expenditures	265,392	147,758	155,814	(8,055)
TOTAL EXPENDITURES	1,099,999	614,391	651,470	(37,080)
Excess Revenues				
Over (Under) Expenditures	(130,443)	(51,046)	(49,804)	1,242

Statement of Revenues, Expenditures, and Changes in Net Position

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>OTHER SOURCES (USES)</u>				
Transfer In - General Fund	11,554	-	-	-
Transfer In - Golf Course	118,889	-	-	-
TOTAL OTHER SOURCES (USES)	130,443	-	-	-
Changes in Net Position	<u>\$ -</u>	<u>\$ (51,046)</u>	<u>\$ (49,804)</u>	<u>\$ 1,242</u>
NET POSITION, BEGINNING (OCT 1, 2022)			(227,196)	
ENDING NET POSITION			<u>\$ (277,000)</u>	

Statement of Revenues, Expenditures, and Changes in Net Position
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>ROUNDS</u>				
Rounds - Member	16,956	9,742	9,563	(179)
Rounds - Outing	2,063	2,357	5,791	3,434
Rounds - Public	24,484	13,784	12,872	(912)
TOTAL ROUNDS	43,503	25,883	28,226	2,343
<u>REVENUES</u>				
Green Fees	\$ 818,144	\$ 517,644	\$ 574,285	\$ (56,641)
Cart Fees	1,230	860	3,123	(2,263)
Driving Range	42,230	25,580	25,406	174
Pro Shop Sales	114,140	78,035	88,542	(10,507)
Other Golf Revenues	5,794	4,314	3,379	935
Clinic / School Revenue	1,344	672	753	(81)
Dues Income - Monthly Dues	557,379	278,689	273,505	5,184
Miscellaneous Income and Discounts	-	-	3,393	(3,393)
TOTAL REVENUES	1,540,261	905,795	972,387	66,592
<u>EXPENDITURES</u>				
<u>Cost of Goods Sold (COGS)</u>				
Pro Shop	78,342	53,516	65,648	(12,133)
Total Cost of Goods Sold	78,342	53,516	65,648	(12,133)
<u>Labor</u>				
Golf Operations Labor	173,443	93,371	102,871	(9,499)
General and Administrative	81,250	38,675	29,622	9,053
Maintenance and Landscaping	284,416	138,981	128,240	10,741
Payroll Taxes	52,563	26,425	20,694	5,731
Medical/Health Benefits	37,909	13,969	17,215	(3,246)
Workmans Comp	12,357	6,376	5,910	466
Total Labor	641,938	317,798	304,552	13,246
<u>Other Operational Expenditures</u>				
Golf Operations	28,891	23,306	21,265	2,041
General & Administrative	151,840	81,036	80,673	363
Maintenance	303,046	141,350	151,965	(10,616)
Sales and Marketing	18,335	10,850	7,702	3,148
Golf Cart Leases	42,282	21,141	21,997	(856)
FF&E	-	-	35	(35)

Statement of Revenues, Expenditures, and Changes in Net Position
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Taxes - Real Estate	1,800	1,800	-	1,800
Taxes - Personal Property	7,536	3,768	6,277	(2,509)
Insurance - P&C	29,936	14,968	16,701	(1,733)
Total Other Operational Expenditures	583,666	298,220	306,617	(8,397)
TOTAL EXPENDITURES	1,303,946	669,533	676,817	(7,284)
Excess Revenues				
Over (Under) Expenditures	236,315	236,261	295,570	59,309
OTHER SOURCES (USES)				
Transfer Out- Food & Beverage	(118,889)	-	-	-
Interest Expense - Capital Leases	(4,814)	(2,892)	(2,838)	54
Principal - Capital Lease	(112,612)	(55,821)	(56,590)	(769)
TOTAL SOURCES (USES)	(236,315)	(58,713)	(59,428)	(715)
Changes in Net Position	<u>\$ (0)</u>	<u>\$ 177,548</u>	<u>\$ 236,142</u>	<u>\$ 58,594</u>
NET POSITION, BEGINNING (OCT 1, 2022)			35,023	
ENDING NET POSITION			<u>\$ 271,165</u>	

Statement of Revenues, Expenditures, and Changes in Net Position
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Food & Beverage Revenue	\$ 969,556	\$ 550,547	\$ 601,667	\$ 51,120
Golf Course Revenue	1,540,261	918,592	972,387	53,795
TOTAL REVENUES	2,509,817	1,469,139	1,574,054	104,915
<u>EXPENDITURES</u>				
<u>Cost of Goods Sold (COGS)</u>				
COS - Food & Beverage	359,228	208,883	59,080	149,803
COS - Golf Course	78,342	53,516	234,969	(181,454)
TOTAL COST OF SALES	437,570	262,398	294,049	(31,651)
<u>Labor</u>				
Food & Beverage	475,379	257,750	267,256	(9,506)
Golf Course	641,938	317,798	304,552	13,246
Total Labor	1,117,317	575,548	571,808	3,740
<u>Other Operational Expenditures</u>				
Food & Beverage	265,392	147,758	155,814	(8,055)
Golf Course	583,666	298,220	306,617	(8,397)
Total Other Operational Expenditures	849,058	445,978	462,431	(16,453)
TOTAL EXPENDITURES	2,403,945	1,283,924	1,328,288	(44,364)
Excess Revenues				
Over (Under) Expenditures	105,872	185,215	245,766	60,551
<u>OTHER SOURCES (USES)</u>				
Transfer In- General Fund	11,554	-	-	-
Interest Expense - Capital Leases	(4,814)	(2,892)	(2,838)	54
Principal - Capital Lease	(112,612)	(55,821)	(56,590)	(769)
TOTAL SOURCES (USES)	(105,872)	(58,713)	(59,428)	(715)
Changes in Net Position	\$ (0)	\$ 126,502	\$ 186,338	\$ 59,836
NET POSITION, BEGINNING (OCT 1, 2022)			(47,790)	
ENDING NET POSITION			\$ 138,548	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ 214	\$ 15	7.01%	\$ (3)
TOTAL REVENUES	214	15	7.01%	(3)
EXPENDITURES				
Administration				
Miscellaneous Expenses	-	30	0.00%	-
Total Administration	-	30	0.00%	-
Other Physical Environment				
R&M-Emergency & Disaster Relief	-	4,768	0.00%	4,768
Capital Outlay	-	11,196	0.00%	(46,660)
Total Other Physical Environment	-	15,964	0.00%	(41,892)
Reserves				
Reserve - Roof	-	89,437	0.00%	20,179
Total Reserves	-	89,437	0.00%	20,179
TOTAL EXPENDITURES & RESERVES	-	105,431	0.00%	(21,713)
Excess (deficiency) of revenues				
Over (under) expenditures	214	(105,416)	-49259.81%	21,710
OTHER FINANCING SOURCES (USES)				
Transfer In - General Fund	200,000	-	0.00%	-
Transfer In - GF (Sales Center)	87,500	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	287,500	-	0.00%	-
Net change in fund balance	\$ -	\$ (105,416)	0.00%	\$ 21,710
FUND BALANCE, BEGINNING (OCT 1, 2022)	415,323	415,323		
FUND BALANCE, ENDING	\$ 415,323	\$ 309,907		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 125	\$ 5,818	4654.40%	\$ 1,388
Special Assmnts- Tax Collector	228,315	193,698	84.84%	3,332
Special Assmnts- Prepayment	-	24,249	0.00%	15,618
TOTAL REVENUES	228,440	223,765	97.95%	20,338
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	-	0.00%	-
Principal Debt Retirement - Special Call	-	165,000	0.00%	-
Interest Expense	110,825	55,413	50.00%	-
Total Debt Service	210,825	220,413	104.55%	-
TOTAL EXPENDITURES	210,825	220,413	104.55%	-
Excess (deficiency) of revenues Over (under) expenditures	17,615	3,352	19.03%	20,338
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	17,615	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	17,615	-	0.00%	-
Net change in fund balance	\$ 17,615	\$ 3,352	19.03%	\$ 20,338
FUND BALANCE, BEGINNING (OCT 1, 2022)	480,397	480,397		
FUND BALANCE, ENDING	\$ 498,012	\$ 483,749		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ 27	\$ 1,167	4322.22%	\$ 330
Special Assmnts- Tax Collector	62,406	53,604	85.90%	922
Special Assmnts- Prepayment	-	6,906	0.00%	5,525
TOTAL REVENUES	62,433	61,677	98.79%	6,777
EXPENDITURES				
Debt Service				
Principal Debt Retirement	35,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	-
Interest Expense	22,960	11,000	47.91%	-
Total Debt Service	57,960	21,000	36.23%	-
TOTAL EXPENDITURES	57,960	21,000	36.23%	-
Excess (deficiency) of revenues Over (under) expenditures	4,473	40,677	909.39%	6,777
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	228	0.00%	48
Operating Transfers-Out	-	(438)	0.00%	(174)
Contribution to (Use of) Fund Balance	4,473	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	4,473	(210)	-4.69%	(126)
Net change in fund balance	\$ 4,473	\$ 40,467	904.69%	\$ 6,651
FUND BALANCE, BEGINNING (OCT 1, 2022)	76,852	76,852		
FUND BALANCE, ENDING	\$ 81,325	\$ 117,319		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 228	0.00%	\$ 24
TOTAL REVENUES	-	228	0.00%	24
EXPENDITURES				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	228	0.00%	24
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	438	0.00%	174
Operating Transfers-Out	-	(228)	0.00%	(48)
TOTAL FINANCING SOURCES (USES)	-	210	0.00%	126
Net change in fund balance	\$ -	\$ 438	0.00%	\$ 150
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	7,271		
FUND BALANCE, ENDING	\$ -	\$ 7,709		

ARLINGTON RIDGE
Community Development District

Supporting Schedules

March 31, 2023

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - General Fund

	October	November	December	January	February	March	Total
REVENUES							
Interest - Investments	\$ 4	\$ 3	\$ 14	\$ 19	\$ 15	\$ 19	\$ 74
Lexington Spa	259	-	203	-	749	733	1,944
Rental Income- Fairfax Hall	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	-	292,519	1,747,891	74,172	37,714	15,425	2,167,721
Settlements	-	27,307	-	-	-	-	27,307
Other Miscellaneous Revenues	-	-	11	-	227	-	238
Access Cards	10	-	-	-	-	-	10
RV Parking Lot Revenue	-	-	-	-	12,158	5,179	17,337
TOTAL REVENUES	273	319,829	1,748,119	74,191	50,863	21,356	2,214,631
EXPENDITURES							
Administration							
P/R-Board of Supervisors	200	1,800	1,000	769	1,431	1,031	6,231
FICA Taxes	-	122	61	-	122	31	336
Payroll Taxes	-	-	-	-	1,989	-	1,989
Workers' Compensation	-	850	-	-	-	-	850
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-
ProfServ-Dissemination Agent	-	-	-	-	-	-	-
ProfServ-Trustee Fees	5,388	-	-	-	-	-	5,388
Attorney Fees	-	6,914	-	24,397	-	18,220	49,531
Engineering Fees	-	-	-	6,500	13,344	-	19,844
Management Services	4,458	4,458	4,458	4,458	4,458	4,458	26,748
Assessment Roll	-	-	-	-	-	-	-
Auditing Services	-	-	-	-	-	-	-
Postage	15	12	23	12	-	54	116
Insurance - General Liability	10,000	4,400	-	-	-	-	14,400
Printing and Binding	-	154	-	(154)	-	-	-
Legal Advertising	-	-	-	1,613	119	-	1,732
Website Administration	-	-	-	-	1,553	-	1,553
Information Technology	700	-	-	-	-	745	1,445
Miscellaneous Expenses	40	15	439	169	15	1,907	2,585
Dues, Licenses, Subscriptions	-	-	175	-	553	-	728
Total Administration	20,801	18,725	6,156	37,764	23,584	26,446	133,476
Gatehouse							
Contracts-Security Services	12,280	12,500	10,332	12,801	12,552	10,223	70,688
Utility - Water & Sewer	-	85	42	38	43	43	251
Utility - Electric	-	329	253	217	214	211	1,224
Street Lights	-	12,978	6,455	16,931	9,631	9,396	55,391
Repairs & Maintenance	1,042	156	-	4,579	39	(1,751)	4,065
Security Enhancements	-	-	-	115	-	-	115
Information Technology	-	-	115	(115)	-	-	-
Total Gatehouse	13,322	26,048	17,197	34,566	22,479	18,122	131,734
Capital Expenditures & Projects							
Capital Projects	-	-	-	-	-	75,320	75,320
Total Capital Expenditures & P.	-	-	-	-	-	75,320	75,320
Towncenter Administration							
Pest Control	398	398	398	398	398	398	2,388
Onsite Management	22,235	20,889	22,235	22,235	22,235	22,235	132,064
Janitorial Services & Supplies	2,828	2,836	476	5,855	2,398	2,538	16,931

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - General Fund

	October	November	December	January	February	March	Total
Utility - Water & Sewer	-	873	435	291	79	109	1,787
Utility - Electric	-	663	444	(181)	443	169	1,538
Rentals & Leases	221	386	336	168	-	-	1,111
Liability/Property Insurance	76,859	(5,250)	-	-	-	-	71,609
Repairs & Maintenance	-	-	-	1,135	3,286	5,616	10,037
Special Events	300	-	-	2,705	7,080	(2,150)	7,935
Information Technology	-	-	720	(720)	630	(630)	-
Office Supplies	-	-	-	426	461	2,228	3,115
Computer Supplies/Equipment	-	-	-	845	-	1,711	2,556
Club Activity Supplies	-	-	-	-	-	-	-
Total Towncenter Administration	102,841	20,795	25,044	33,157	37,010	32,224	251,071
<u>Common Area/Recreation</u>							
Utility - Water & Sewer	-	609	300	211	246	1,557	2,923
Utility - Electric	-	8,222	3,514	(11,129)	213	179	999
Repairs & Maintenance	674	105	3,269	7,000	878	318	12,244
Roadway Repair & Maintenance	-	-	-	-	-	-	-
R&M-Emergency & Disaster Relief	-	3,120	-	-	(3,120)	-	-
Irrigation Repairs & Maintenance	-	7,717	3,472	4,541	3,991	(8,866)	10,855
Landscape - Mulch	-	-	-	-	-	-	-
Landscape Maintenance	26,194	20,491	23,342	28,399	23,684	34,783	156,893
Landscape Replacement	9,846	-	-	2,700	(7,988)	340	4,898
Landscape- Storm Clean Up & T.	269	(269)	395	-	20,608	-	21,003
Pond/Littoral Shelf & Wetland Mg.	1,700	1,680	1,700	1,700	3,380	1,700	11,860
Sports Courts Maintenance & Sup.	-	-	-	9,990	-	-	9,990
Holiday Decoration	-	-	-	3,228	-	-	3,228
Special Events	-	-	-	2,460	(360)	(2,100)	-
Operating Supplies	-	-	24	553	(553)	-	24
Total Common Area/Recreation	38,683	41,675	36,016	49,653	40,979	27,911	234,917
<u>Fairfax Hall</u>							
Utility - Water & Sewer	-	211	105	122	111	106	655
Utility - Electric	-	6,806	2,818	(3,193)	1,603	1,254	9,288
Repairs & Maintenance	571	109	5,673	20,688	-	2,533	29,574
Total Fairfax Hall	571	7,126	8,596	17,617	1,714	3,893	39,517
<u>Social Center</u>							
Utility - Water & Sewer	-	250	125	(375)	-	-	-
Utility - Electric	-	814	336	584	779	412	2,925
Repairs & Maintenance	-	-	575	-	-	-	575
Operating Supplies	-	-	-	-	-	-	-
Dues, Licenses, Subscriptions	-	-	-	-	-	-	-
Total Social Center	-	1,064	1,036	209	779	412	3,500
<u>Lexington Spa</u>							
ProfServ-Pool Maintenance	5,700	5,700	5,700	6,026	5,700	5,537	34,363
Pest Control	-	-	-	-	-	-	-
Fitness Instructors	740	720	170	640	730	410	3,410
Utility - Water & Sewer	-	5,816	2,900	(900)	1,301	1,158	10,275
Utility - Electric	-	7,585	5,087	4,316	5,367	4,019	26,374
Repairs & Maintenance	304	749	4,625	1,143	8,944	1,057	16,822
Operating Supplies	-	-	407	-	-	-	407
Dues, Licenses, Subscriptions	-	-	-	-	-	-	-
Total Lexington Spa	6,744	20,570	18,889	11,225	22,042	12,181	91,651

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - General Fund

	October	November	December	January	February	March	Total
<u>Sales Center</u>							
Utility - Water & Sewer	-	-	-	-	440	244	684
Utility - Electric	-	319	-	1,060	1,727	618	3,724
Operations & Maintenance	-	-	-	-	-	-	-
Total Sales Center	-	319	-	1,060	2,167	862	4,408
Total Revenues	273	319,829	1,748,119	74,191	50,863	21,356	2,214,631
Total Expenditures	182,962	136,322	112,934	185,251	150,754	197,371	965,594
Excess Revenue / Over (Under) Expenditures	(182,689)	183,507	1,635,185	(111,060)	(99,891)	(176,015)	1,249,037
<u>Other Sources/(Uses)</u>							
Transfer Out - Capital Reserve	-	-	-	-	-	-	-
Transfer Out - Golf Course and F&B	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Other Sources/(Uses)	-	-	-	-	-	-	-
Net Change in Fund Balance	\$ (182,689)	\$ 183,507	\$ 1,635,185	\$ (111,060)	\$ (99,891)	\$ (176,015)	\$ 1,249,037

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - Food and Beverage

	October	November	December	January	February	March	Total
<u>Revenues</u>							
Food (Food & Soft Drinks)	57,231	64,575	74,827	63,325	81,622	76,626	418,207
Beverages (Alcohol)	24,709	22,874	26,849	27,836	29,507	33,966	165,741
Other Food & Beverage Revenue	1,563	672	2,506	(568)	(349)	1,439	5,264
Dues Income - Monthly Dues	1,648	1,796	1,796	1,796	1,796	1,796	10,628
Miscellaneous Income & Discounts	553	2,986	(256)	984	(2,475)	35	1,827
Total Revenues	85,704	92,904	105,721	93,373	110,102	113,863	601,667
<u>Expenditures</u>							
<u>Cost of Goods Sold (COGS)</u>							
Food (food & soft drinks)	22,567	24,269	31,553	27,329	32,371	31,231	169,321
Non-Alcoholic Beverages	1,994	2,282	547	3,803	2,631	2,915	14,172
Alcohol	7,417	7,844	6,291	7,879	5,534	9,943	44,907
Total COGS	31,978	34,395	38,391	39,011	40,536	44,089	228,400
<u>Labor</u>							
General and Administrative	2,884	2,652	2,534	2,534	2,288	3,059	15,950
Food & Beverage	22,864	26,419	39,898	38,289	34,902	37,208	199,580
Sales & Marketing	1,875	1,875	3,049	3,151	3,253	1,495	14,698
Payroll Taxes	2,671	3,167	4,598	4,649	4,575	4,360	24,020
Medical/Health Benefits	1,930	758	1,937	1,802	1,976	1,280	9,684
Workmans Comp	452	527	599	606	565	576	3,324
Total Labor	32,675	35,398	52,615	51,031	47,560	47,977	267,257
<u>Other Operational Expenditures</u>							
General and Administrative	13,567	13,819	13,184	12,249	12,462	11,941	77,223
Food & Beverage	11,358	8,488	13,717	11,254	10,129	10,513	65,458
Sales and Marketing	317	737	317	619	828	728	3,545
Insurance- P & C	839	997	839	839	4,640	839	8,993
Total Other Oper. Expenditures	26,080	24,042	28,057	24,961	28,060	24,020	155,220
Total Expenditures	90,734	93,835	119,063	115,003	116,155	116,087	650,878
Excess Revenue / Over (Under) Expenditures	(5,030)	(931)	(13,342)	(21,630)	(6,053)	(2,225)	(49,211)
<u>Other Sources/(Uses)</u>							
TransferOut-Capital Reserve	-	-	-	-	-	-	-
Transfer Out- Golf Course / FB	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Other Sources/(Uses)	-	-	-	-	-	-	-
Net Change in Fund Balance	(5,030)	(931)	(13,342)	(21,630)	(6,053)	(2,225)	(49,211)

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - Golf

	October	November	December	January	February	March	Total
<u>ROUNDS</u>							
Rounds - Member	1,681	1,667	1,392	1,503	1,597	1,723	9,563
Rounds - Outing	1,018	714	879	1,194	813	1,173	5,791
Rounds - Public	1,837	1,657	1,566	2,272	2,752	2,788	12,872
TOTAL ROUNDS	4,536	4,038	3,837	4,969	5,162	5,684	28,226
<u>Revenues</u>							
Green Fees	68,543	68,880	71,806	109,386	126,330	129,340	574,285
Cart Fees	790	42	606	111	206	1,369	3,123
Driving Range	3,432	3,310	2,881	5,078	5,268	5,438	25,407
Pro Shop Sales	9,088	15,751	18,298	14,225	14,650	16,531	88,543
Other Golf Revenues	25	1,683	443	422	422	385	3,379
Clinic / School Revenue	225	-	375	150	-	3	753
Dues Income - Monthly Dues	42,982	44,961	45,291	46,311	47,073	46,886	273,505
Miscellaneous Income and Discounts	1,027	5,546	(476)	1,827	(4,596)	65	3,393
Total Revenues	126,112	140,172	139,224	177,510	189,353	200,016	972,387
<u>Expenditures</u>							
<u>Cost of Goods Sold (COGS)</u>							
Pro Shop	6,570	13,124	10,536	10,226	9,059	16,134	65,648
Total COGS	6,570	13,124	10,536	10,226	9,059	16,134	65,648
<u>Labor</u>							
Golf Operations Labor	15,637	16,551	17,284	19,104	16,124	18,171	102,870
General and Administrative	5,355	4,925	4,705	4,705	4,250	5,680	29,621
Maintenance and Landscaping	18,975	22,382	24,612	23,080	19,427	19,764	128,240
Payroll Taxes	2,969	3,452	3,767	4,007	3,146	3,354	20,694
Medical/Health Benefits	3,432	1,348	3,444	3,203	3,513	2,275	17,215
Workmans Comp	803	936	1,066	1,078	1,005	1,023	5,910
Total Labor	47,171	49,593	54,878	55,177	47,464	50,268	304,551
<u>Other Operational Expenditures</u>							
Golf Operations	4,664	1,462	1,892	2,094	4,073	7,080	21,265
General & Administrative	12,191	16,531	14,585	12,118	12,330	13,552	81,306
Maintenance	18,734	34,151	23,930	16,795	27,750	30,606	151,965
Sales and Marketing	589	1,369	736	1,201	2,357	1,412	7,663
Golf Cart Leases	3,613	3,613	3,613	3,613	3,613	3,931	21,997
Taxes - Real Estate	-	-	-	-	-	-	-
Taxes - Personal Property	628	628	628	628	3,138	628	6,278
Insurance - P&C	1,558	1,852	1,558	1,558	8,618	1,558	16,701
Total Other Oper. Expenditures	41,976	59,606	46,942	38,007	61,878	58,767	307,177
Total Expenditures	95,717	122,323	112,356	103,410	118,401	125,169	677,376
Excess Revenue / Over (Under) Expenditures	30,395	17,849	26,868	74,100	70,952	74,847	295,011

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - Golf

	October	November	December	January	February	March	Total
<u>Other Sources/(Uses)</u>							
Transfer In - General Fund	-	-	-	-	-	-	-
Transfer Out - Food & Beverage	-	-	-	-	-	-	-
Interest Expense - Capital Leases	(549)	-	(964)	(469)	(442)	(415)	(2,839)
Principal Expense - Capital Leases	(9,237)	(10,413)	(8,194)	(9,317)	(10,059)	(9,370)	(56,590)
Total Other Sources/(Uses)	(9,786)	(10,413)	(9,158)	(9,786)	(10,501)	(9,785)	(59,429)
Net Change in Fund Balance	20,609	7,435	17,710	64,314	60,451	65,062	235,582

Arlington Ridge

Community Development District

Monthly Trend Report

FY 2023 - Combined

	October	November	December	January	February	March	Total
<u>Revenues</u>							
Food & Beverage Revenue	\$ 85,704	\$ 92,904	\$ 105,721	\$ 93,373	\$ 110,102	\$ 113,863	\$ 601,667
Golf Course Revenue	126,112	140,172	139,224	177,510	189,353	200,016	972,387
Total Revenues	211,816	233,076	244,945	270,883	299,455	313,879	1,574,054
<u>Expenditures</u>							
<u>Cost of Goods Sold (COGS)</u>							
Food & Beverage	31,978	34,395	38,391	39,011	40,536	44,089	228,400
Golf Course	6,570	13,124	10,536	10,226	9,059	16,134	65,648
Total COGS	38,548	47,519	48,927	49,237	49,595	60,223	294,049
<u>Labor</u>							
Food & Beverage	32,675	35,398	52,615	51,030	40,443	47,977	260,140
Golf Course	47,171	49,593	54,878	55,178	47,464	50,268	304,552
Total Labor	79,848	84,992	107,493	106,208	87,907	98,246	564,692
<u>Other Operational Expenditures</u>							
Food & Beverage	26,080	24,042	28,057	24,961	35,141	24,021	162,301
Golf Course	41,976	59,606	46,942	38,006	61,948	58,767	307,245
Total Other Oper. Expenditures	68,057	83,648	74,999	62,967	97,089	82,787	469,547
Total Expenditures	186,452	216,159	231,420	218,412	234,591	241,256	1,328,287
Excess Revenue / Over (Under) Expenditures	25,364	16,917	13,526	52,471	64,864	72,623	245,766
<u>Other Sources/(Uses)</u>							
Transfer In - General Fund	-	-	-	-	-	-	-
Interest Expense - Capital Leases	(549)	-	(964)	469	(442)	(415)	(1,901)
Principal Expense - Capital Leases	(9,237)	(10,413)	(8,194)	9,317	(10,059)	(9,370)	(37,956)
Total Other Sources/(Uses)	(9,786)	(10,413)	(9,158)	9,786	(10,501)	(9,785)	(39,857)
Net Change in Fund Balance	\$ 15,578	\$ 6,504	\$ 4,368	\$ 62,257	\$ 54,363	\$ 62,838	\$ 205,909

Arlington Ridge

Community Development District

**Non-Ad Valorem Special Assessments
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discounts/ Commissions Amount	Gross Amount	Allocation by Funds		
				General Fund	Series 2006 Debt Service	Series 2019 Debt Service
Assessments Levied FY 2023			\$ 2,656,274	\$ 2,375,780	\$ 219,695	\$ 60,798
Allocation%			100%	89%	8%	2%
11/23/22	\$ 36,098	\$ 2,565	\$ 38,664	\$ 36,098	\$ -	\$ -
11/23/22	2,956	224	3,180	-	2,316	641
11/23/22	256,421	16,135	272,556	256,421	-	-
11/23/22	19,221	1,210	20,431	-	15,055	4,166
12/07/22	506,431	31,867	538,298	506,431	-	-
12/07/22	51,243	3,225	54,468	-	40,136	11,107
12/14/22	1,064,147	66,961	1,131,107	1,064,147	-	-
12/14/22	131,837	8,297	140,134	-	103,261	28,576
12/27/22	177,313	11,041	188,354	177,313	-	-
12/27/22	18,850	1,166	20,016	-	14,764	4,086
01/17/23	74,172	4,187	78,359	74,172	-	-
01/17/23	14,087	800	14,887	-	11,034	3,054
02/10/23	37,714	1,660	38,484	37,714	-	-
02/10/23	4,853	206	5,059	-	3,801	1,052
03/08/23	15,425	474	15,899	15,899	-	-
03/08/23	4,254	131	4,385	-	3,434	950
TOTAL	\$ 2,415,024	\$ 150,146	\$ 2,564,280	\$ 2,168,196	\$ 193,800	\$ 53,632

TOTAL OUTSTANDING	\$ 91,994	\$ 207,585	\$ 25,895	\$ 7,166
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% COLLECTED TO DATE	96.54%	91.26%	88.21%	88.21%
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Assets

- ▶ Cash - Truist Operating & Capital Reserves accounts.
- ▶ Cash with Fiscal Agent - deposit en route to US bank for deposit in Trust accounts.
- ▶ Due from Golf - FY 2023 utility shared expenses with the Golf course.
- ▶ Due from Other Funds: FY 2022's budgeted \$136,629 was recorded and transfer is TBD by Board. \$21,713 are due to the capital reserve fund, transferred in April.
- ▶ Deposits Electric - Deposit for new account opened for 4460 Sales Center (Blue Ridge Activity Center).

Liabilities

- ▶ Accounts Payable - Invoices received that will be paid in following month.

Accrued Expenses - In order to provide a more accurate picture for the financials, expenses were accrued for the month of March for invoices that have not been received at the time the financials were prepared. These expenses are reversed in April. Details available upon request.
- ▶ Deposits - Utility deposits carrying over from prior fiscal years. Inframark currently working with the Board to resolve
- ▶ Due To Other Funds - FY 2022's budgeted \$136,629 was recorded and transfer is TBD by Board. \$21,713 are due to the capital reserve fund, transferred in April.

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

Budget Analysis - Significant Variances
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<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Revenues</u>				
Special Assmnts - Tax Collector	\$ 2,233,233	\$ 2,167,722	97%	Assessments collected through March 2023.
<u>Expenditures</u>				
<u>Administration</u>				
Worker's Compensation	\$ -	\$ 850	n/a	Egis insurance for Worker's Compensation.
Dues, Licenses, Subscriptions	\$ 175	\$ 728	416%	FL Department of Economic Opportunity filing fee and Sesac music license.
<u>Gatehouse</u>				
Repairs & Maintenance	\$ 2,500	\$ 4,066	163%	Gate repairs.
<u>Capital Expenditures & Projects</u>				
Capital Projects	\$ 200,000	\$ 75,320	38%	Partial payment for club dining chairs, pool resurfacing expenses,
<u>Towncenter Administration</u>				
Utility - Water & Sewer	\$ 1,851	\$ 1,788	97%	City of Leesburg services through March 2023.
Utility - Electric	\$ 4,000	\$ 1,536	38%	Duke Energy services through March 2023.
<u>Common Area/Recreation</u>				
Utility-Water & Sewer	\$ 9,000	\$ 2,923	32%	City of Leesburg services through March 2023. Included Water meter charges billed and paid to AR Golf Club for Oct-Dec 2022.
Utility-Electric	\$ 1,250	\$ 999	80%	Duke Energy services through March 2023.
Landscape- Storm Clean Up & Tree Removal	\$ 25,000	\$ 21,003	84%	Storm clean up costs.
Sports Courts Maintenance & Supplies	\$ 3,000	\$ 9,990	333%	Recarpeting of two Bocce Courts.

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

Budget Analysis - Significant Variances
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Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Fairfax Hall</u>				
Utility-Water & Sewer	\$ 1,378	\$ 656	48%	Duke Energy services through March 2023.
Utility-Electric	\$ 14,392	\$ 9,289	65%	Duke Energy services through March 2023.
Repairs & Maintenance	\$ 15,000	\$ 29,574	197%	Fairfax Hall various repairs. Details available upon request.
<u>Lexington Spa</u>				
Repairs & Maintenance	\$ 20,000	\$ 16,822	84%	Pool/spa area repairs and maintenance.

Subsection 6C

Invoices and Check Register

ARLINGTON RIDGE

Community Development District

**Payment Register by Fund
For the Period from 03/01/2023 to 03/31/2023
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	3060	03/01/23	LISA M SCHATTE	1128	GROUP FITNESS 12/31/22, 1/7/23	Fitness Instructors	534112-57258	\$80.00
001	3061	03/02/23	CLIFF BARRINEAU	021123-EVENT	BLUES BROTHERS EVENT	Special Events	549052-53948	\$350.00
001	3062	03/02/23	DAVID EUGENE KOENIG	021123-EVENT	BLUES BROTHERS EVENT	Special Events	549052-53948	\$350.00
001	3063	03/02/23	FLORIDA AQUA GROUP LLC	INV-000039		POOL FILTERS	546156-57258	\$1,308.80
001	3063	03/02/23	FLORIDA AQUA GROUP LLC	INV-000038	POOL FILTERS - LAP POOL	pool repair	546156-57258	\$1,308.80
001	3064	03/02/23	ROUTE 1 HOLDINGS	20230103ARRV	FENCE REPAIRS	RV lot fence repair	546156-57221	\$600.00
001	3065	03/07/23	APTRONICS COMMUNICATION DEPOT, INC	CL0338475	PROXY KEY FOB/DECALS	GATE ACCESS FOBS/DECALS	546156-53904	\$1,438.50
001	3065	03/07/23	APTRONICS COMMUNICATION DEPOT, INC	CL0338476	GATE ARM REPAIRS	GATE ENTRANCE	546156-53904	\$1,638.60
001	3065	03/07/23	APTRONICS COMMUNICATION DEPOT, INC	CL0338483	ACCESS CARDS	Repairs & Maintenance	546156-53904	\$570.00
001	3066	03/07/23	ARLINGTON RIDGE GOLF CLUB	254	MARDI GRAS BAND 2/24/23	COFFEE TALK	549052-53948	\$1,050.00
001	3067	03/07/23	DEANS SERVICES	21177098	FEB 2023 PEST CONTROL	HEALTH CENTER	531170-53948	\$72.26
001	3067	03/07/23	DEANS SERVICES	21177099	FEB 2023 PEST CONTROL	SOCIAL CENTER	531170-53948	\$83.05
001	3067	03/07/23	DEANS SERVICES	21176825	FEB 2023 PEST CONTROL	OHARAS PUB	531170-53948	\$61.48
001	3067	03/07/23	DEANS SERVICES	21176826	FEB 2023 PEST CONTROL	FAIRFAX HALL	531170-53948	\$93.83
001	3067	03/07/23	DEANS SERVICES	21176827	FEB 2023 PEST CONTROL	VILLAGE ADMINISTRATION	531170-53948	\$29.12
001	3067	03/07/23	DEANS SERVICES	21188825	FEB 2023 PEST CONTROL	STORAGE TRAILER	531170-53948	\$58.30
001	3068	03/07/23	DEPARTMENT OF THE TREASURY	AR IRS 941	IRS 940 TAXES	Payroll Taxes	521004-51302	\$1,989.27
001	3069	03/07/23	FLORALAWN INC	17482	IRR INSPECTION / REPAIRS	Irrigation Repairs & Maintenance	546179-57221	\$1,351.51
001	3069	03/07/23	FLORALAWN INC	16721	IRR REPAIRS	Irrigation Repairs & Maintenance	546179-57221	\$270.00
001	3070	03/07/23	FLORIDA AQUA GROUP LLC	INV-000051	MARCH 2023 POOL MAINT	Pool Maintenance	531034-57258	\$5,700.00
001	3071	03/07/23	GLOBISER INC	2437	JANITORIAL SVCS / SUPPLIES FEB 2023	Janitorial Svcs	534349-53948	\$2,040.00
001	3071	03/07/23	GLOBISER INC	2437	JANITORIAL SVCS / SUPPLIES FEB 2023	Janitorial Supplies	534349-53948	\$357.51
001	3072	03/07/23	HOME DEPOT	021323-8496	MAINT SUPPLIES	Repairs & Maintenance	546156-57221	\$95.42
001	3073	03/07/23	LISA M SCHATTE	1131	GROUP FITNESS 2/11, 2/25/23	Fitness Instructors	534112-57258	\$120.00
001	3074	03/07/23	MMD COMPUTER CENTER INC	72993	PHONE LINE ISSUES	Information Technology	549942-53948	\$215.00
001	3074	03/07/23	MMD COMPUTER CENTER INC	73025	AUDIO REPAIRS	Information Technology	549942-53948	\$100.00
001	3074	03/07/23	MMD COMPUTER CENTER INC	73205	COMPUTER REPAIRS (EMAILS)	COMPUTER REPAIRS	549942-53948	\$315.00
001	3075	03/07/23	NANCY WALBURN	022423	ZUMBA CLASSES 2/2-2/24/23	ZUMBA CLASSES	534112-57258	\$210.00
001	3076	03/07/23	PEGASUS ENGINEERING	226436	ENGG SVCS THRU DEC 2022	Engineering Fees	531092-51302	\$6,000.00
001	3076	03/07/23	PEGASUS ENGINEERING	226433	ENGG SVCS THRU DEC 2022	Engineering Fees	531092-51302	\$7,343.95
001	3077	03/07/23	SOLITUDE LAKE MANAGEMENT	PSI-54061	MARCH 2023 PRESERVE/WETLAND MAINT	Pond/Littoral Shelf & Wetland Mgmt	546520-57221	\$1,700.00
001	3078	03/09/23	SIGNAL RESTORATION SERVICES LLC	40-2201-11629-1	RESTORATION SVCS 2/27-3/1 2023	Capital Projects	564104-53918	\$17,524.37
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	Management Services	531093-51302	\$4,458.33
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	Onsite Mgmt	534210-53948	\$22,235.17
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	postage	541010-51302	\$29.79
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	Repairs & Maintenance	546156-53948	\$1,336.38
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	Repairs & Maintenance	546156-53948	\$875.40
001	3079	03/09/23	INFRAMARK, LLC	90399	FEB 2023 MGMT FEES	Accounts Receivable	115000	(\$25.00)
001	3080	03/17/23	ALLIED UNIVERSAL SECURITY SERVICES	13993094	FEB 2023 SEC SVCS	Contracts-Security Services	534037-53904	\$11,100.38
001	3081	03/17/23	GRAU AND ASSOCIATES	23471	Arbitrage	Miscellaneous Expenses	549999-51302	\$600.00
001	3082	03/17/23	KILINSKI VAN WYK, PLLC	5689	GEN COUNSEL THRU JAN 2023	Attorney Fees	531058-51302	\$9,568.89
001	3083	03/17/23	RALEX BUSINESS SERVICES, INC.	35161	XEROX - PRINTER/COPIER SUPPLIES	PRINTER / COPIER SUPPLIES	551002-53948	\$219.78
001	3087	03/29/23	ARLINGTON RIDGE GOLF CLUB	259	MARCH 08 2023 PEST CONTROL	COFFEE TALK	549052-53948	\$360.00
001	3088	03/29/23	DEANS SERVICES	21211178	PEST CONTROL	OHARAS PUB	531170-53948	\$61.48
001	3088	03/29/23	DEANS SERVICES	21211179	MARCH 2023 PEST CONTROL	FAIRFAX HALL	531170-53948	\$93.83
001	3088	03/29/23	DEANS SERVICES	21211180	MARCH 2023 PEST CONTROL	VILLAGE ADMINISTRATION	531170-53948	\$29.12
001	3088	03/29/23	DEANS SERVICES	21211467	MARCH 2023 PEST CONTROL	HEALTH CENTER	531170-53948	\$72.26
001	3088	03/29/23	DEANS SERVICES	21211468	MARCH 2023 PEST CONTROL	SOCIAL CENTER	531170-53948	\$83.05
001	3088	03/29/23	DEANS SERVICES	21223558	MARCH 2023 PEST CONTROL	STORAGE TRAILER	531170-53948	\$58.30

ARLINGTON RIDGE

Community Development District

**Payment Register by Fund
For the Period from 03/01/2023 to 03/31/2023
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	3089	03/29/23	DEL-AIR HEATING, AIR CONDITIONING	HS-000565929	COMMERICAL DIAGNOSTIC AND LABOR	NEW HVAC SYSTEM	546156-53904	\$169.00
001	3090	03/29/23	DYNAFIRE INC	SO128868	QRTRLY SPRINKLER TEST & INSPECTION	Fire alarm & sprinkler test inspections	546156-57245	\$109.10
001	3091	03/29/23	FIELDS CONSULTING GROUP LLC	3009	UPDATING POOL SIGNS	new updated pool signs	546156-53948	\$1,525.00
001	3091	03/29/23	FIELDS CONSULTING GROUP LLC	3043	INSTALL SIGNS	Rv Lot signage	546156-53948	\$750.00
001	3092	03/29/23	FITNESS SERVICES OF FLORIDA INC	26715	BI-MONTHLY PM INSPECTION	Repairs & Maintenance	546156-57258	\$767.22
001	3092	03/29/23	FITNESS SERVICES OF FLORIDA INC	26727	PREVENTATIVE MAINT MARCH 2023	Bi-Monthly PM inspection	546156-57258	\$290.00
001	3093	03/29/23	FLORALAWN INC	17303	MARCH 2023 LANDSCAPE MAINT	Landscape Maintenance	546300-57221	\$16,533.80
001	3093	03/29/23	FLORALAWN INC	17303	MARCH 2023 LANDSCAPE MAINT	Irrigation Repairs & Maintenance	546179-57221	\$2,233.10
001	3093	03/29/23	FLORALAWN INC	17303	MARCH 2023 LANDSCAPE MAINT	Landscape Maintenance	546300-57221	\$6,513.10
001	3093	03/29/23	FLORALAWN INC	17303	MARCH 2023 LANDSCAPE MAINT	Landscape Maintenance	546300-57221	\$375.00
001	3093	03/29/23	FLORALAWN INC	17303	MARCH 2023 LANDSCAPE MAINT	Landscape Maintenance	546300-57221	\$262.00
001	3093	03/29/23	FLORALAWN INC	16771	POTTING SOIL FOR ENTRANCE FLOWERS	Landscape Replacement	546338-57221	\$340.00
001	3094	03/29/23	HOME DEPOT	031323-8496	MAINTENANCE SUPPLIES	Repairs & Maintenance	546156-57221	\$120.89
001	3095	03/29/23	KILINSKI VAN WYK, PLLC	6159	GEN COUNSEL THRU FEB 2023	Attorney Fees	531058-51302	\$8,650.75
001	3096	03/29/23	LISA M SCHATTE	1132	GROUP FITNESS 3/4 AND 11/23	Fitness Instructors	534112-57258	\$80.00
001	3097	03/29/23	MMD COMPUTER CENTER INC	73599	STATIC IP REPAIR	COMPUTER REPAIRS	549942-53948	\$115.00
001	3097	03/29/23	MMD COMPUTER CENTER INC	73847	COMPUTER REPAIRS (EMAILS)	COMPUTER REPAIRS	551015-53948	\$315.00
001	3098	03/29/23	SIGNAL RESTORATION SERVICES LLC	40-2202-116291-R1	SERVICE RENDERED SEP 7-14 2023	Transfer Out - Capital Project	591035-58150	\$2,654.67
001	3099	03/29/23	INFRAMARK, LLC	91789	MARCH 2023 MGMT FEES	Management Services	531093-51302	\$4,458.33
001	3099	03/29/23	INFRAMARK, LLC	91789	MARCH 2023 MGMT FEES	Onsite Management	534210-53948	\$22,235.17
001	3099	03/29/23	INFRAMARK, LLC	91789	MARCH 2023 MGMT FEES	Postage	541010-51302	\$24.60
001	3099	03/29/23	INFRAMARK, LLC	91789	MARCH 2023 MGMT FEES	Miscellaneous Expenses	549999-53948	\$1,293.00
001	3099	03/29/23	INFRAMARK, LLC	91789	MARCH 2023 MGMT FEES	Miscellaneous Expenses	549999-53948	(\$25.00)
001	3100	03/31/23	ARLINGTON RIDGE GOLF CLUB	INV12312022	WATER METER CHARGES OCT-NOV-DEC	SHARED METER CHARGES	543021-57221	\$1,451.59
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-53904	\$42.97
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-53948	\$144.32
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-57221	\$245.76
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-57245	\$111.22
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-57258	\$1,451.29
001	DD1109	03/03/23	THE CITY OF LEESBURG	020923 ACH	BILL PRD 1/4-2/1/23	Utility - Water & Sewer	543021-57259	\$220.11
001	DD1110	03/03/23	THE CITY OF LEESBURG	020323 ACH	BILL PRD 1/4-2/1/23	Due from Golf	133517	\$4,531.01
001	DD1112	03/03/23	JAMES M PERSALL - PAYROLL - ACH	021623-BP	BOARD PAY 2/16/23	P/R-Board of Supervisors	511001-51302	\$200.00
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Due from Golf	133517-57221	\$3,211.07
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-53904	\$166.52
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-53948	\$193.58
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-57221	\$178.85
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-57245	\$1,303.89
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-57255	\$412.28
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-57258	\$4,019.40
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Utility - Electric	543041-57259	\$618.06
001	DD1115	03/21/23	DUKE ENERGY	032123 ACH	DUKE ENERGY 1/29/2023-2/24/2023	Street Lights	543057-53904	\$8,362.43
001	DD1116	03/31/23	JAMES M PERSALL - PAYROLL - ACH	031623	BOARD PAY 3/16/23	P/R-Board of Supervisors	511001-51302	\$200.00
001	DD1117	03/25/23	SECO ENERGY	030823 ACH	BILL PRD 2/6-3/8/23	Electric gate house	543041-53904	\$39.00
001	DD1117	03/25/23	SECO ENERGY	030823 ACH	BILL PRD 2/6-3/8/23	Common area lights	543057-53904	\$1,033.84
001	3084	03/23/23	ROBERT A. HOOVER	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
001	3085	03/23/23	TED O. KOSTICH	PAYROLL	March 23, 2023 Payroll Posting			\$159.70
001	DD1113	03/23/23	WILLIAM V. MIDDLEMISS	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
001	DD1114	03/23/23	CLAIRE I. MURPHY	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
Fund Total								\$204,222.65

ARLINGTON RIDGE

Community Development District

Payment Register by Fund
For the Period from 03/01/2023 to 03/31/2023
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2006A DEBT SERVICE FUND - 201

201	3086	03/29/23	ARLINGTON RIDGE CDD C/O US BANK	0321023-2006A	TRANSFER TAX COLLECTION SERIES 2006A	Cash with Fiscal Agent	103000	\$18,166.53
Fund Total								\$18,166.53

SERIES 2019 DEBT SERVICE FUND - 202

202	3086	03/29/23	ARLINGTON RIDGE CDD C/O US BANK	0321023-2019	TRANSFER TAX COLLECTION SERIES 2019	Cash with Fiscal Agent	103000	\$5,027.41
Fund Total								\$5,027.41

Total Checks Paid	\$227,416.59
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