

**ARLINGTON RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Thursday March, 21, 2024**

**Remote Participation:**

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

--or--

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



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

# Arlington Ridge Community Development District

## Board of Supervisors

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

## Staff:

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

## Meeting Agenda

Thursday, March 21, 2024 – 2:00 p.m.

### Public Conduct Notice:

Members of the public are provided the opportunity for public comment at specific times during the meeting.

Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers.

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

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

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

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1. **Call to Order and Roll Call**
  2. **Pledge of Allegiance**
    - A. Thank You Letter ..... 2:10 to 2:15
  3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit..... 2:15 to 2:35**
  4. **Organizational Items**
    - A. Consideration of Candidates and Appointment to Fill Vacant Seat 2 .... Page 6 2:35 to 2:55
    - B. Oath of Office ..... 2:35 to 2:55
    - C. Resolution 2024-02, Election of Officers ..... Page 16 2:35 to 2:55
  5. **Staff Reports**
    - A. District Counsel ..... 2:55 to 3:15
    - B. District Engineer ..... 3:15 to 3:25
    - C. District Manager
      - i. Continued Discussion on Bring Your Own Bottle Event ..... 3:25 to 3:35
      - ii. Resolution 2024-03, General Election Resolution and Notice..... Page 25 3:35 to 3:40
    - D. Floralawn
      - i. Regular Report (*February*) ..... Page 29 3:40 to 3:45
    - E. Community Director: Regular Report ..... Page 31 3:45 to 3:50
    - F. General Manager: Golf, Food & Beverage: Regular Report ..... Page 34 3:50 to 4:10
  6. **BREAK..... 4:10 to 4:20**
  7. **Business Items**
    - A. Consideration of the RAM Roof Inspection Project # 9173 Proposal. Page 38 4:20 to 4:30
    - B. Discussion on First Right of Refusal ..... 4:30 to 4:40
    - C. Discussion on Open House Signs ..... 4:40 to 4:50
  8. **Consent Agenda**

### District Office:

#### Inframark

313 Campus Street, Celebration, FL 34747  
407-566-1935  
[www.ArlingtonRidgeCDD.org](http://www.ArlingtonRidgeCDD.org)

### Meeting Location:

#### Fairfax Hall

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

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A. Minutes of the February 15, 2024, Meeting .....	Page 43	4:50 to 5:00
B. Financial Statements ( <i>February</i> ) .....	Page 53	5:00 to 5:10
C. Check Register ( <i>February</i> ) .....	Page 96	5:10 to 5:20
<b>9. Supervisor Requests</b> .....		5:20 to 5:35
<b>10. Audience Comments – Three- (3) Minute Time Limit</b> .....		5:35 to 5:50
<b>11. Adjournment</b>		

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**Subsection 2A**

**Thank You Letter**

## A Special Thank You

As most of you know, Supervisor Bill Middlemiss resigned from the CDD Board at the February meeting.

His resignation left a huge hole on the CDD Board. Bill donated hours and hours of his time to Arlington Ridge. He could be found looking into the conditions and issues in the amenity buildings, fire alarm systems, heading up the volunteer group painting the Grille, decorating the community with Christmas cheer, not to mention countless hours renovating the Sales Center into the BRAC for the use and enjoyment of residents.

His selfless dedication to the Arlington Ridge community will be hard to replace.

Thank you, Bill for everything you have done and for the countless hours of your time you gave the community. We are a better place because of your selfless dedication. You will be missed as a Board Supervisor.

Supervisor Claire Murphy

# **Section 4**

## **Organizational Matters**

# **Subsection 4A**

## **Consideration of Candidates**

# **STEPHEN J. BRAUN**

## **PROFESSIONAL CAREER**

Attorney at Law for 46 years; practice included:

- Serving as the Elected States Attorney for Charles County Maryland
- Managing Attorney for Southern Maryland Office of Washington DC firm specializing in Zoning and Land Use Matters
- Managing Attorney for Daytona Beach office of Central Florida Legal Services; non-profit Law Firm serving seniors and low-income families
- Private Practice of Law, Deland and Leesburg Florida; practice focused on Homeowner's Associations and Condominium Associations

## **EDUCATION**

- Juris Doctor - Wake Forest University School of Law
- B.A. Political Science - Wake Forest University

## **PUBLIC SERVICE**

- State Legislator, Maryland House of Delegates

## **RELEVANT ACTIVITIES AND ASSOCIATIONS**

- Former Supervisor Arlington Ridge CDD – Seat 4
- Board of Directors North Forty Homeowners Association, Ormond Beach, Florida
- Board Member Gemini Owners Condominium Association, Ormond Beach, Florida
- Board Member Halifax Urban Ministries
- Raised in Leesburg, graduate of Leesburg High; stockholder and legal advisor to Besco Electric Supply Company, a 70-year-old Leesburg business.



To: District Manager, &  
The Arlington Ridge Community Development District Board of Supervisors

From: Michael C. Citro  
Lot 212  
26716 White Plains Way  
Leesburg, FL 34748

I wish to serve on the CDD Board of Supervisors, and to be a part of making Arlington Ridge (AR) even better than it already is.

Having moved here in 2016, I can say that I am proud of and happy to be a resident, to live in my home, and am lucky to have such great neighbors. I would like to take advantage of my 7 years and apply them to continue making AR a great place to live. I would enjoy the opportunity to proactively, impartially, and fairly, govern all district opportunities/issues as they arise to ensure that the best interests of the district are continually represented, for both the individual homeowner and the community at large.

I possess a "pride of ownership" not only of my personal property, but also of AR community at large. I am more of a "we" person, rather than a "me" person, and would be excited to assist in serving the district.

When making decisions that involve others, I set aside personal biases, and think of what is best for the group. This process evolved during my corporate employment, and then sharpened during my twenty years of military service.

In my career, I have had extensive/continual experience supervising/managing others and making long/short term decisions/plans. I do not shy away from the inevitable pressures of leadership. I would apply all my formal education, and life experience, to dedicate myself to serving the district, and its residents, without prejudice or favor. In all decisions, I would always practice due diligence to be thorough, objective, analytical, and conduct myself with steadfast honesty, integrity, openness, transparency, and good character.

- United States Air Force Veteran Twenty years, Retired Master Sargent.  
Air Transportation Specialist with experience that includes:
  - Air Terminal Operations; Coordinating several work centers, including passenger/cargo operations, and aircraft/crew servicing.
  - Senior Warehouse Supervisor: Ensuring cargo is efficiently/accurately transported and received.
  - Ground Aircraft Services Supervisor; monitoring all arriving and departing aircraft processes and providing mission status to all work centers.
  - Passenger Service Supervisor: Ensuring passenger processing, loading, unloading, and security operations were accomplished on schedule unload and launch aircraft on time.
  - Quality Assurance Manager; Inspecting/observing all personnel in the execution of specific tasks in each work center; grading each quality of each execution, developing macro-matrix, and reporting our logistics command center.
  - Facilities Manager: inspecting hundreds of millions dollars in military facilities to ensure periodic maintenance is done on time, and needed repairs are quickly executed.
  - Safety Officer (i.e., OSHA compliance), inspecting all facilities, equipment, and personnel, to ensure OSHA compliance to minimize personnel injury or equipment damage.
  - Foreign Operations in: Saudi Arabia, South Korea, Honduras, and Spain. Taking all my skills and training, and while operating in unfamiliar, and sometimes austere conditions.
- Three years – Work study program with Johnson & Higgins insurance brokerage, Manhattan, New York. Experience in personal and commercial insurance. Such as: life, home, auto, business interruption, liability - tort law, workers' compensation, product liability, etc.
- Seven years – Municipal Transit Bus Operator, Anchorage, Alaska.

# GEORGE ELDER

## Experienced Global Tech Manager

ge\_elder@hotmail.com • 570.651.2822

### Summary

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

### Experience

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#### Amazon

Breinigsville, PA and Leesburg, FL  
2011 – 2020

##### Global Information Technology Manager

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

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

##### Technical Services Manager II

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

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

#### Carole Hochman Design Group

Williamsport, PA  
2004 – 2011

##### Information Technology Operations Manager

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

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

## L-3 Communications

Williamsport, PA

### IT Network Administrator

1997 – 2004

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

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

### Production Supervisor

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

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

## U.S. Navy

Various locations

### Electronic Technician, 1<sup>st</sup> Class

1987 – 1997

Responsible for various equipment and personnel including:

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

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## Strengths



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



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



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

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## Education

### Capella University

Minneapolis, MN

#### Bachelor of Science in Information Technology

2004 – 2008

(Magna Cum Laude)

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## Skills

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

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## Achievements



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



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



Successfully launched over 400 locations to support business expansion.

**Dominic Setaro Jr**  
**4702 Independence Trail Leesburg, FL 34748**

### **CDD Qualifications**

- Resident and property owner of Arlington Ridge since February of 2006. Full time resident since January 2008.
- Served on the Arlington Ridge CDD Board from November 6 ,2012 thru November 15, 2018 (6 years)
- CDD Board Chairman for the last 4 years of my term.
- Perfect attendance at all CDD meetings for my 6 years on the board.
- Employed by the City of Danbury for 31 years. All 31 of those years were in the Finance Department of which for the last 17 years I was the Comptroller and Director of Finance. Resume attached.

### **Accomplishments**

- As Chairman along with the rest of the board we worked thru the bankruptcy with Wells Fargo and the subsequent sale of the remaining 310 vacant lots to Landco (Florida Leisure). The CDD received \$720,000 as part of the sale which took place in 2015.
- Acquired the RV Lot for free as a settlement between the CDD and Bondholder (Oppenheimer) who defaulted on a payment due to the CDD. This took place in August of 2014.
- Established the first Reserve of the CDD. \$750,000 was placed in that reserve on 9/30/17 followed by another \$350,000 in 2017-2018 for a total of \$1,100,000.
- Reduced residents O&M in FY 2013 by \$240 and adopted budgets with a zero increase to residents O&M annual assessment for 5 years( FY 15-19).
- Appointed by the board to negotiate with our Attorney the successful purchase of the Golf Course from Landco/Florida Leisure. The sale took place on September 25, 2018.

**DOMINIC SETARO, Jr**  
4702 Independence Trail Leesburg, Fl. 34748  
Cell (352)-638-5353

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## KEY QUALIFICATIONS

Excellent fiduciary and organizational skills. Ability to deal with Mayor and Common Council to establish budgets which have required little or no tax increase.

Excellent communication and interpersonal skills. Ability to deal with difficult and sensitive personnel issues and in labor negotiations.

Demonstrated record of high performance standards. The City of Danbury has received the Government Finance Officers Association Certificate of Achievement for the last 16 years.

## EXPERIENCE

Consultant	02/1/05 – 12/31/10
The Daniels Agency of N.Y. -- Comptroller	10/7/02 – 01/31/05
City of Danbury, Director of Finance	12/11/90 – 6/30/02
City of Danbury, Acting Director of Finance	01/02/86 - 12/11/90
City of Danbury, Comptroller	11/07/85 - 12/11/90
City of Danbury, Assistant Comptroller	06/10/74 - 11/06/85
City of Danbury, Temporary Acting Assistant Comptroller	09/04/73 - 06/09/74
City of Danbury, Chief Accountant	05/03/71 - 09/30/73

Responsible for the administration of the financial affairs of the City. Direct supervision over the Department of Finance Department, Tax Collector, Assessor, Purchasing Agent, Data Processing Manager, Risk Manager. Supervision of the accounting functions for the City and maintenance and supervision of the general accounting system for all departments, offices, boards, commissions and agencies. Administration of the City's six pension plans. Negotiation of labor contracts. Coordination of special projects as requested by the Mayor; including the implementation of the Economic Development Incentive program, advisory for the steering committee for an addition to City Hall, and negotiation of a contract for the privatization of the City's sewage treatment plant. Coordination and installation of J.D. Edwards software replacing all financial applications of the City of Danbury.

Served on the Board as Treasurer for the Richter Park Golf Authority for 2 years which included putting together the golf course budget each year.

## EDUCATION

*B.S. General Business*, Central Connecticut State College, New Britain, CT, 1968-1970 (Dec.)

*A.S. Insurance & Banking*, Northwestern Connecticut Community College, Winsted, CT, 1966-1968

## MEMBERSHIPS

Government Finance Officers Association of United States & Canada  
Connecticut Municipal Finance Officers Association

## AWARDS

Certificate of Achievement (1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002) for excellence in financial reporting, awarded by the Government Finance Officers Association of the United States and Canada.

# RONALD WORRICH

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

## Professional Summary

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

## Skills

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

## Work History

### In Plant Support Manager

Feb 2006 - Jul 2010

US Postal Service

Capital Metro Area

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

### Operation Manager

Nov 1981 - Feb 2006

US Postal Service

Lehigh Valley PA

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

## Education

### High School Diploma

Jun 1972

Wilson Area High School

Easton, PA

# **Subsection 3C**

## **Resolution 2024-02**



**RESOLUTION 2024-02**

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

**WHEREAS**, the Arlington Ridge Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

- Section 1.** \_\_\_\_\_ is elected Chairperson.
- Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.
- Section 3.** Jennifer Goldyn is elected Secretary.
- Section 4.** Jeanie Johnson is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.
- Section 5.** Stephen Bloom is elected Treasurer.
- Section 6.** Joanne Blanchard is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of March, 2024.

**ATTEST:**

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# **Section 5**

## **Staff Reports**

# **Subsection 5Cii**

## **Resolution 2024-03**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), *FLORIDA STATUTES* AND INSTRUCTING THE LAKE COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Lake County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2024 general election (“**General Election**”).

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

**1. GENERAL ELECTION SEATS.** Seat 1 and Seat 3 with terms expiring in November 2024 are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor of Elections to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District Manager. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of March, 2024.

ATTEST:

**ARLINGTON RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**EXHIBIT A**  
**FORM OF NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Arlington Ridge Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E. Burleigh Blvd. Tavares, FL 32778; Ph: 352-343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Arlington Ridge Community Development District has two (2) seats up for election, specifically Seats 1 and 3. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Lake County Supervisor of Elections.

Publish on May 27, 2024

# **Subsection 5Di**

## **Floralawn Report**



## Arlington Ridge CDD Landscape Report - February 2024 Report

Account Manager: Luis Islas Site supervisor: Hector Brocato

Arlington Ridge CDD Board Members and Community,

### Landscape Report - Winter Schedule

#### **Turf Maintenance:**

During the month of February, our landscape maintenance operations experienced the effects of cold temperatures, including frost in some instances. These conditions necessitated a temporary delay in mowing until the frost had melted, ensuring optimal turf health and safety.

#### **Trimming:**

Scheduled shrub trimming rotations for both Boulevard and Clubhouse areas have been successfully completed, enhancing the overall appearance and neatness of our community landscapes.

#### **Crepe Myrtles:**

Pruning and cutbacks on crepe myrtles throughout the CDD have been efficiently executed, promoting their health and maintaining desired aesthetics.

#### **Tree Proposals:**

Approved tree proposals have been promptly addressed and completed, contributing to the ongoing enhancement and preservation of our community's greenery.

#### **Blvd Tree Work:**

Tree work on the Boulevard has been diligently carried out to ensure the safety of RVs by lifting trees away from potential hazards.

#### **Lawn Treatment and Fertilization:**

Application of lawn treatment and fertilization was conducted as scheduled during February. While the onset of cold temperatures may result in the appearance of brown patch, this issue is expected to diminish with the transition to warmer temperatures in March.

#### **Irrigation:**

Routine inspection and maintenance of the irrigation system were performed in accordance with contractual agreements. Any identified issues, including main line breaks, were promptly addressed and rectified to maintain optimal system functionality.

Please feel free to reach out with any questions or concerns regarding our landscape maintenance activities.



# **Subsection 5E**

## **Community Director Report**



## **Arlington Ridge Community Development District**

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

### **Community Directors Report March 2024**

#### **Fairfax Hall**

Consideration for Current Condition Inspection on Agenda. I will provide more detail when we come to the new business and the proposal.

#### **Pool Update**

All beach pool heaters are now working. The lap pool is running and all but one heater on the lap pool is functioning. One heater was retested and found to need further repairs. This repair has been approved and we are waiting on parts. The light wiring issue preventing some pool lights from turning off is being addressed by Vermana.

#### **Retention Pond Report**

Dead Tree removal was approved, and proposal signed and sent to be scheduled. Once I have a date, I will share it with the Supervisors.

#### **Hopewell Sidewalk Addition**

Sidewalk addition has been completed.

#### **Floralawn**

All dead pines from the approval have been removed by Floralawn. Floralawn also removed two other dead pines at Roanoke and Hopewell at no additional cost. I feel our partnership with Floralawn has greatly improved and Hector has been on top of any concerns discussed. Their team has recently completed the spring clean up around the Village Green due to the spring oak leaf shedding.

#### **Backflow Inspections**

Two backflows were replaced. I contacted the city to receive a list of all CDD backflows. I have been working to update this spreadsheet as there are a few that do not match their records. Currently we have one additional backflow that needs replaced at the guard house. Dunstan will be sending a quote.

#### **Fire Hydrant Painting Project**

The fire hydrant repainting project has been completed. A thank you was sent to the Fire Chief Joseph Mera for providing the paint and paint supplies. The CDD would like to thank all the resident volunteers that repainted all 79 hydrants in the community. The list of volunteers was included in the thank you portion of the Friday email blast on March 8<sup>th</sup>.

## **Golf Course Restaurant Repairs and Inspection**

Chairman Hoover created a working document for Jason and Lee to correct and repair reports from health department inspection and observed repair needs in the restaurant. Most of the repairs have been completed. Items include screening on the drains, several new ceiling tiles in the kitchen, repairs to the kitchen walls and painting areas in the kitchen. Other smaller repairs and cleaning will be ongoing on Mondays when the restaurant is closed.

## **RV Lot**

Sometime in the past two weeks someone inside the RV lot backed into the gate opener and broke the cabinet protecting the gate controls. Fortunately, only the cover was damaged. Replacement of this cover will cost approximately \$320 and will be taken out of the RV lot expense. Maintenance will be adding two safety bollards to protect from future potential damage. Had the entire mechanism been hit, it may have cost over \$3,000 to replace.

## **Maintenance**

John has been working on many projects in addition to the restaurant items. These items include adding concrete swales to prevent erosion from the back flow drains for the pools, adding a slab for the administrative office bench outside, continual clean up and pressure washing of common areas and cleaning out drains. The CDD has purchased a commercial grade steam cleaner to clean the entrance rugs. I will be creating a schedule with John to include cleaning the Fairfax chairs, spot cleaning heavily used areas and regular cleaning of the carpeted areas at all buildings to minimize the need for a vendor to clean.

# **Subsection 5F**

## **General Manager Report**

### **3.13.24**

#### **Arlington Ridge Board Members**

#### **Monthly Update for February 2024**

February was another month of continued growth and continued cultural changes through out the property and team. We continue to get better in some areas, and we continue to grow in other areas as we spend time daily with our team and making sure they are trained properly and working with them. As I've said our main focus is to push revenue, have better golf course conditions, promote and work on growing the F&B areas with staff, better presentation of food and making sure everyone is having an enjoyable time while supporting the facility. We still have a long way to go to get where I want to be as a facility, but I see positive growth daily and excited about what direction we are heading in.

#### **Department Updates:**

##### **Golf Operations:**

- February was another bad weather month and lost close to 700 rounds due to the weather.
- The ad in The Village's Daily Sun continues to work great getting new golfers on the property and they book another round when they are done.
- Had successful Club Championship and everyone enjoyed the weekend and the awards ceremony.
- Received new carts in February and they look wonderful and many great comments.
- The new merchandise is moving fast, and we have newer product coming in.

##### **Maintenance:**

- We received close to 8 inches of rain in February.
- Numerous cooler days in the month of February which slowed down the growth on the golf course.
- Spent more time on the greens as the cold weather brought a disease to some of the greens and we had to make sure we were doing the correct procedures to maintain turf.
- We are through hole 13 with tree work and did put this project on hold as we needed to focus on the golf course.
- Sprayed the Poa weed numerous times to eliminate this growth.

Overall, February was a tough month for the golf course with growth, disease and overall look. They said it has been the coldest, wettest and most cloud cover in the state of Florida in 86 years. The team tried to do their best with making sure the conditions were playable and I know some days were better than other, but with the end of the month warmer weather and more sunlight we started seeing positive growth in all areas of the golf course. We are committed to make sure we have a better golf course, and we have a solid plan in place moving forward.

**F&B:**

- Had another positive month in F&B as the lunch specials and dinner specials continue to work and we are getting great comments.
- We continue to have a better COGS as this is the 3<sup>rd</sup> month where we've been at budget or better, we finished with a 38.5% for month of February.
- Hearing positive remarks on the food and we have booked more events in the Restaurant as word of mouth is starting to work.
- Continue to struggle finding kitchen staff and we did have to use a temp agency a few days to help us get through some busier days.
- The Village's Daily Sun newspaper ad is still working wonderful for us, and we continue to get new customers daily.

Once again, we continue to grow in all areas of the facility and the cultural changes are starting to work. We look for new staff daily and make sure we have the best team we can build so we can run this property how everyone wants it to be. We do have some more learning and growing areas to continue to work on, but the staff is committed to learning and help us get in the direction I would like us to be in. We will continue to look at all items daily and continue to work with the team so we all can be successful!!

I'm very excited about the future and the direction we are heading in and we appreciate all the support.

Thanks,

Jason R. DeWildt

# **Section 7**

## **Business Items**

# **Subsection 7A**

## **RAM Roof Inspection Project Proposal**





## **Proposal - Consulting**

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

**Date:** 02/28/2024

**Building:**

**Fairfax Hall  
4463 Arlington Ridge  
Leesburg, FL 34748**

**Job:** PRJ #9173: Arlington Ridge CDD: RCA for Fairfax Hall at 4463 Arlington Ridge, Leesburg, FL

**Price:** \$1,750.00

### **Work To Be Performed:**

We respectfully submit the following specifications:

Provide roof condition analysis and electronic report of findings for Fairfax Hall located at 4463 Arlington Ridge, Leesburg, FL.

#### **1. Roof Condition Assessment (RCA)**

- 1.1 Identify roof system type.
- 1.2 Surface analysis of the roof system.
- 1.3 Develop condition assessment of roof systems to determine REUL (Remaining Estimated Use Life) for assets.
- 1.4 Photographic documentation of general roof conditions and gross deficiencies observed through surface analysis.
- 1.5 Review of roof warranty documents and status.
- 1.6 Recommendations for current and future roof maintenance budgets.
- 1.7 Recommendations for current and future roof CAPEX expenditures.
- 1.8 Submission of report in electronic version.

#### **2. Contract Provisions and Exclusions:**

- 2.1 Indemnity and Hold Harmless Clause - Building Owner agrees to hold harmless and indemnify RAM Infrared Services Inc. from any claims, suits or causes of actions brought against building owner or RAM Infrared Services Inc. relating to errors and omissions on the account of the findings provided as a result of these consulting services. In addition, the Building Owner agrees to indemnify and hold harmless RAM Infrared Services Inc. from any and all subsequent claims relating to bodily injuries or property damaged received or



sustained by any party or parties who are acting on or utilizing the information provided in this report of findings as a basis for future activities.

2.2 Mold growth exclusion – RAM Infrared Services Inc. has no control over the maintenance or repair of the roofing system and as a result will not be responsible for any losses or water intrusion into the building or the existing roof system. In addition, RAM Infrared Services Inc. is not responsible for pre-existing moisture conditions which may be present in the existing roof system. Owner shall hold harmless and indemnify RAM Infrared Services Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold or as a result of the roofing contractor's failure to prevent moisture intrusion into the building.

**Notes:** Please be aware that RAM Infrared Services Inc. is acting as a roof consultant in this project. We are not making any claim to provide any engineering or architectural services. We are providing an analysis of the watertight condition of the roof system and making recommendations for future repairs, maintenance and replacements. We are making no warranty as to the watertightness or code compliance of the roof system, nor are any warranties for the watertightness or code compliance of the roof system.

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work and delivery of the report of findings. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to the Contractor by or before the fifth (5th) day of each month for the value of Work completed during the preceding month, plus the value of materials suitably store for the project. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Consultant shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due.

This proposal may be withdrawn if not accepted within 30 days of submission.

**Alternate:**

**3. Roof Condition Assessment (RCA) with Cores**

- 3.1 Identify roof system type.
- 3.2 Surface analysis of the roof system.
- 3.3 Develop condition assessment of roof systems to determine REUL (Remaining Estimated Use Life) for assets.
- 3.4 Photographic documentation of general roof conditions and gross deficiencies observed through surface analysis.
- 3.5 Review of roof warranty documents and status.
- 3.6 Recommendations for current and future roof maintenance budgets.
- 3.7 Recommendations for current and future roof CAPEX expenditures.
- 3.8 Submission of report in electronic version.
- 3.9 Inventory roof system components and sample photographic documentation.



3.10 Roof CAD drawing of perimeter with perimeter details.

**Price: \$2,150.00**

**Alternate:**

RAM Infrared Services Inc. will provide an infrared scan survey on the roof surface under solar gain conditions. Infrared scans require that the roof surface be clean and free of any and all debris as well as moisture. In addition, the infrared scan will be completed in the evening hours and, as a result, access to the roof surface after sunset is required.

Infrared scanning, which is done at night, detects heat held by moisture in the roofing system. This moisture takes longer to cool than the rest of the roof system. Infrared scanning is an excellent tool to help find problem wet areas in your roofing system. The re-roof cost can then be substantially reduced since tear-off may be minimized to select areas rather than the entire roof system.

The survey results will be verified with a moisture probe to ensure accuracy.

**4. Infrared Scan includes:**

- 4.1 CAD drawing of existing roof systems with potential wet areas mapped.
- 4.2 Infrared photos of potential wet areas of the roof system.
- 4.3 Potential wet areas will be outlined with marking paint on the roof surface if applicable.
- 4.4 Digital photos of outlined wet areas on the roof surface.
- 4.5 A moisture meter will be used on the roof surface to help assist with confirming moisture in the roof system when possible.
- 4.6 Submission of report in electronic version.

**Price: Additional \$500.00 with either RCA option.**

*Susan Detweiler*

\_\_\_\_\_  
Susan Detweiler  
Sales Consultant  
RAM Infrared Services, Inc.

I, \_\_\_\_\_ accept the above proposal on \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Authorized Signature

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**RAM INFRARED SERVICES, INC.**

29716 Highway 27, Dundee, FL 33838 | info@roof-infrared.com | roof-infrared.com

# **Section 8**

## **Consent Agenda**

# **Subsection 8A**

## **Minutes**

1 **MINUTES OF MEETING**  
2 **ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The regular meeting of the Board of Supervisors of the Arlington Ridge Community  
5 Development District was held Thursday, February 15, 2024, at 2:00 p.m. at Fairfax Hall,  
6 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

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8 Present and constituting a quorum were the following:  
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10 Robert Hoover	Chairman
11 Ted Kostich	Vice Chairman
12 Bill Middlemiss	Assistant Secretary
13 Claire Murphy	Assistant Secretary
14 Jim Piersall	Assistant Secretary

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16 Also present, either in person or via Zoom Video Communications, were the following:  
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18 Angel Montagna	District Manager: Inframark
19 Jeanie Johnson	District Manager: Inframark
20 David Hamstra	Engineer: Pegasus Engineering
21 Meredith Hammock	Attorney: Kilinski   Van Wyk
22 Jason DeWildt	Director of Golf, Troon
23 Lee Graffius	Community Director, Inframark
24 Dan Zimmer	Vice President of Operations, Troon
25 Residents and Members of the Public	

26  
27 *This is not a certified or verbatim transcript but rather represents the context and summary*  
28 *of the meeting. The full meeting is available in audio format upon request. Contact the*  
29 *District Office for any related costs for an audio copy.*  
30

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

32 Mr. Hoover called the meeting to order at 2:00 p.m.

33 Ms. Montagna called the roll and indicated a quorum was present for the meeting.

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35 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

36 Mr. Hoover led the *Pledge of Allegiance*.

37  
38 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

39 Ms. Murphy commented on the error on the golf financials that were corrected, and the  
40 reason cost of goods increased.

41 A Resident expressed thanks for cleaning the golf course barriers.

42 A Resident (Lot 564) commented on golf boxes and tee boxes being removed and  
43 replaced.

44 A Resident commented on losses and asked why the restaurant is still losing money,  
45 and suggested Troon provide an audit.

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**FOURTH ORDER OF BUSINESS**                      **Staff Reports**

**A. District Counsel**

**i. Ethics Training**

Ms. Hammock reminded the Board regarding ethics training and will provide a link for training. Board members should make note when training is complete because a certificate is not provided. Some training costs \$45 and other links are free.

**B. District Engineer**

**i. Depression #4**

Discussion ensued regarding monies available from savings in depressions #2 and #3, ground-penetrating radar to be provided within current authorization (about \$5,000 or \$6,000), report will be provided at the next meeting, reviewed instances of depressions #2 and #3, options available, and updates and locations of other depressions.

Mr. Middlemiss made a MOTION to approve Pegasus Engineering performing additional work for depressions, in an amount not to exceed \$5,500.  
Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to Pegasus Engineering performing additional work for depressions, in an amount not to exceed \$5,500.

**C. District Manager**

**i. Staff Spending Guidelines**

Discussion ensued regarding the current policy of spending guidelines and authorization levels, intent is to streamline agenda and to better manage the District's operations, ratification of all approvals at the next meeting, clarification of titles and positions, and desire to reflect positions currently utilized.

Mr. Middlemiss made a MOTION to accept the policy for staff spending guidelines, as amended to identify correct titles.  
Mr. Kostich seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to accept the policy for staff spending guidelines, as amended to identify correct titles.

88 **ii. Events**

89 Ms. Montagna and Ms. Hammock discussed events being held where alcohol is served.  
90 Reservation forms ask if alcohol is being served. If alcohol is served with a bartender, a  
91 certificate of insurance is required to further protect the District, for example, if a customer  
92 is over served. If the event is bring-your-own-bottle (“BYOB”), then insurance coverage  
93 must be provided. The District does not police events and goes by what the applicant puts  
94 on the reservation form. Event insurance costs about \$40. Applicants can also get a rider  
95 on their homeowner’s insurance. Residents who violate this policy could lose their access  
96 privileges for up to a year. Applicants are responsible for anything that happens at their  
97 event if they do not obtain event insurance.

98 Discussion ensued regarding possible changes and clarifications to the policy. Some  
99 language can be tightened up and clarified. The suggestion was made to offer first right of  
100 refusal to Troon for alcohol service at events to further help their bottom line, and no  
101 BYOB unless Troon will not provide alcohol service.

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Mr. Piersall made a MOTION for events held at Fairfax Hall to offer Troon first right-of-refusal to serve alcohol, and if declined, then guests can bring their own.  
Ms. Murphy seconded the motion.

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Discussion ensued regarding disagreement because Mr. Middlemiss does not believe the agenda clearly indicated the event policy might be changed and asked for a definition of “event.” Suggestion was made to table and requested the policy should have been included in the agenda package.

Mr. Middlemiss resigned from the Board effective immediately.

The record will reflect Mr. Middlemiss left the meeting.

Mr. Piersall made a MOTION to accept Mr. Middlemiss’s resignation, effective immediately.  
Ms. Murphy seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to accept Mr. Middlemiss’s resignation, effective immediately.

Discussion ensued regarding including an item on the next agenda for appointment to the vacant seat that expires November 2026.



125 Further discussion ensued that this item was included on the agenda for the Board to  
126 discuss. Suggestion was made to table this item, require insurance rider for BYOB events,  
127 and first right of refusal for Troon to serve alcohol at events.

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Upon VOICE VOTE, with all in favor, and Mr. Kostich opposed, approval was given (by a margin of 3-1) for events held at Fairfax Hall to offer Troon first right-of-refusal to serve alcohol, and if declined, then guests can bring their own.

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Mr. Piersall made a MOTION to direct counsel to revise the activity forms and policies.  
Ms. Murphy seconded the motion.

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Upon VOICE VOTE, Mr. Piersall and Ms. Murphy in favor, and Mr. Hoover and Mr. Kostich opposed, motion did not pass (by a margin of 2-2) to direct counsel to revise the activity forms and policies.

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Discussion ensued regarding including this item on the next agenda, request for comments from residents, requiring event insurance, and a suggestion the District cover an applicant's event insurance which cannot be provided.

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Mr. Piersall made a MOTION to remove the trailers immediately.  
There being no second, the motion dies.

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Discussion ensued regarding addressing this issue in the fall.

#### **D. Floralawn**

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##### **i. Regular Reports** (*December and January*)

Discussion ensued regarding calling locates for work being done.

##### **ii. Proposal #9734 for Mulch, All Areas**

##### **iii. Proposal #9789 for Mulch, Clubhouse**

##### **iv. Proposal #10059 for Mulch, Focal points**

165 Discussion ensued regarding mulch requirements of the contract, other projects the  
166 District is undertaking, and suggestion to table until the third quarter.

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Mr. Hoover made a MOTION to table consideration of  
mulch proposals.  
Ms. Murphy seconded the motion.

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Upon VOICE VOTE, with all in favor, unanimous approval  
was given (by a margin of 4-0) to table consideration of  
mulch proposals.

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176 **E. Community Director**

177 **i. Regular Report**

178 Mr. Graffius reviewed the monthly report, including cart barn complete and waiting on  
179 the permit, RFP pre-proposal meeting held, backflows tested that were listed but more may  
180 exist.

181 Discussion ensued regarding eblasts sent with multiple pages that cannot be seen unless  
182 clicked on, suggestion the situation canceling a major event yesterday should have been  
183 handled with more finesse and better communication, and thanks for cleaning the  
184 restaurant.

185 **F. General Manager: Golf, Food and Beverage**

186 **i. Monthly Report**

187 Mr. DeWildt reviewed the monthly report, including financial status, current  
188 operations, and growth.

189 Discussion ensued regarding financials and the decreasing deficit, restaurant is closed  
190 on Mondays but will offer snacks and bar service until 4:00 p.m., changes being made,  
191 appreciation for all efforts being done, and Board members individually meeting with Mr.  
192 DeWildt.

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**FIFTH ORDER OF BUSINESS**

**Break**

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*The meeting recessed at 3:22 p.m.*

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*The meeting reconvened at 3:35 p.m.*

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**SIXTH ORDER OF BUSINESS**

**Business Items**

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**A. Consideration to Cancel UniFirst Agreement for Rug Cleaning**

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Discussion ensued regarding termination provisions of the agreement, and buy-out  
201 option to cancel.

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Mr. Kostich made a MOTION to cancel the agreement with UniFirst for rug cleaning with 30 days' notice.  
Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to cancel the agreement with UniFirst for rug cleaning with 30 days' notice.

**B. Consideration of Two Requests from the Garden Club**

Discussion ensued regarding requirements to request approval for work the garden club wants to do, at no cost to the District.

Ms. Murphy made a MOTION to approve the two requests from the garden club, as presented.  
Mr. Kostich seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to the two requests from the garden club, as presented.

**C. Consideration of Tree Removal Proposals**

Discussion ensued regarding location of trees that need to be removed, and suggestion of other companies qualified to do this work.

Mr. Hoover made a MOTION to approve proposal #0527 from Triple D Service for tree removals, in the amount of \$800.  
Ms. Murphy seconded the motion.

Discussion ensued regarding no stump grinding due to the locations. The cost should apply to tree removal line item.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to proposal #0527 from Triple D Service for tree removals, in the amount of \$800.

**D. Consideration of Fitness Service Proposals #4930, #4938, #4939**

Discussion ensued regarding maintenance proposals going forward will not be on the agenda for approval unless for replacement, one proposal for refurbishment for \$2,800, suggestion to defer due to lack of use of the treadmill, repair and maintenance account is significantly over budget and probably includes some items that should be applied to

244 reserves, request to clarify the previous motion is applied to the correct budget line item,  
245 and other expenses for pools and pool heaters anticipated.

246 This item will be on the March agenda.

247 **E. Consideration of Roof Proposals** (*Roof, HVAC, Interior*)

248 Discussion ensued regarding insurance claim was filed, and insurance will only cover  
249 what Signal Restoration does inside the building. Exterior and HVAC will not be covered.  
250 Concerns were expressed using Jurin Roofing and conversations held with the vendor.  
251 Details of the proposals and work involved were further described. Proposal from Jurin for  
252 the roof needs to be approved in conjunction with the other work being done. Suggestion  
253 was made to contact the vendor who did previous work last summer. Requirement for  
254 certification from an architect or engineer will be an additional cost.

255 This item will be on the March agenda, as well as a proposal for engineering  
256 certification.

257 **F. Discussion of Disposal of Broken Grill and Ice Machine**

258 Discussion ensued regarding these can be handled through the District's surplus policy  
259 for disposal. Items to be sold need approval, but not for disposal.

260

261 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

262 **A. Meeting Minutes from January 18, 2024, Meeting**

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

265 **B. Financial Statements**

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

268 Discussion ensued regarding previous request for 2019 capital project of \$3,877 to pay  
269 for golf cart project to be transferred but has not been transferred yet to show it is in the  
270 reserve account and not the Series 2019 construction account. The process has been done  
271 and information submitted to the trustee. Staff will confirm this is complete.

272 Discussion ensued regarding property tax bills received, appear to be related to the golf  
273 course, taxes overpaid, only taxes are for the fire department, and dollars need to be  
274 budgeted for fiscal year 2025. Properties that have buildings are the parcels that are taxed.  
275 Taxes are paid from miscellaneous, which is over budget.

276 **C. Check Register**

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

279 **D. Ratification of Change Order to Re-Level Billiard Table**  
280 The change order was included in the agenda package and is available for review in the  
281 local records office and the District Office during normal business hours.

282 **E. Ratification of Backflow Replacement**  
283 The approved proposal was included in the agenda package and is available for review  
284 in the local records office and the District Office during normal business hours.

285 **F. Ratification of Lap Pool Heater**  
286 The approved proposal was included in the agenda package and is available for review  
287 in the local records office and the District Office during normal business hours.

288 **G. Ratification of Restaurant Door Replacement**  
289 The approved proposal was included in the agenda package and is available for review  
290 in the local records office and the District Office during normal business hours.

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Mr. Kostich made a MOTION to approve the consent agenda, as presented. Ms. Murphy seconded the motion.
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Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 4-0) to the consent agenda, as presented.
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300 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**  
301 Ms. Murphy commented on major contracts being renewed automatically without  
302 going out to RFP.

303 Discussion ensued regarding soliciting RFPs for renewals at the end of contract terms  
304 for all major contracts to see if better pricing and service are available. Risk of constantly  
305 going out for RFP might limit the number of proposers. All contracts include a termination  
306 provision. Costs for landscape RFPs are minimal.

307 Mr. Kostich commented on (1) the coffee shop and working with vendors, (2) met with  
308 HOA regarding area owned by the District they want to improve, and (3) purpose of capital  
309 reserves not to be used for overspending.

310 Discussion ensued regarding reviewing the financials to determine what monies are  
311 available, only emergency expenses are approved outside of meetings.

312 Mr. Piersall commented on restaurant offer for 10% off.

313 Discussion ensued regarding use of coupons or digital photos, difficulty in capturing in  
314 the accounting system.

315

316 **NINTH ORDER OF BUSINESS** **Audience Comments**

317 A Resident (Lot 654) complimented Mr. John Barnett, commented on fire hydrants  
318 being painted, commented on the first curve on White Plains Way where drivers are  
319 speeding (residents as well as service people).

320 Discussion ensued regarding ongoing traffic and speeding issues, and the fire  
321 department would not allow speed bumps.

322 A Resident (Lot 468) requested clarification on the District’s insurance policy,  
323 upcoming fundraising event for Fairfax Hall players, event insurance, responsible party for  
324 the insurance certificate, potential for various events where residents will bring in alcohol.

325 A Resident (Lot 940) questioned giving 10% coupons for members who have a  
326 membership, commented on residents bringing in alcohol in various containers and how is  
327 it going to be policed.

328 A Resident (Lot 503) commented on the resignation of Mr. Middlemiss and his  
329 contributions to the District, suggested the Board send a letter of appreciation to Mr.  
330 Middlemiss, commented on the suggested changes to alcohol, will not get insurance in her  
331 name for events, questioned if insurance policies need to be obtained for every single event,  
332 asked how golfers are covered, asked the Board to listen to the residents, and expressed  
333 concerns in events where some people will bring in alcohol.

334 A Resident (Lot 86) commented on current financial status, suggested golf and food &  
335 beverage should be top priorities, and agreed Troon be given first right of refusal.

336 A Resident (Lot 846) commented on the mulch and its cost, suggested tree trimming  
337 could be done by residents but not permitted on District property, and suggested scope be  
338 put together for the community director.

339 Ms. Hammock clarified continued confusion that insurance coverage related to the  
340 agreement is already a requirement.

341 **TENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. Kostich, seconded by Ms. Murphy, 343 with all in favor, the meeting was adjourned at 4:36 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

# **Subsection 8B**

## **Financials**

ARLINGTON RIDGE  
Community Development District

**Financial Report**  
(Unaudited)

February 29, 2024

Prepared by





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ARLINGTON RIDGE  
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

**Balance Sheet**  
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	GOLF COURSE FUND	FOOD & BEVERAGE FUND	SERIES 2006A	SERIES 2019 DEBT SERVICE FUND	SERIES 2019	TOTAL
					DEBT SERVICE FUND		CAPITAL PROJECTS FUND	
<b>ASSETS</b>								
Cash - Checking Account	\$ 1,012,419	\$ 537,385	\$ 28,152	\$ -	\$ -	\$ -	\$ -	\$ 1,577,956
Cash - Payroll	-	-	-	283,875	-	-	-	283,875
Cash On Hand/Petty Cash	-	-	9,447	-	-	-	-	9,447
Cash Drawer	-	-	1,200	-	-	-	-	1,200
Accounts Receivable	90	-	11,025	19,016	-	-	-	30,131
Accounts Receivable - Other	-	-	25,655	1,319	-	-	-	26,974
Due from Golf	30,314	-	-	-	-	-	-	30,314
Due From Other Funds	-	-	523,046	-	186,277	51,625	-	760,948
Inventory:								
Food & Beverage	-	-	-	34,210	-	-	-	34,210
ProShop	-	-	72,236	-	-	-	-	72,236
Investments:								
Money Market Account	1,006,647	-	-	-	-	-	-	1,006,647
Construction Fund	-	-	-	-	-	521	8,377	8,898
Fee & Expense A	-	-	-	-	8	-	-	8
Prepayment Account	-	-	-	-	-	187	-	187
Prepayment Account A	-	-	-	-	17,469	-	-	17,469
Reserve Fund	-	-	-	-	-	26,625	-	26,625
Reserve Fund A	-	-	-	-	117,986	-	-	117,986
Revenue Fund	-	-	-	-	-	35,551	-	35,551
Revenue Fund A	-	-	-	-	162,531	-	-	162,531
Prepaid Items	9,647	-	27,113	500	-	-	-	37,260
Deposits	-	-	19,105	-	-	-	-	19,105
Deposits - Electric	820	-	-	-	-	-	-	820
<b>TOTAL ASSETS</b>	<b>\$ 2,059,937</b>	<b>\$ 537,385</b>	<b>\$ 716,979</b>	<b>\$ 338,920</b>	<b>\$ 484,271</b>	<b>\$ 114,509</b>	<b>\$ 8,377</b>	<b>\$ 4,260,378</b>

**Balance Sheet**  
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	GOLF COURSE FUND	FOOD & BEVERAGE FUND	SERIES 2006A	SERIES 2019 DEBT	SERIES 2019	TOTAL
					DEBT SERVICE FUND	SERVICE FUND	CAPITAL PROJECTS FUND	
<b>LIABILITIES</b>								
Accounts Payable	\$ 14,611	\$ -	\$ 52,054	\$ 8,452	\$ -	\$ -	\$ -	\$ 75,117
Accrued Expenses	36,660	-	-	-	-	-	-	36,660
Accrued Payroll	-	-	13,663	5,529	-	-	-	19,192
Sales Tax Payable	-	-	9,397	6,090	-	-	-	15,487
Deposits	780	-	-	-	-	-	-	780
Outing Deposits	-	-	2,216	(7,544)	-	-	-	(5,328)
Deferred Revenue-Memberships	-	-	325,084	29,077	-	-	-	354,161
Other Current Liabilities	-	-	5,370	-	-	-	-	5,370
Gift Certificates	-	-	26,364	(4,736)	-	-	-	21,628
Allowance for Unredeemed Gift Cards	-	-	(10,002)	-	-	-	-	(10,002)
Credit Books	-	-	14,324	(7,481)	-	-	-	6,843
Charitable Donations	-	-	4	-	-	-	-	4
Due To Other Funds	215,315	22,587	-	523,046	-	-	-	760,948
<b>TOTAL LIABILITIES</b>	<b>267,365</b>	<b>22,587</b>	<b>438,474</b>	<b>552,433</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1,280,860</b>
<b>FUND BALANCES</b>								
<b>Nonspendable:</b>								
Prepaid Items	9,647	-	27,113	500	-	-	-	37,260
Deposits	820	-	-	-	-	-	-	820
<b>Restricted for:</b>								
Debt Service	-	-	-	-	484,271	114,508	-	598,779
Capital Projects	-	-	-	-	-	-	8,377	8,377
Special Revenue	-	-	251,392	-	-	-	-	251,392
<b>Assigned to:</b>								
Operating Reserves	105,370	-	-	-	-	-	-	105,370
<b>Unassigned:</b>	<b>1,676,735</b>	<b>514,798</b>	<b>-</b>	<b>(214,013)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,977,520</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,792,572</b>	<b>\$ 514,798</b>	<b>\$ 278,505</b>	<b>\$ (213,513)</b>	<b>\$ 484,271</b>	<b>\$ 114,508</b>	<b>\$ 8,377</b>	<b>\$ 2,979,518</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,059,937</b>	<b>\$ 537,385</b>	<b>\$ 716,979</b>	<b>\$ 338,920</b>	<b>\$ 484,271</b>	<b>\$ 114,509</b>	<b>\$ 8,377</b>	<b>\$ 4,260,378</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 100	\$ 7,831	7831.00%	\$ 6,737
Room Rentals	-	60	0.00%	-
Lexington Spa	3,000	1,602	53.40%	-
Rental Income- Fairfax Hall	2,500	30	1.20%	-
Special Assmnts- Tax Collector	2,454,451	2,368,272	96.49%	56,953
Other Miscellaneous Revenues	-	257	0.00%	-
Access Cards	-	5	0.00%	-
RV Parking Lot Revenue	36,000	14,500	40.28%	4,094
<b>TOTAL REVENUES</b>	<b>2,496,051</b>	<b>2,392,557</b>	<b>95.85%</b>	<b>67,784</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	15,000	5,200	34.67%	200
FICA Taxes	5,126	306	5.97%	-
Workers' Compensation	850	850	100.00%	-
ProfServ-Arbitrage Rebate	600	600	100.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Trustee Fees	10,000	6,869	68.69%	-
Attorney Fees	90,000	29,536	32.82%	-
Engineering Fees	75,000	10,430	13.91%	-
Management Services	58,963	24,568	41.67%	4,901
Assessment Roll	7,500	7,500	100.00%	-
Auditing Services	4,500	-	0.00%	-
Postage	2,000	57	2.85%	13
Insurance - Property	107,414	105,156	97.90%	403
Insurance - General Liability	10,000	9,785	97.85%	40
Public Officials Insurance	7,000	7,302	104.31%	-
Legal Advertising	5,000	761	15.22%	518
Website Administration	1,600	1,553	97.06%	1,553
Information Technology	3,000	-	0.00%	-
Miscellaneous Expenses	1,000	3,136	313.60%	(367)
Annual District Filing Fee	175	175	100.00%	-
Dues, Licenses, Subscriptions	3,250	3,682	113.29%	13
<b>Total Administration</b>	<b>412,978</b>	<b>217,466</b>	<b>52.66%</b>	<b>7,274</b>

**Gatehouse**

Contracts-Security Services	150,000	63,178	42.12%	12,637
Utility - Water & Sewer	600	236	39.33%	86
Utility - Electric	4,620	1,043	22.58%	234
Street Lights	118,800	46,045	38.76%	9,972
Repairs & Maintenance	2,500	86	3.44%	11
Security Enhancements	1,500	-	0.00%	-
<b>Total Gatehouse</b>	<b>278,020</b>	<b>110,588</b>	<b>39.78%</b>	<b>22,940</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>Capital Expenditures &amp; Projects</u></b>				
Annual Projects	200,000	100,465	50.23%	53,210
<b>Total Capital Expenditures &amp; Projects</b>	<b>200,000</b>	<b>100,465</b>	<b>50.23%</b>	<b>53,210</b>
<b><u>Towncenter Administration</u></b>				
Pest Control	576	-	0.00%	-
Onsite Management	274,827	114,511	41.67%	22,902
Janitorial Services & Supplies	77,645	34,349	44.24%	690
Utility - Water & Sewer	2,037	584	28.67%	146
Utility - Electric	4,400	1,349	30.66%	300
Rentals & Leases	4,500	1,354	30.09%	253
Repairs & Maintenance	32,000	2,982	9.32%	161
Special Events	5,000	1,397	27.94%	905
Office Supplies	4,500	487	10.82%	114
Computer Supplies/Equipment	3,500	-	0.00%	-
<b>Total Towncenter Administration</b>	<b>408,985</b>	<b>157,013</b>	<b>38.39%</b>	<b>25,471</b>
<b><u>Common Area/Recreation</u></b>				
Utility - Water & Sewer	9,900	1,593	16.09%	684
Utility - Electric	1,375	3,664	266.47%	730
Repairs & Maintenance	30,000	14,370	47.90%	3,162
Roadway Repair & Maintenance	25,000	2,470	9.88%	2,470
Irrigation Repairs & Maintenance	35,000	22,689	64.83%	6,226
Landscape - Mulch	23,675	2,250	9.50%	-
Landscape Maintenance	307,920	128,952	41.88%	24,004
Landscape Replacement	20,000	2,923	14.62%	-
Landscape- Storm Clean Up & Tree Removal	45,000	2,387	5.30%	1,077
Pond/Littoral Shelf & Wetland Mgmt	33,475	14,235	42.52%	3,855
Sports Courts Maintenance & Supplies	3,000	3,120	104.00%	-
Holiday Decoration	5,000	2,169	43.38%	-
Operating Supplies	-	146	0.00%	146
<b>Total Common Area/Recreation</b>	<b>539,345</b>	<b>200,968</b>	<b>37.26%</b>	<b>42,354</b>
<b><u>Fairfax Hall</u></b>				
Utility - Water & Sewer	1,516	428	28.23%	92
Utility - Electric	19,000	6,801	35.79%	1,122
Repairs & Maintenance	15,000	1,278	8.52%	75
<b>Total Fairfax Hall</b>	<b>35,516</b>	<b>8,507</b>	<b>23.95%</b>	<b>1,289</b>
<b><u>Social Center</u></b>				
Utility - Water & Sewer	1,650	138	8.36%	-
Utility - Electric	5,878	2,835	48.23%	790
Repairs & Maintenance	7,500	455	6.07%	-
Dues, Licenses, Subscriptions	-	-	0.00%	600
<b>Total Social Center</b>	<b>15,028</b>	<b>3,428</b>	<b>22.81%</b>	<b>1,390</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>Lexington Spa</u></b>				
ProfServ-Pool Maintenance	70,000	31,563	45.09%	7,195
Utility - Water & Sewer	25,000	9,078	36.31%	1,846
Utility - Electric	62,380	21,403	34.31%	3,600
Repairs & Maintenance	20,000	5,126	25.63%	(12,005)
<b>Total Lexington Spa</b>	<b>177,380</b>	<b>67,170</b>	<b>37.87%</b>	<b>636</b>
<b><u>Sales Center</u></b>				
Utility - Water & Sewer	3,500	1,668	47.66%	854
Utility - Electric	10,000	1,968	19.68%	457
Operations & Maintenance	36,000	3,143	8.73%	13
<b>Total Sales Center</b>	<b>49,500</b>	<b>6,779</b>	<b>13.69%</b>	<b>1,324</b>
<b><u>RV Lot</u></b>				
Maintenance & Repairs	15,500	92	0.59%	46
<b>Total RV Lot</b>	<b>15,500</b>	<b>92</b>	<b>0.59%</b>	<b>46</b>
<b>TOTAL EXPENDITURES</b>	<b>2,132,252</b>	<b>872,476</b>	<b>40.92%</b>	<b>155,934</b>
Excess (deficiency) of revenues Over (under) expenditures	363,799	1,520,081	417.84%	(88,150)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer Out - Capital Reserve	(200,000)	-	0.00%	-
Transfer Out - Golf Course/Food & Beverage	(76,299)	-	0.00%	-
Transfer Out- Sales Center Revenue	(87,500)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(363,799)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ 1,520,081	0.00%	\$ (88,150)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>272,491</b>	<b>272,491</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 272,491</b>	<b>\$ 1,792,572</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 30	\$ 653	2176.67%	\$ -
<b>TOTAL REVENUES</b>	<b>30</b>	<b>653</b>	<b>2176.67%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Miscellaneous Expenses	75	-	0.00%	-
<b>Total Administration</b>	<b>75</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>75</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(45)	653	n/a	-
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In - General Fund	200,000	-	0.00%	-
Transfer In - GF (Sales Center)	87,500	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>287,500</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 287,455	\$ 653	0.23%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>514,145</b>	<b>514,145</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 801,600</b>	<b>\$ 514,798</b>		



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 5,818	\$ 6,604	113.51%	\$ 1,247
Special Assmnts- Tax Collector	203,740	185,623	91.11%	5,150
Special Assmnts- Prepayment	-	15,515	0.00%	-
<b>TOTAL REVENUES</b>	<b>209,558</b>	<b>207,742</b>	<b>99.13%</b>	<b>6,397</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	95,000	-	0.00%	-
Principal Debt Retirement - Special Call	-	40,000	0.00%	-
Interest Expense	95,150	47,575	50.00%	-
<b>Total Debt Service</b>	<b>190,150</b>	<b>87,575</b>	<b>46.06%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>190,150</b>	<b>87,575</b>	<b>46.06%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	19,408	120,167	n/a	6,397
Net change in fund balance	\$ 19,408	\$ 120,167	n/a	\$ 6,397
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>364,104</b>	<b>364,104</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 383,512</b>	<b>\$ 484,271</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,167	\$ 1,628	139.50%	\$ 319
Special Assmnts- Tax Collector	56,464	51,443	91.11%	1,427
Special Assmnts- Prepayment	-	2,681	0.00%	-
<b>TOTAL REVENUES</b>	<b>57,631</b>	<b>55,752</b>	<b>96.74%</b>	<b>1,746</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	35,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	5,000
Interest Expense	20,520	10,080	49.12%	-
<b>Total Debt Service</b>	<b>55,520</b>	<b>20,080</b>	<b>36.17%</b>	<b>5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>55,520</b>	<b>20,080</b>	<b>36.17%</b>	<b>5,000</b>
Excess (deficiency) of revenues Over (under) expenditures	2,111	35,672	n/a	(3,254)
Net change in fund balance	\$ 2,111	\$ 35,672	n/a	\$ (3,254)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>78,836</b>	<b>78,836</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 80,947</b>	<b>\$ 114,508</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 35	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>35</b>	<b>0.00%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	35	0.00%	-
Net change in fund balance	\$ -	\$ 35	0.00%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>8,342</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 8,377</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b>REVENUES</b>				
Green Fees-GS	\$ 718,741	\$ 300,036	41.74%	\$ 82,093
Green Fees-Outings-GS	178,478	93,326	52.29%	24,037
Green Fees-Members-GS	23,700	17,351	73.21%	4,190
PS-Other Income-GS	-	(279)	0.00%	2
Cart Fees-GS	965	327	33.89%	42
Cart Fees-Outings-GS	2,579	841	32.61%	-
Range-GS	27,181	13,483	49.60%	3,658
Instruction-Individual -INST	1,200	255	21.25%	105
Gratuity-Outings-F&B	-	(899)	0.00%	(557)
Range-Members-GS	15,050	6,593	43.81%	1,422
Membership Dues - monthly	585,940	203,753	34.77%	39,962
Golf Ball Sales	26,400	11,301	42.81%	1,697
Glove Sales	9,675	3,406	35.20%	481
Headwear Sales	7,449	3,658	49.11%	862
Ladies' Wear Sales	9,250	3,540	38.27%	285
Men's Wear Sales	25,500	5,627	22.07%	780
Club Sales	21,250	3,062	14.41%	1,190
Rental Clubs Sales	1,094	1,469	134.28%	558
Bag Sales	4,222	1,109	26.27%	-
General Merchandise Sales	12,300	2,891	23.50%	582
Outerwear Sales	600	(281)	-46.83%	(392)
Footwear Sales	13,950	2,390	17.13%	325
Handicap Fee Sales	2,746	2,408	87.69%	84
Tobacco	1,675	501	29.91%	46
Other Miscellaneous Revenues	1,200	8,557	713.08%	890
<b>TOTAL REVENUES</b>	<b>1,691,145</b>	<b>684,425</b>	<b>40.47%</b>	<b>162,342</b>

**COST OF SALES**

COS - Golf Balls	18,084	7,149	39.53%	1,164
COS - Gloves	6,627	1,694	25.56%	271
COS - Headwear	5,102	2,349	46.04%	480
COS - Ladies' Wear	6,336	506	7.99%	-
COS - Men's Wear	17,468	5,598	32.05%	(67)
COS - Miscellaneous	-	1,938	0.00%	287
COS - Clubs	14,556	632	4.34%	(154)
COS - Outerwear	411	-	0.00%	-
COS - Bags	2,892	929	32.12%	-
COS - Tobacco	1,147	-	0.00%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
COS - Footwear	9,556	1,718	17.98%	139
COS - Inventory General	8,426	(5)	-0.06%	(5)
<b>Total Cost of Sales</b>	<b>90,605</b>	<b>22,508</b>	<b>24.84%</b>	<b>2,115</b>
<b>GROSS PROFIT</b>	<b>1,600,540</b>	<b>661,917</b>	<b>41.36%</b>	<b>160,227</b>

**EXPENDITURES**

**General & Administrative**

Payroll-Hourly	6,000	-	0.00%	-
Payroll-Benefits	40,320	11,071	27.46%	2,651
Payroll-Managers	31,150	30,663	98.44%	6,573
Payroll-Processing Fee	11,520	4,632	40.21%	925
Payroll - Bonus	3,115	-	0.00%	-
Payroll Taxes	50,067	2,933	5.86%	503
401(K) Plan	-	1,001	0.00%	-
Legal/Accounting/Professional	313	-	0.00%	-
BCG Management	69,153	28,813	41.67%	5,763
Contracts-Pest Control	324	88	27.16%	-
IT Support	2,918	1,346	46.13%	320
Travel and Per Diem	2,112	986	46.69%	75
Training/Staff Development	-	240	0.00%	-
Communication - Telephone	1,728	720	41.67%	144
Communication - Mobile	576	144	25.00%	48
Postage	429	108	25.17%	20
Fed-Ex/Courier	-	24	0.00%	-
Utility - Water & Sewer	808	123	15.22%	7
Garbage Removal	1,020	210	20.59%	19
Utility - Electric	3,920	1,584	40.41%	270
Golf Cart Equip Leases	62,196	12,908	20.75%	5,183
Insurance-P&C	30,810	9,350	30.35%	1,809
Insurance-Workmans Comp	12,401	5,252	42.35%	975
Printing and Binding	528	136	25.76%	68
Marketing	5,625	(102)	-1.81%	-
Help Wanted Ads	896	-	0.00%	-
Promotions	990	-	0.00%	-
Graphic Design	2,376	1,036	43.60%	244
Membership Programs	792	305	38.51%	-
Advertising (Print)	2,970	1,630	54.88%	-
Advertising (Electronic)	681	-	0.00%	-
Misc-Employee Meals	5,226	1,742	33.33%	436

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>FEB-24 ACTUAL</b>
Misc-Credit Card Fees	31,523	13,599	43.14%	3,069
Internet Access	3,120	1,215	38.94%	343
TV/Cable or Dish	320	(747)	-233.44%	-
Employee Testing-Hiring	48	-	0.00%	-
Bank Fees	192	1,305	679.69%	233
Finance Charges	-	148	0.00%	-
POS System Hardware	-	6,017	0.00%	1,355
Misc-Security	407	-	0.00%	-
Website & Newsletter	6,930	2,919	42.12%	593
Misc.-Personal Property Taxes	8,553	4,530	52.96%	2,482
Office Supplies	1,470	819	55.71%	144
Cleaning Supplies	714	17	2.38%	-
Computer Supplies/Equipment	-	926	0.00%	-
Operating Supplies	504	79	15.67%	-
Clubhouse Cleaning Service G&A	2,820	-	0.00%	-
Software	1,277	804	62.96%	134
Chamber / Organization Dues	250	-	0.00%	-
<b>Total General &amp; Administrative</b>	<b>409,092</b>	<b>148,574</b>	<b>36.32%</b>	<b>34,386</b>
<b><u>Maintenance and Landscaping</u></b>				
Payroll-Hourly	170,026	106,734	62.78%	17,468
Payroll-Managers	84,792	33,407	39.40%	6,374
Payroll - Bonus	4,240	-	0.00%	-
Payroll Taxes	-	11,019	0.00%	1,881
Outside Services	3,372	700	20.76%	217
Oil/Lube	-	545	0.00%	-
Aerification	8,500	-	0.00%	-
Gas Diesel	26,600	9,933	37.34%	2,004
Communication - Mobile	900	150	16.67%	-
Utility - Irrigation	35,880	13,926	38.81%	5,686
Electricity - Irrigation	27,600	12,190	44.17%	989
Garbage Removal	1,596	361	22.62%	-
Utility - Electric	7,025	3,069	43.69%	666
Equipment Rental	-	3,218	0.00%	-
R&M-Buildings	1,200	436	36.33%	-
R&M-Irrigation	16,200	11,786	72.75%	3,247
R&M-Pumps	3,000	1,062	35.40%	-
Equip Maint/Repair-Fix-AGRO	36,000	20,934	58.15%	3,563

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
Sod/Sprigs	5,000	28,694	573.88%	-
Misc-Employee Meals	-	19	0.00%	-
Misc-Licenses & Permits	450	-	0.00%	-
Mileage Reimbursement	-	39	0.00%	-
Cleaning Supplies	-	342	0.00%	299
Supplies-Landscape	4,500	250	5.56%	-
Supplies-Course	7,000	2,634	37.63%	-
Supplies-Shop	1,500	1,190	79.33%	290
Pre-Emergents	25,000	11,401	45.60%	11,401
Sand-Top Dressing greens/tees	11,500	6,317	54.93%	-
Op Supplies - Uniforms	1,300	1,049	80.69%	1,049
General Chemicals	3,000	-	0.00%	-
Chemicals-Fungicides	14,040	2,497	17.78%	1,911
Chemicals-Herbicides	12,000	5,138	42.82%	1,038
Chemicals-Insecticides	35,000	56	0.16%	56
Chemicals-Growth Regulators	1,000	-	0.00%	-
Chemicals-Wetting Agents	3,996	415	10.39%	-
Fertilizers-Fairways / Roughs	35,000	27,106	77.45%	15,317
Fertilizers-Greens	28,800	2,561	8.89%	1,219
Supplies-AGRO	-	28	0.00%	-
Supplies - Seeds	60,000	4,920	8.20%	4,920
Fertilizers-Trees	-	322	0.00%	-
Small Equipment/Hand Tools	1,000	34	3.40%	-
Waste Removal-Green Waste-AGRO	1,650	2,500	151.52%	-
Chamber / Organization Dues	550	-	0.00%	-
<b>Total Maintenance and Landscaping</b>	<b>679,217</b>	<b>326,982</b>	<b>48.14%</b>	<b>79,595</b>
<b><u>Golf Operations</u></b>				
Payroll-Salaries	42,500	16,013	37.68%	3,641
Payroll-Hourly	102,015	53,659	52.60%	9,666
Payroll - Manager-Director of Golf	85,000	18,681	21.98%	-
Payroll Taxes	-	6,173	0.00%	1,122
Training/Staff Development	200	-	0.00%	-
Communication - Mobile	720	270	37.50%	-
Utility - Water & Sewer	444	47	10.59%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
Utility - Electric	7,664	2,755	35.95%	507
Equipment Rental	3,900	-	0.00%	-
R&M-Buildings	1,200	-	0.00%	-
R&M-Golf Cart	900	361	40.11%	268
Equip Maint/Repair-Fix	-	275	0.00%	-
Misc-Handicap Fees	4,600	213	4.63%	-
Misc-Security	-	162	0.00%	-
Mileage Reimbursement	-	161	0.00%	50
Supplies-Scorecards and Pencil	2,000	-	0.00%	-
Operating Supplies	4,600	-	0.00%	-
Op Supplies - Uniforms	2,000	1,125	56.25%	1,125
Driving Range Supplies	8,500	5,645	66.41%	-
Chamber / Organization Dues	600	-	0.00%	-
<b>Total Golf Operations</b>	<b>266,843</b>	<b>105,540</b>	<b>39.55%</b>	<b>16,379</b>
<b><u>Debt Service</u></b>				
Principal-Capital Lease	92,958	40,720	43.80%	6,761
Interest-Capital Lease	4,431	916	20.67%	148
<b>Total Debt Service</b>	<b>97,389</b>	<b>41,636</b>	<b>42.75%</b>	<b>6,909</b>
<b>TOTAL EXPENDITURES</b>	<b>1,452,541</b>	<b>622,732</b>	<b>42.87%</b>	<b>137,269</b>
Excess (deficiency) of revenues				
Over (under) expenditures	147,999	39,185	26.48%	22,958
Net change in fund balance	\$ 147,999	\$ 39,185	26.48%	\$ 22,958
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>239,320</b>	<b>239,320</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 387,319</b>	<b>\$ 278,505</b>		



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b>REVENUES</b>				
Food Sales-On Course-F&B	\$ 7,683	\$ 1,521	19.80%	\$ 240
Food Sales-Banquets-F&B	177,425	59,325	33.44%	6,238
Food Sales-Clubhouse-F&B	503,500	208,760	41.46%	56,374
Non-Alcoholic-Banquets-F&B	8,675	217	2.50%	16
Non-Alcoholic-Clubhouse-F&B	15,563	21,122	135.72%	4,751
Alc Sales (Beer)-Banquets-F&B	26,025	870	3.34%	41
Alc Sales (Beer)-Clubhouse-F&B	106,845	44,264	41.43%	10,374
Alc Sales (Wine)-Banquets-F&B	17,350	475	2.74%	75
Alc Sales (Wine)-Clubhouse-F&B	23,500	19,985	85.04%	4,618
Alc Sales (Liquor)-Banquet-F&B	26,025	1,593	6.12%	147
Alc Sales (Liquor)-Clubhouse-F&B	86,253	39,589	45.90%	8,352
Gratuity-Outings-F&B	-	(142)	0.00%	-
Gratuity-Banquets-F&B	-	2,254	0.00%	(566)
Gratuity-Clubhouse-F&B	-	(8)	0.00%	-
Room Charge-Banquets-F&B	1,400	-	0.00%	-
Room Charge-Clubhouse-F&B	-	150	0.00%	-
Service Charge-Banquets-F&B	4,599	-	0.00%	-
Entertainment-Clubhouse-F&B	-	36	0.00%	-
Food Sales-Outings	-	639	0.00%	-
Non-Alcoholic-On Course-F&B	24,990	4,800	19.21%	945
Alc Sales (Beer)-On Course-F&B	37,253	9,371	25.16%	1,695
Alc Sales (Liquor)-On Course-F&B	8,752	1,617	18.48%	251
Alc Sales (Wine)-On Course-F&B	378	23	6.08%	11
Membership Dues - monthly	29,900	18,485	61.82%	4,308
Food Sales-Snac-Pool-Dflt	28,250	-	0.00%	-
Bev Sales-Snack-Pool-Dflt	2,825	-	0.00%	-
Other Miscellaneous Revenues	3,601	2,127	59.07%	6,268
<b>TOTAL REVENUES</b>	<b>1,140,792</b>	<b>437,073</b>	<b>38.31%</b>	<b>104,138</b>
<b>COST OF SALES</b>				
COS - Beverage - Alch	91,856	34,001	37.02%	6,382
COS - Beverage - Non Alch	19,780	14,918	75.42%	1,486
COS - Food Sales	272,406	106,547	39.11%	24,226
<b>Total Cost of Sales</b>	<b>384,042</b>	<b>155,466</b>	<b>40.48%</b>	<b>32,094</b>
<b>GROSS PROFIT</b>	<b>756,750</b>	<b>281,607</b>	<b>37.21%</b>	<b>72,044</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
<b><u>EXPENDITURES</u></b>				
<b><u>General &amp; Administrative</u></b>				
Payroll-Hourly	6,000	-	0.00%	-
Payroll-Benefits	22,680	556	2.45%	131
Payroll-Managers	57,850	16,445	28.43%	2,191
Payroll-Processing Fee	6,480	2,606	40.22%	520
Payroll - Bonus	5,785	-	0.00%	-
Payroll Taxes	37,128	1,197	3.22%	168
401(K) Plan	-	539	0.00%	-
Legal/Accounting/Professional	176	-	0.00%	-
BCG Management	38,898	16,207	41.67%	3,241
Contracts-Pest Control	1,296	350	27.01%	-
IT Support	1,642	757	46.10%	180
Travel and Per Diem	1,188	554	46.63%	42
Training/Staff Development	-	135	0.00%	-
Communication - Telephone	972	405	41.67%	81
Communication - Mobile	324	81	25.00%	27
Postage	231	58	25.11%	11
Fed-Ex/Courier	-	13	0.00%	-
Utility - Water & Sewer	5,927	902	15.22%	54
Garbage Removal	4,080	838	20.54%	75
Utility - Electric	28,744	11,617	40.42%	1,981
Insurance-P&C	16,590	5,035	30.35%	974
Insurance-Workmans Comp	6,976	2,954	42.35%	549
Printing and Binding	272	70	25.74%	35
Marketing	16,875	(305)	-1.81%	-
Help Wanted Ads	504	-	0.00%	-
Promotions	510	-	0.00%	-
Graphic Design	1,224	534	43.63%	126
Membership Programs	408	157	38.48%	-
Advertising (Print)	1,530	843	55.10%	-
Advertising (Electronic)	351	-	0.00%	-
Misc-Employee Meals	3,774	2,008	53.21%	314
Misc-Credit Card Fees	25,116	7,649	30.45%	1,726
Internet Access	1,680	654	38.93%	185
TV/Cable or Dish	6,080	1,458	23.98%	-
Employee Testing-Hiring	27	-	0.00%	-
Bank Fees	108	734	679.63%	131
Finance Charges	-	79	0.00%	-
POS System Hardware	-	3,534	0.00%	796

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>FEB-24 ACTUAL</b>
Misc-Security	229	-	0.00%	-
Website & Newsletter	3,570	1,504	42.13%	306
Office Supplies	3,780	2,107	55.74%	370
Cleaning Supplies	1,836	44	2.40%	-
Computer Supplies/Equipment	-	521	0.00%	-
Operating Supplies	1,296	203	15.66%	-
Clubhouse Cleaning Service G&A	11,280	-	0.00%	-
Software	688	433	62.94%	72
Chamber / Organization Dues	135	-	0.00%	-
<b>Total General &amp; Administrative</b>	<b>324,240</b>	<b>83,476</b>	<b>25.75%</b>	<b>14,286</b>
<b><u>Golf Operations</u></b>				
Linen/Laundry	-	249	0.00%	-
<b>Total Golf Operations</b>	<b>-</b>	<b>249</b>	<b>0.00%</b>	<b>-</b>
<b><u>Food and Beverages</u></b>				
Payroll-Hourly	257,950	153,486	59.50%	31,497
Payroll-Managers	55,000	42,114	76.57%	8,764
Commission-Banquet Sales	13,075	-	0.00%	-
Payroll Taxes	-	18,516	0.00%	3,763
Outside Services	4,300	3,018	70.19%	218
Linen/Laundry	20,000	5,491	27.46%	1,141
Grease Removal	700	1,025	146.43%	-
Training/Staff Development	1,500	365	24.33%	-
Communication - Mobile	720	-	0.00%	-
Utility - Gas	14,536	675	4.64%	-
Equipment Rental	6,900	1,776	25.74%	226
R&M-Buildings	3,600	145	4.03%	-
Equip Maint/Repair-Fix	3,000	3,811	127.03%	2,045
Equip Maint/Repair-Prevent	5,560	1,999	35.95%	-
Miscellaneous Services	-	952	0.00%	925
Misc-Entertainment	10,800	5,832	54.00%	2,750
Misc-Security	-	320	0.00%	-
Decorations	925	201	21.73%	201
Glassware/China/Silver	1,876	-	0.00%	-
Supplies-Paper and Plastic	17,750	11,080	62.42%	1,867
Supplies-Banquet	1,400	543	38.79%	110

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 ACTUAL
Supplies-Kitchen	3,100	472	15.23%	315
Operating Supplies	-	188	0.00%	188
Op Supplies - Uniforms	2,000	1,348	67.40%	1,348
General Chemicals	7,818	3,639	46.55%	621
<b>Total Food and Beverages</b>	<u>432,510</u>	<u>256,996</u>	<u>59.42%</u>	<u>55,979</u>
<b>TOTAL EXPENDITURES</b>	<b>756,750</b>	<b>340,721</b>	<b>45.02%</b>	<b>70,265</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(59,114)	0.00%	1,779
Net change in fund balance	\$ -	\$ (59,114)	0.00%	\$ 1,779
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>(154,399)</b>	<b>(154,399)</b>		
<b>FUND BALANCE, ENDING</b>	<b><u>\$ (154,399)</u></b>	<b><u>\$ (213,513)</u></b>		

ARLINGTON RIDGE  
Community Development District

Supporting Schedules

February 29, 2024

Arlington Ridge  
 Community Development District

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

Date Received	Net Amount Received	Discounts/ Commissions Amount	Gross Amount	Allocation by Funds		
				General Fund	Series 2006 Debt Service	Series 2019 Debt Service
Assessments Levied FY 2024			\$ 2,714,665	\$ 2,454,451	\$ 203,740	\$ 56,464
Allocation%			100%	90%	8%	2%
11/20/23	\$ 43,534	\$ 888	\$ 44,422	\$ 43,534	\$ -	\$ -
11/20/23	3,653	75	3,727	-	2,860	793
11/29/23	439,172	8,963	448,134	439,172	-	-
11/29/23	37,519	766	38,284	-	29,377	8,142
12/11/23	443,869	9,059	452,927	443,869	-	-
12/11/23	34,263	299	34,562	-	26,828	7,435
12/13/23	1,216,529	24,827	1,241,356	1,216,529	-	-
12/13/23	135,518	2,766	138,284	-	106,111	29,407
12/28/23	132,907	2,712	135,619	132,907	-	-
12/28/23	13,531	276	13,807	-	10,595	2,936
01/11/24	35,310	1,886	37,196	35,310	-	-
01/11/24	6,005	322	6,328	-	4,702	1,303
02/15/24	56,953	2,497	59,450	56,953	-	-
02/15/24	6,578	299	6,877	-	5,150	1,427
<b>TOTAL</b>	<b>\$ 2,605,339</b>	<b>\$ 55,634</b>	<b>\$ 2,660,973</b>	<b>\$ 2,368,272</b>	<b>\$ 185,623</b>	<b>\$ 51,443</b>

<b>TOTAL OUTSTANDING</b>	<b>\$ 53,692</b>	<b>\$ 86,179</b>	<b>\$ 18,117</b>	<b>\$ 5,021</b>
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<b>% COLLECTED TO DATE</b>	<b>98.02%</b>	<b>96.49%</b>	<b>91.11%</b>	<b>91.11%</b>
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**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b>Revenues</b>						
Interest - Investments	\$ 3	\$ 2	\$ -	\$ 1,087	\$ 6,737	\$ 7,831
Room Rentals	-	-	-	60	-	60
Lexington Spa	409	446	-	747	-	1,602
Rental Income- Fairfax Hall	-	-	-	30	-	30
Special Assmnts- Tax Collector	-	482,705	1,793,305	35,310	56,953	2,368,272
Other Miscellaneous Revenues	-	257	-	-	-	257
Access Cards	5	-	-	-	-	5
RV Parking Lot Revenue	1,330	1,811	-	7,265	4,094	14,500
<b>Total Revenues</b>	<b>1,747</b>	<b>485,221</b>	<b>1,793,305</b>	<b>44,499</b>	<b>67,784</b>	<b>2,392,557</b>
<b>Expenditures</b>						
<b>Administrative</b>						
P/R-Board of Supervisors	1,000	1,000	1,200	1,800	200	5,200
FICA Taxes	61	61	61	122	-	306
Workers' Compensation	850	-	-	-	-	850
ProfServ-Arbitrage Rebate	-	-	600	-	-	600
ProfServ-Dissemination Agent	(5,000)	-	5,000	-	-	-
ProfServ-Trustee Fees	6,869	-	-	-	-	6,869
Attorney Fees	-	11,517	10,102	7,916	-	29,536
Engineering Fees	-	-	8,893	1,537	-	10,430
Management Services	4,914	4,914	4,914	4,926	4,901	24,568
Assessment Roll	-	-	7,500	-	-	7,500
Auditing Services	(4,500)	-	4,500	-	-	-
Postage and Freight	-	22	(22)	-	-	-
Postage	-	-	44	-	13	57
Insurance - Property	104,665	-	-	87	403	105,156
Insurance - General Liability	9,736	-	-	9	40	9,785
Public Officials Insurance	7,302	-	-	-	-	7,302

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Legal Advertising	-	136	-	106	518	761
Website Administration	-	-	-	-	1,553	1,553
Information Technology	-	-	-	-	-	-
Miscellaneous Expenses	15	15	3,228	245	(367)	3,136
Annual District Filing Fee	-	175	-	-	-	175
Dues, Licenses, Subscriptions	446	1,830	166	1,227	13	3,682
<b>Total Administrative</b>	<b>126,358</b>	<b>19,670</b>	<b>46,186</b>	<b>17,975</b>	<b>7,274</b>	<b>217,466</b>
<b><u>Gatehouse</u></b>						
Contracts-Security Services	12,638	12,473	12,794	12,637	12,637	63,178
Utility - Water & Sewer	57	48	(3)	49	86	236
Utility - Electric	207	202	199	201	234	1,043
Street Lights	9,336	9,113	8,403	9,221	9,972	46,045
Repairs & Maintenance	-	32	-	43	11	86
Security Enhancements	-	-	-	-	-	-
<b>Total Gatehouse</b>	<b>22,238</b>	<b>21,868</b>	<b>21,393</b>	<b>22,151</b>	<b>22,940</b>	<b>110,588</b>
<b><u>Capital Expenditures &amp; Projects</u></b>						
Annual Projects	37,405	-	-	9,850	53,210	100,465
<b>Total Capital Expenditures &amp; Projects</b>	<b>37,405</b>	<b>-</b>	<b>-</b>	<b>9,850</b>	<b>53,210</b>	<b>100,465</b>
<b><u>Towncenter Administration</u></b>						
Pest Control	-	-	-	-	-	-
Onsite Management	22,902	22,902	22,902	22,902	22,902	114,511
Janitorial Services & Supplies	225	9,375	8,094	15,964	690	34,349
Utility - Water & Sewer	146	160	(14)	146	146	584
Utility - Electric	274	264	196	315	300	1,349
Rentals & Leases	403	151	156	389	253	1,354
Repairs & Maintenance	-	984	615	1,223	161	2,982



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Special Events	-	-	-	493	905	1,397
Office Supplies	38	297	-	37	114	487
Computer Supplies/Equipment	(38)	38	-	-	-	-
<b>Total Towncenter Administration</b>	<b>23,950</b>	<b>34,171</b>	<b>31,949</b>	<b>41,469</b>	<b>25,471</b>	<b>157,013</b>
<b><u>Common Area/Recreation</u></b>						
Utility - Water & Sewer	316	233	19	341	684	1,593
Utility - Electric	117	689	1,396	731	730	3,664
Repairs & Maintenance	-	2,163	-	9,044	3,162	14,370
Roadway Repair & Maintenance	-	-	-	-	2,470	2,470
Irrigation Repairs & Maintenance	-	2,633	10,400	3,429	6,226	22,689
Landscape - Mulch	-	-	-	2,250	-	2,250
Landscape Maintenance	26,237	24,004	24,004	30,703	24,004	128,952
Landscape Replacement	-	-	2,923	-	-	2,923
Landscape- Storm Clean Up & Tree Removal	-	1,310	-	-	1,077	2,387
Pond/Littoral Shelf & Wetland Mgmt	2,175	3,855	2,175	2,175	3,855	14,235
Sports Courts Maintenance & Supplies	-	3,120	-	-	-	3,120
Holiday Decoration	-	-	1,758	411	-	2,169
Operating Supplies	-	-	-	-	146	146
<b>Total Common Area/Recreation</b>	<b>28,845</b>	<b>38,007</b>	<b>42,675</b>	<b>49,084</b>	<b>42,354</b>	<b>200,968</b>
<b><u>Fairfax Hall</u></b>						
Utility - Water & Sewer	108	106	8	114	92	428
Utility - Electric	1,928	1,864	765	1,122	1,122	6,801
Repairs & Maintenance	-	273	785	145	75	1,278
<b>Total Fairfax Hall</b>	<b>2,036</b>	<b>2,243</b>	<b>1,558</b>	<b>1,381</b>	<b>1,289</b>	<b>8,507</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b><u>Social Center</u></b>						
Utility - Water & Sewer	-	138	-	-	-	138
Utility - Electric	620	597	37	792	790	2,835
Repairs & Maintenance	-	455	-	-	-	455
Dues, Licenses, Subscriptions	(446)	(154)	-	-	600	-
<b>Total Social Center</b>	<b>174</b>	<b>1,036</b>	<b>37</b>	<b>792</b>	<b>1,390</b>	<b>3,428</b>
<b><u>Lexington Spa</u></b>						
ProfServ-Pool Maintenance	11,400	68	6,575	6,325	7,195	31,563
Utility - Water & Sewer	2,621	2,484	(923)	3,050	1,846	9,078
Utility - Electric	4,789	4,702	4,729	3,584	3,600	21,403
Repairs & Maintenance	-	2,519	1,100	13,513	(12,005)	5,126
<b>Total Lexington Spa</b>	<b>18,810</b>	<b>9,773</b>	<b>11,481</b>	<b>26,472</b>	<b>636</b>	<b>67,170</b>
<b><u>Sales Center</u></b>						
Utility - Water & Sewer	-	357	457	-	854	1,668
Utility - Electric	437	427	180	467	457	1,968
Operations & Maintenance	-	3,130	-	-	13	3,143
<b>Total Sales Center</b>	<b>437</b>	<b>3,914</b>	<b>637</b>	<b>467</b>	<b>1,324</b>	<b>6,779</b>
<b><u>RV Lot</u></b>						
Maintenance & Repairs	-	-	-	46	46	92
<b>Total RV Lot</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46</b>	<b>46</b>	<b>92</b>
<b>Total Expenditures</b>	<b>260,253</b>	<b>130,682</b>	<b>155,916</b>	<b>169,687</b>	<b>155,934</b>	<b>872,476</b>
Excess (deficiency) of revenues Over (under) expenditures	(258,506)	354,539	1,637,389	(125,188)	(88,150)	1,520,081

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b><u>Other Financing Sources (Uses)</u></b>						
Transfer Out - Capital Reserve	-	-	-	-	-	-
Transfer Out - Golf Course/Food & Beverage	-	-	-	-	-	-
Transfer Out- Sales Center Revenue	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>Total Financing Sources (Uses)</b>	-	-	-	-	-	-
Net change in fund balance	\$ (258,506)	\$ 354,539	\$ 1,637,389	\$ (125,188)	\$ (88,150)	\$ 1,520,081
<b>Fund Balance, Beginning (Oct 1, 2023)</b>						<b>272,491</b>
<b>Fund Balance, Ending</b>						<b><u>\$ 1,792,572</u></b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b>Revenues</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Green Fees-GS	42,779	50,074	57,125	67,965	82,093	300,036
Green Fees-Outings-GS	16,549	20,310	11,786	20,643	24,037	93,326
Green Fees-Members-GS	3,499	3,396	2,976	3,289	4,190	17,351
PS-Other Income-GS	-	-	17	(297)	2	(279)
Cart Fees-GS	89	93	65	37	42	327
Cart Fees-Outings-GS	654	93	47	47	-	841
Range-GS	2,131	2,477	2,624	2,594	3,658	13,483
Instruction-Individual -INST	-	-	75	75	105	255
Gratuity-Outings-F&B	-	(99)	(244)	-	(557)	(899)
Range-Members-GS	860	1,113	1,747	1,452	1,422	6,593
Membership Dues - monthly	48,423	38,277	38,314	38,777	39,962	203,753
Golf Ball Sales	2,182	3,458	2,254	1,711	1,697	11,301
Glove Sales	536	900	849	639	481	3,406
Headwear Sales	423	1,282	482	609	862	3,658
Ladies' Wear Sales	849	1,133	995	278	285	3,540
Men's Wear Sales	848	633	1,939	1,427	780	5,627
Club Sales	-	348	-	1,524	1,190	3,062
Rental Clubs Sales	70	168	421	252	558	1,469
Bag Sales	-	455	654	-	-	1,109
General Merchandise Sales	573	603	627	505	582	2,891
Outerwear Sales	-	59	-	51	(392)	(281)
Footwear Sales	558	457	626	424	325	2,390
Handicap Fee Sales	165	1,682	336	140	84	2,408
Tobacco	83	113	199	59	46	501
Other Miscellaneous Revenues	(1,189)	2,680	2,259	3,917	890	8,557

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b>Total Revenues</b>	<b>120,082</b>	<b>129,705</b>	<b>126,173</b>	<b>146,118</b>	<b>162,342</b>	<b>684,425</b>
<b><u>Expenditures</u></b>						
<b><u>Administrative</u></b>						
Payroll-Hourly	-	-	-	-	-	-
Payroll-Benefits	2,143	2,541	1,873	1,863	2,651	11,071
Payroll-Managers	2,630	1,455	12,980	7,026	6,573	30,663
Payroll-Processing Fee	924	943	877	962	925	4,632
Payroll - Bonus	-	-	-	-	-	-
Payroll Taxes	342	729	811	547	503	2,933
401(K) Plan	-	-	532	468	-	1,001
Legal/Accounting/Professional	-	-	-	-	-	-
BCG Management	5,595	5,930	5,763	5,763	5,763	28,813
Contracts-Pest Control	18	70	-	-	-	88
IT Support	235	235	235	320	320	1,346
Travel and Per Diem	221	291	195	204	75	986
Training/Staff Development	-	-	-	240	-	240
Communication - Telephone	144	144	144	144	144	720
Communication - Mobile	48	48	-	-	48	144
Postage	28	12	31	17	20	108
Fed-Ex/Courier	-	-	24	-	-	24
Utility - Water & Sewer	65	-	-	51	7	123
Garbage Removal	79	-	19	93	19	210
Utility - Electric	395	346	292	281	270	1,584
Golf Cart Equip Leases	-	3,613	3,613	498	5,183	12,908
Insurance-P&C	1,809	1,809	2,115	1,809	1,809	9,350
Insurance-Workmans Comp	1,099	1,160	976	1,042	975	5,252

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Printing and Binding	-	-	-	68	68	136
Marketing	(102)	-	-	-	-	(102)
Help Wanted Ads	-	-	-	-	-	-
Promotions	-	-	-	-	-	-
Graphic Design	198	198	198	198	244	1,036
Membership Programs	206	99	-	-	-	305
Advertising (Print)	-	-	511	1,119	-	1,630
Advertising (Electronic)	-	-	-	-	-	-
Misc-Employee Meals	436	-	436	436	436	1,742
Misc-Credit Card Fees	2,471	2,996	2,490	2,572	3,069	13,599
Internet Access	293	83	83	412	343	1,215
TV/Cable or Dish	12	-	12	(772)	-	(747)
Employee Testing-Hiring	-	-	-	-	-	-
Bank Fees	458	233	83	298	233	1,305
Finance Charges	-	-	-	148	-	148
POS System Hardware	1,355	1,103	1,103	1,103	1,355	6,017
Misc-Security	-	-	-	-	-	-
Website & Newsletter	578	578	578	593	593	2,919
Misc.-Personal Property Taxes	628	473	473	473	2,482	4,530
Office Supplies	237	109	162	168	144	819
Cleaning Supplies	-	17	-	-	-	17
Computer Supplies/Equipment	-	926	-	-	-	926
Operating Supplies	-	-	-	79	-	79
Clubhouse Cleaning Service G&A	-	-	-	-	-	-
Software	293	131	136	109	134	804
Chamber / Organization Dues	-	-	-	-	-	-
<b>Total Administrative</b>	<b>22,838</b>	<b>26,272</b>	<b>36,745</b>	<b>28,332</b>	<b>34,386</b>	<b>148,574</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b><u>Maintenance and Landscaping</u></b>						
Payroll-Hourly	26,166	23,926	17,365	21,809	17,468	106,734
Payroll-Managers	6,813	6,593	6,813	6,813	6,374	33,407
Payroll - Bonus	-	-	-	-	-	-
Payroll Taxes	2,562	2,335	1,912	2,330	1,881	11,019
Outside Services	103	318	31	31	217	700
Oil/Lube	-	545	-	-	-	545
Aerification	-	-	-	-	-	-
Gas Diesel	3,479	1,993	1,036	1,422	2,004	9,933
Communication - Mobile	75	75	-	-	-	150
Utility - Irrigation	13,220	(5,686)	-	706	5,686	13,926
Electricity - Irrigation	3,106	3,977	2,585	1,534	989	12,190
Garbage Removal	361	-	-	-	-	361
Utility - Electric	111	1,189	460	643	666	3,069
Equipment Rental	-	3,218	-	-	-	3,218
R&M-Buildings	226	-	-	210	-	436
R&M-Irrigation	2,956	1,759	2,497	1,326	3,247	11,786
R&M-Pumps	996	-	67	-	-	1,062
Equip Maint/Repair-Fix-AGRO	4,295	3,543	6,428	3,105	3,563	20,934
Sod/Sprigs	28,694	-	-	-	-	28,694
Misc-Employee Meals	-	19	-	-	-	19
Misc-Licenses & Permits	-	-	-	-	-	-
Mileage Reimbursement	39	-	-	-	-	39
Cleaning Supplies	-	-	-	43	299	342
Supplies-Landscape	-	-	-	250	-	250
Supplies-Course	957	1,345	332	-	-	2,634
Supplies-Shop	261	197	235	207	290	1,190

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Pre-Emergents	-	-	-	-	11,401	11,401
Sand-Top Dressing greens/tees	1,001	-	3,163	2,152	-	6,317
Op Supplies - Uniforms	-	-	-	-	1,049	1,049
General Chemicals	-	-	-	-	-	-
Chemicals-Fungicides	-	586	-	-	1,911	2,497
Chemicals-Herbicides	1,153	1,793	743	410	1,038	5,138
Chemicals-Insecticides	-	-	-	-	56	56
Chemicals-Growth Regulators	-	-	-	-	-	-
Chemicals-Wetting Agents	-	-	415	-	-	415
Fertilizers-Fairways / Roughs	4,320	1,263	2,658	3,547	15,317	27,106
Fertilizers-Greens	-	730	611	-	1,219	2,561
Supplies-AGRO	-	28	-	-	-	28
Supplies - Seeds	-	-	-	-	4,920	4,920
Fertilizers-Trees	-	-	-	322	-	322
Small Equipment/Hand Tools	-	34	-	-	-	34
Waste Removal-Green Waste-AGRO	2,500	-	-	-	-	2,500
Chamber / Organization Dues	-	-	-	-	-	-
<b>Total Maintenance and Landscaping</b>	<b>103,394</b>	<b>49,780</b>	<b>47,351</b>	<b>46,860</b>	<b>79,595</b>	<b>326,982</b>
<b><u>Golf Operations</u></b>						
Payroll-Salaries	-	5,291	3,462	3,620	3,641	16,013
Payroll-Hourly	15,829	7,843	9,559	10,762	9,666	53,659
Payroll - Manager-Director of Golf	9,107	9,574	-	-	-	18,681
Payroll Taxes	1,294	1,488	1,068	1,202	1,122	6,173
Training/Staff Development	-	-	-	-	-	-
Communication - Mobile	60	60	75	75	-	270
Utility - Water & Sewer	47	-	-	-	-	47



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Utility - Electric	-	1,162	691	396	507	2,755
Equipment Rental	-	-	-	-	-	-
R&M-Buildings	-	-	-	-	-	-
R&M-Golf Cart	-	-	-	93	268	361
Equip Maint/Repair-Fix	275	-	-	-	-	275
Misc-Handicap Fees	-	-	213	-	-	213
Misc-Security	-	-	81	81	-	162
Mileage Reimbursement	10	-	58	43	50	161
Supplies-Scorecards and Pencil	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-
Op Supplies - Uniforms	-	-	-	-	1,125	1,125
Driving Range Supplies	5,055	-	-	590	-	5,645
COS - Golf Balls	1,497	219	362	3,907	1,164	7,149
COS - Gloves	280	507	491	146	271	1,694
COS - Headwear	267	892	341	370	480	2,349
COS - Ladies' Wear	-	-	-	506	-	506
COS - Men's Wear	1,525	1,218	2,335	589	(67)	5,598
COS - Miscellaneous	449	430	461	311	287	1,938
COS - Clubs	-	262	-	524	(154)	632
COS - Outerwear	-	-	-	-	-	-
COS - Bags	-	385	543	-	-	929
COS - Tobacco	-	-	-	-	-	-
COS - Footwear	475	329	488	288	139	1,718
COS - Inventory General	-	-	-	-	(5)	(5)
Chamber / Organization Dues	-	-	-	-	-	-
<b>Total Golf Operations</b>	<b>36,170</b>	<b>29,660</b>	<b>20,228</b>	<b>23,503</b>	<b>18,494</b>	<b>128,048</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b><u>Debt Service</u></b>						
Principal-Capital Lease	9,561	10,334	7,024	7,040	6,761	40,720
Interest-Capital Lease	225	197	181	165	148	916
<b>Total Debt Service</b>	<b>9,786</b>	<b>10,531</b>	<b>7,205</b>	<b>7,205</b>	<b>6,909</b>	<b>41,636</b>
<b>Total Expenditures</b>	<b>172,188</b>	<b>116,243</b>	<b>111,529</b>	<b>105,900</b>	<b>139,384</b>	<b>645,240</b>
Excess (deficiency) of revenues Over (under) expenditures	(52,106)	13,462	14,644	40,218	22,958	39,185
<b><u>Other Financing Sources (Uses)</u></b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>Total Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (52,106)	\$ 13,462	\$ 14,644	\$ 40,218	\$ 22,958	\$ 39,185
<b>Fund Balance, Beginning (Oct 1, 2023)</b>						<b>239,320</b>
<b>Fund Balance, Ending</b>						<b>\$ 278,505</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b>Revenues</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Food Sales-On Course-F&B	418	269	317	277	240	1,521
Food Sales-Banquets-F&B	5,837	21,063	22,202	3,985	6,238	59,325
Food Sales-Clubhouse-F&B	38,390	33,783	33,028	47,185	56,374	208,760
Non-Alcoholic-Banquets-F&B	51	104	46	-	16	217
Non-Alcoholic-Clubhouse-F&B	4,079	4,108	3,670	4,515	4,751	21,122
Alc Sales (Beer)-Banquets-F&B	210	326	293	-	41	870
Alc Sales (Beer)-Clubhouse-F&B	8,207	8,413	8,043	9,227	10,374	44,264
Alc Sales (Wine)-Banquets-F&B	44	166	190	-	75	475
Alc Sales (Wine)-Clubhouse-F&B	3,475	3,433	4,052	4,408	4,618	19,985
Alc Sales (Liquor)-Banquet-F&B	534	390	497	24	147	1,593
Alc Sales (Liquor)-Clubhouse-F&B	7,198	7,596	7,777	8,667	8,352	39,589
Gratuity-Outings-F&B	-	(299)	244	(86)	-	(142)
Gratuity-Banquets-F&B	(418)	2,262	894	82	(566)	2,254
Gratuity-Clubhouse-F&B	-	-	(8)	-	-	(8)
Room Charge-Banquets-F&B	-	-	-	-	-	-
Room Charge-Clubhouse-F&B	75	75	-	-	-	150
Service Charge-Banquets-F&B	-	-	-	-	-	-
Entertainment-Clubhouse-F&B	-	11	6	20	-	36
Food Sales-Outings	481	149	9	-	-	639
Non-Alcoholic-On Course-F&B	1,206	957	918	773	945	4,800
Alc Sales (Beer)-On Course-F&B	1,980	2,603	1,911	1,181	1,695	9,371
Alc Sales (Liquor)-On Course-F&B	456	615	273	21	251	1,617
Alc Sales (Wine)-On Course-F&B	8	-	4	-	11	23
Membership Dues - monthly	1,815	4,022	4,147	4,193	4,308	18,485
Food Sales-Snac-Pool-Dflt	-	-	-	-	-	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Bev Sales-Snack-Pool-Dflit	-	-	-	-	-	-
Other Miscellaneous Revenues	(1,348)	(2,513)	(1,883)	1,603	6,268	2,127
<b>Total Revenues</b>	<b>72,698</b>	<b>87,533</b>	<b>86,630</b>	<b>86,075</b>	<b>104,138</b>	<b>437,073</b>
<b><u>Expenditures</u></b>						
<b><u>Administrative</u></b>						
Payroll-Hourly	-	-	-	-	-	-
Payroll-Benefits	-	79	212	135	131	556
Payroll-Managers	4,884	2,702	4,327	2,342	2,191	16,445
Payroll-Processing Fee	520	531	494	541	520	2,606
Payroll - Bonus	-	-	-	-	-	-
Payroll Taxes	184	392	270	182	168	1,197
401(K) Plan	-	-	287	252	-	539
Legal/Accounting/Professional	-	-	-	-	-	-
BCG Management	3,147	3,336	3,241	3,241	3,241	16,207
Contracts-Pest Control	71	279	-	-	-	350
IT Support	132	132	132	180	180	757
Travel and Per Diem	124	164	109	115	42	554
Training/Staff Development	-	-	-	135	-	135
Communication - Telephone	81	81	81	81	81	405
Communication - Mobile	27	27	-	-	27	81
Postage	15	7	17	9	11	58
Fed-Ex/Courier	-	-	13	-	-	13
Utility - Water & Sewer	476	-	-	373	54	902
Garbage Removal	317	-	75	372	75	838
Utility - Electric	2,896	2,536	2,140	2,064	1,981	11,617
Insurance-P&C	974	974	1,139	974	974	5,035

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Insurance-Workmans Comp	618	652	549	586	549	2,954
Printing and Binding	-	-	-	35	35	70
Marketing	(305)	-	-	-	-	(305)
Help Wanted Ads	-	-	-	-	-	-
Promotions	-	-	-	-	-	-
Graphic Design	102	102	102	102	126	534
Membership Programs	106	51	-	-	-	157
Advertising (Print)	-	-	263	580	-	843
Advertising (Electronic)	-	-	-	-	-	-
Misc-Employee Meals	314	750	314	314	314	2,008
Misc-Credit Card Fees	1,390	1,685	1,401	1,447	1,726	7,649
Internet Access	158	45	45	222	185	654
TV/Cable or Dish	229	-	229	1,000	-	1,458
Employee Testing-Hiring	-	-	-	-	-	-
Bank Fees	257	131	47	167	131	734
Finance Charges	-	-	-	79	-	79
POS System Hardware	796	648	648	648	796	3,534
Misc-Security	-	-	-	-	-	-
Website & Newsletter	298	298	298	306	306	1,504
Office Supplies	608	280	417	431	370	2,107
Cleaning Supplies	-	44	-	-	-	44
Computer Supplies/Equipment	-	521	-	-	-	521
Operating Supplies	-	-	-	203	-	203
Clubhouse Cleaning Service G&A	-	-	-	-	-	-
Software	158	71	73	59	72	433
Chamber / Organization Dues	-	-	-	-	-	-
<b>Total Administrative</b>	<b>18,577</b>	<b>16,518</b>	<b>16,923</b>	<b>17,175</b>	<b>14,286</b>	<b>83,476</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	TOTAL
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
<b><u>Golf Operations</u></b>						
Linen/Laundry	-	-	-	249	-	249
COS - Golf Balls	-	1,901	-	(1,901)	-	-
<b>Total Golf Operations</b>	<b>-</b>	<b>1,901</b>	<b>-</b>	<b>(1,652)</b>	<b>-</b>	<b>249</b>
<b><u>Food and Beverages</u></b>						
Payroll-Hourly	33,027	20,069	37,681	31,211	31,497	153,486
Payroll-Managers	4,549	13,034	6,399	9,368	8,764	42,114
Commission-Banquet Sales	-	-	-	-	-	-
Payroll Taxes	4,057	2,939	3,891	3,866	3,763	18,516
Outside Services	-	1,452	-	1,349	218	3,018
Linen/Laundry	717	1,758	1,147	727	1,141	5,491
Grease Removal	-	-	-	1,025	-	1,025
Training/Staff Development	365	-	-	-	-	365
Communication - Mobile	-	-	-	-	-	-
Utility - Gas	675	-	-	-	-	675
Equipment Rental	775	569	-	206	226	1,776
R&M-Buildings	-	145	-	-	-	145
Equip Maint/Repair-Fix	626	2,532	(1,853)	462	2,045	3,811
Equip Maint/Repair-Prevent	245	536	1,217	-	-	1,999
Miscellaneous Services	-	-	27	-	925	952
Misc-Entertainment	232	-	2,100	750	2,750	5,832
Misc-Security	-	-	240	81	-	320
Decorations	-	-	-	-	201	201
Glassware/China/Silver	-	-	-	-	-	-
Supplies-Paper and Plastic	2,064	3,747	1,670	1,731	1,867	11,080
Supplies-Banquet	-	379	-	54	110	543

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024

Account Description	Oct	Nov	Dec	Jan	Feb	<b>TOTAL</b>
	Actual	Actual	Actual	Actual	Actual	Actual Thru 2/29/2024
Supplies-Kitchen	157	-	-	-	315	472
Operating Supplies	-	-	-	-	188	188
Op Supplies - Uniforms	-	-	-	-	1,348	1,348
General Chemicals	1,201	894	237	686	621	3,639
COS - Beverage - Alch	6,300	6,876	6,477	7,966	6,382	34,001
COS - Beverage - Non Alch	2,139	2,777	2,897	5,619	1,486	14,918
COS - Food Sales	19,294	27,497	18,468	17,061	24,226	106,547
<b>Total Food and Beverages</b>	<b>76,423</b>	<b>85,204</b>	<b>80,598</b>	<b>82,162</b>	<b>88,073</b>	<b>412,462</b>
<b>Total Expenditures</b>	<b>95,000</b>	<b>103,623</b>	<b>97,521</b>	<b>97,685</b>	<b>102,359</b>	<b>496,187</b>
Excess (deficiency) of revenues Over (under) expenditures	(22,302)	(16,090)	(10,891)	(11,610)	1,779	(59,114)
<b><u>Other Financing Sources (Uses)</u></b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>Total Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (22,302)	\$ (16,090)	\$ (10,891)	\$ (11,610)	\$ 1,779	\$ (59,114)
<b>Fund Balance, Beginning (Oct 1, 2023)</b>						<b>(154,399)</b>
<b>Fund Balance, Ending</b>						<b>\$ (213,513)</b>

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

For the Period ending February 29, 2024

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>REVENUES</b>				
Special Assmnts - Tax Collector	\$ 2,454,451	\$ 2,368,272	96.5%	Assessments collections to-date
RV Parking Lot Revenue	\$ 36,000	\$ 14,500	40.3%	RV lot rental to-date
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Insurance - Property	\$ 107,414	\$ 105,156	98%	FY 2024 EGIS paid in full
Insurance - General Liability	\$ 10,000	\$ 9,785	98%	FY 2024 EGIS paid in full
Public Officials Insurance	\$ 7,000	\$ 7,302	104%	FY 2024 EGIS paid in full
Website Administration	\$ 1,600	\$ 1,553	97%	Innersync Studio, website services
Miscellaneous Expenses	\$ 1,000	\$ 3,136	314%	David W. Jordan, PA FY 2023 non advalorem assessments; bank service charges \$30
Dues, Licenses, Subscriptions	\$ 3,250	\$ 3,682	113%	Annual subscriptions, licenses, BankUnited credit card purchases
<b><u>Gatehouse</u></b>				
Security Services	\$ 150,000	\$ 63,178	42%	Allied Universal Security Services to-date. Fluctuates from month-to-month
<b><u>Capital Expenditures &amp; Projects</u></b>				
Annual Projects	\$ 200,000	\$ 100,465	50%	Pool Resurface work paid to Vermana; Florida Aqua Group, spa heater/heat pump
<b><u>Towncenter Administration</u></b>				
Janitorial Services & Supplies	\$ 77,645	\$ 34,349	44%	Supplies to-date
<b><u>Common Area/Recreation</u></b>				
Repairs & Maintenance	\$ 30,000	\$ 14,370	48%	Repairs to-date
Irrigation Repairs & Maintenance	\$ 35,000	\$ 22,689	65%	Repairs to-date

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



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

For the Period ending February 29, 2024

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b><u>Social Center</u></b>				
Utility-Electric	\$ 5,878	\$ 2,835	48%	Duke Energy to-date
<b><u>Lexington Spa</u></b>				
ProfServ- Pool Maintenance	\$ 70,000	\$ 31,563	45%	Florida Aqua Group to-date; other parts/repairs
<b><u>Sales Center</u></b>				
Utility - Water & Sewer	\$ 3,500	\$ 1,668	48%	City of Leesburg to-date

# **Subsection 8C**

## **Check Register**

ARLINGTON RIDGE  
Community Development District

**Check Register**

**2/01/24 - 2/29/24**

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/24 to 2/29/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>TRUIST (SUNTRUST) - GF OPERATING ACCOUNT - (ACCT#XXXXX1442)</b>							
<b>CHECK # 3401</b>							
02/08/24	Vendor	ACE HARDWARE	585614/5	ACE SNIPS/BOLT EYE LAG	Operating Supplies	001-552025-57221	\$12.91
02/08/24	Vendor	ACE HARDWARE	585757/5	FASTENERS	Village Green Golf Cart sign repair	001-552025-57221	\$17.95
02/08/24	Vendor	ACE HARDWARE	585807/5	CONC/RATX BAIT TRAY	Maint. Trailer maintenance	001-552025-57221	\$39.98
02/08/24	Vendor	ACE HARDWARE	585721/5	BLEACH/LED TUBE LIGHT	Sidewalk Lights/ fence cleaning	001-552025-57221	\$46.95
02/08/24	Vendor	ACE HARDWARE	585639/5	SURG TAP	Operating Supplies	001-552025-57221	\$27.99
<b>Check Total</b>							<b>\$145.78</b>
<b>CHECK # 3402</b>							
02/08/24	Vendor	ATLANTIC SOUTH LLC	012524	SIDEWALK REPAIR DUE TO IRR BREAK	Irrigation Repairs & Maintenance	001-546179-57221	\$975.00
<b>Check Total</b>							<b>\$975.00</b>
<b>CHECK # 3403</b>							
02/08/24	Vendor	ELECTRO MECHANIC INDUSTRIAL INC	841107	LAP POOL RESURFACE QUARTZ - BLUESTONE	Annual Projects	001-568025-53918	\$41,205.00
<b>Check Total</b>							<b>\$41,205.00</b>
<b>CHECK # 3404</b>							
02/08/24	Vendor	FLORALAWN INC	23116	IRR RPRS	Irrigation Repairs & Maintenance	001-546179-57221	\$3,218.92
02/08/24	Vendor	FLORALAWN INC	23067	FEB 2024-LAWN MAINT	Landscape Maintenance	001-546300-57221	\$16,533.80
02/08/24	Vendor	FLORALAWN INC	23067	FEB 2024-LAWN MAINT	Irrigation Repairs & Maintenance	001-546179-57221	\$2,233.10
02/08/24	Vendor	FLORALAWN INC	23067	FEB 2024-LAWN MAINT	Landscape Maintenance	001-546300-57221	\$6,833.10
02/08/24	Vendor	FLORALAWN INC	23067	FEB 2024-LAWN MAINT	Landscape Maintenance	001-546300-57221	\$375.00
02/08/24	Vendor	FLORALAWN INC	23067	FEB 2024-LAWN MAINT	Landscape Maintenance	001-546300-57221	\$262.00
02/08/24	Vendor	FLORALAWN INC	23340	IRR RPRS - 01/22/24	Irrigation Repairs & Maintenance	001-546179-57221	\$527.86
<b>Check Total</b>							<b>\$29,983.78</b>
<b>CHECK # 3405</b>							
02/08/24	Vendor	FLORIDA AQUA GROUP LLC	INV-000426	FEB 2024 POOL CLEANING	SPA MAINT	001-531034-57258	\$5,700.00
<b>Check Total</b>							<b>\$5,700.00</b>
<b>CHECK # 3406</b>							
02/08/24	Vendor	FLORIDA BILLIARD GAMEROOM STORE LLC	136070	RELEVEL POOL TABLE BY SLATE	Repairs & Maintenance	001-546156-57221	\$340.00
02/08/24	Vendor	FLORIDA BILLIARD GAMEROOM STORE LLC	135100	POOL TABLE REPAIRS	Repairs & Maintenance	001-546156-57221	\$1,855.00
<b>Check Total</b>							<b>\$2,195.00</b>
<b>CHECK # 3407</b>							
02/08/24	Vendor	RALEX BUSINESS SERVICES, INC.	39332	COPIER LEASE	Rentals & Leases	001-544025-53948	\$253.17
<b>Check Total</b>							<b>\$253.17</b>
<b>CHECK # 3408</b>							
02/14/24	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	15321570	SEC SVCS 01/01-1/31/2024	Contracts-Security Services	001-534037-53904	\$12,636.68
<b>Check Total</b>							<b>\$12,636.68</b>
<b>CHECK # 3409</b>							
02/14/24	Vendor	AR GOLF MANAGEMENT LLC	021324	Due to Restaurant (FY23 deficit)	Special Events	001-549052-53948	\$202,934.00
<b>Check Total</b>							<b>\$202,934.00</b>
<b>CHECK # 3410</b>							
02/14/24	Vendor	UNIFIRST CORPORATION	3090102787	MATS	Janitorial Services and Supplies	001-534349-53948	\$112.32
<b>Check Total</b>							<b>\$112.32</b>
<b>CHECK # 3411</b>							
02/14/24	Vendor	DYNAFIRE INC	SO157915	MECHANICAL TEE INSTALLMENT	Repairs & Maintenance	001-546156-57245	\$385.03
<b>Check Total</b>							<b>\$385.03</b>
<b>CHECK # 3412</b>							
02/14/24	Vendor	MARK GOLDBERG	021424	DJ / VALENTINE DANCE	Special Events	001-549052-53948	\$800.00
<b>Check Total</b>							<b>\$800.00</b>
<b>CHECK # 3413</b>							
02/22/24	Vendor	DUNSTAN & SON PLUMBING COMPANY	231206024	BACKFLOW CERTIFICATION/VALVES RPLCMT	Repairs & Maintenance	001-546156-57221	\$2,114.00
<b>Check Total</b>							<b>\$2,114.00</b>
<b>CHECK # 3414</b>							
02/22/24	Vendor	FLORALAWN INC	23683	FEB 2024 LAWN MAINT	Irrigation Repairs & Maintenance	001-546179-57221	\$1,650.01
<b>Check Total</b>							<b>\$1,650.01</b>
<b>CHECK # 3415</b>							
02/22/24	Vendor	GANNETT FLORIDA LOCALIQ	0006202192	LEGAL AD PRD 01/01/24-01/31/24	Legal Advertising	001-548002-51302	\$517.72
<b>Check Total</b>							<b>\$517.72</b>
<b>CHECK # 3416</b>							
02/22/24	Vendor	INFRAMARK, LLC	109143	POSTAGE JAN 2024	Postage	001-541010-51302	\$12.60
02/22/24	Vendor	INFRAMARK, LLC	110085	FEB 2024 MGMT FEES	Management Services	001-531093-51302	\$4,913.58
02/22/24	Vendor	INFRAMARK, LLC	110085	FEB 2024 MGMT FEES	Onsite Management	001-534210-53948	\$22,902.25
<b>Check Total</b>							<b>\$27,828.43</b>

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/24 to 2/29/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3417</b>							
02/22/24	Vendor	INNERSYNC STUDIO LTD	22017	WEBSITE SVCS/ONGOING PDF	Website Administration	001-549936-51302	\$615.00
02/22/24	Vendor	INNERSYNC STUDIO LTD	22017	WEBSITE SVCS/ONGOING PDF	Website Administration	001-549936-51302	\$937.50
<b>Check Total</b>							<b>\$1,552.50</b>
<b>CHECK # 3418</b>							
02/22/24	Vendor	LEE GRAFFIUS	1844249	TABLECLOTHES FOR FAIRFAX HALL EVENTS	Special Events	001-549052-53948	\$104.84
<b>Check Total</b>							<b>\$104.84</b>
<b>CHECK # 3419</b>							
02/22/24	Vendor	PEGASUS ENGINEERING	227079	ENG SVCS: 11/19--12/30/23	Engineering Fees	001-531092-51302	\$1,537.29
<b>Check Total</b>							<b>\$1,537.29</b>
<b>CHECK # 3420</b>							
02/22/24	Vendor	SOLITUDE LAKE MANAGEMENT	PSI046380	FEB 2024 MAINT PRESERVE / WETLANDS	Pond/Littoral Shelf & Wetland Mgmt	001-546520-57221	\$2,175.00
02/22/24	Vendor	SOLITUDE LAKE MANAGEMENT	PSI046381	FEB 2024 MAINT PRESERVE/WETLANDS	Pond/Littoral Shelf & Wetland Mgmt	001-546520-57221	\$1,680.00
<b>Check Total</b>							<b>\$3,855.00</b>
<b>CHECK # 3421</b>							
02/22/24	Vendor	UNIFIRST CORPORATION	3090104322	MATS	Janitorial Services and Supplies	001-534349-53948	\$112.32
02/22/24	Vendor	UNIFIRST CORPORATION	3090106395	MATS	Janitorial Services and Supplies	001-534349-53948	\$112.32
<b>Check Total</b>							<b>\$224.64</b>
<b>CHECK # 3422</b>							
02/22/24	Vendor	UNIVERSAL HEATING & AIR CONDITIONING INC	121776	R/M POOL HEATERS	pool heaters	001-531034-57258	\$1,495.00
<b>Check Total</b>							<b>\$1,495.00</b>
<b>CHECK # 3426</b>							
02/28/24	Vendor	ACE HARDWARE	586327/5	OP SUPPLIES	Repairs & Maintenance	001-546156-57221	\$54.92
02/28/24	Vendor	ACE HARDWARE	584858/5	BLEACJ LIQ REGULAR	Repairs & Maintenance	001-546156-57221	\$31.96
02/28/24	Vendor	ACE HARDWARE	584460/5	FOAM WASP & HORNET	Repairs & Maintenance	001-546156-57221	\$7.00
02/28/24	Vendor	ACE HARDWARE	584726/5	LIGHT CONTROL/FIRE ANT BAIY	Repairs & Maintenance	001-546156-57221	\$49.97
02/28/24	Vendor	ACE HARDWARE	584551/5	AVE HD CONST ADH	Repairs & Maintenance	001-546156-57221	\$7.18
02/28/24	Vendor	ACE HARDWARE	585034/5	OP SUPPLIES	Repairs & Maintenance	001-546156-57221	\$159.28
02/28/24	Vendor	ACE HARDWARE	584489/5	BLEACH LIQ REGULAR	Repairs & Maintenance	001-546156-57221	\$47.94
02/28/24	Vendor	ACE HARDWARE	584461/5	CONCRETE MIX	Repairs & Maintenance	001-546156-57221	\$5.49
02/28/24	Vendor	ACE HARDWARE	584686/5	CONDUCT PVC/ELBOW PVC/BODY COUNT PVC	Repairs & Maintenance	001-546156-57221	\$22.96
02/28/24	Vendor	ACE HARDWARE	585121/5	FASTENERS	Repairs & Maintenance	001-546156-57221	\$6.75
02/28/24	Vendor	ACE HARDWARE	585196/5	HOLE SAW BULK/ARBOR	Repairs & Maintenance	001-546156-57221	\$31.72
02/28/24	Vendor	ACE HARDWARE	585041/5	BACKPACK SPRYR	Repairs & Maintenance	001-546156-57221	\$119.99
02/28/24	Vendor	ACE HARDWARE	585139/5	PRIMER/CMNT	Repairs & Maintenance	001-546156-57221	\$15.94
02/28/24	Vendor	ACE HARDWARE	585185/5	TOILET SEAT/TUBE HET/FASTENERS (12)	Repairs & Maintenance	001-546156-57221	\$134.98
02/28/24	Vendor	ACE HARDWARE	585090/5	FLASJLIGHT/HP ORANGE 2CYCL	Repairs & Maintenance	001-546156-57221	\$48.89
02/28/24	Vendor	ACE HARDWARE	585243/5	MORTAR/REMTE OUTLT/BATTERY/GAUGTROWEL	Repairs & Maintenance	001-546156-57221	\$47.16
02/28/24	Vendor	ACE HARDWARE	585192/5	CMNT/COUPLE SXS/PIPE	Repairs & Maintenance	001-546156-57221	\$22.14
02/28/24	Vendor	ACE HARDWARE	584757/5	OP SUPPLIES AND CREDIT RETURN	Repairs & Maintenance	001-546156-57221	\$25.97
02/28/24	Vendor	ACE HARDWARE	584814/5	OP SUPPLIES	Repairs & Maintenance	001-546156-57221	\$41.97
02/28/24	Vendor	ACE HARDWARE	584930/5	ACID MURIATIC/RUST ASTAIN REMOVER	Repairs & Maintenance	001-546156-57221	\$31.47
<b>Check Total</b>							<b>\$913.68</b>
<b>CHECK # 3427</b>							
02/28/24	Vendor	DUNSTAN & SON PLUMBING COMPANY	240219031	CERTIFIED BACKFLOW DEVICE	Repairs & Maintenance	001-546156-57245	\$75.00
<b>Check Total</b>							<b>\$75.00</b>
<b>CHECK # 3428</b>							
02/28/24	Vendor	FLORALAWN INC	23764	DEAD PINE TREES REMOVAL	Landscape- Storm Clean Up & Tree Removal	001-546515-57221	\$1,077.25
02/28/24	Vendor	FLORALAWN INC	23785	IRR REPAI- 02/12/24	Irrigation Repairs & Maintenance	001-546179-57221	\$1,814.92
<b>Check Total</b>							<b>\$2,892.17</b>
<b>CHECK # 3429</b>							
02/28/24	Vendor	UNIFIRST CORPORATION	3090108169	MATS JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$117.84
02/28/24	Vendor	UNIFIRST CORPORATION	3090110121	JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$117.84
02/28/24	Vendor	UNIFIRST CORPORATION	3090111896	JANITORIAL SVCS	Janitorial Services and Supplies	001-534349-53948	\$117.84
<b>Check Total</b>							<b>\$353.52</b>
<b>ACH #DD1225</b>							
02/14/24	Vendor	ELEMENT ENVIRONMENTAL	1092	P-6-2#2 DEPRESSIONS	POND P-6-2 DEPRESSION	001-568025-53918	\$3,600.00
<b>ACH Total</b>							<b>\$3,600.00</b>
<b>ACH #DD1228</b>							
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-53904	\$153.18
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-53948	\$315.28
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-57221	\$731.30
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-57245	\$1,122.40
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-57255	\$791.90
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-57258	\$3,583.94
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Utility - Electric	001-543041-57259	\$466.75

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/24 to 2/29/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
02/22/24	Vendor	DUKE ENERGY	020124 ACH	SERV PRD 12/30/23-1/30/24	Street Lights	001-543057-53904	\$8,226.16	
							<b>ACH Total</b>	<u>\$15,390.91</u>
<b>ACH #DD1229</b>								
02/23/24	Vendor	SECO ENERGY	020824-21102 ACH	SERV PRD 1/8-2/8/24	Utility - Electric	001-543041-53904	\$42.00	
							<b>ACH Total</b>	<u>\$42.00</u>
<b>ACH #DD1230</b>								
02/23/24	Vendor	SECO ENERGY	020824 ACH	AREA LIGHTS	Street Lights	001-543057-53904	\$873.01	
							<b>ACH Total</b>	<u>\$873.01</u>
<b>ACH #DD1232</b>								
02/01/24	Vendor	THE CITY OF LEESBURG - ACH	011124 ACH	SERV PRD 12/1-1/3/24	Due from Golf	133517	\$4,126.53	
							<b>ACH Total</b>	<u>\$4,126.53</u>
<b>ACH #DD1235</b>								
02/01/24	Vendor	THE CITY OF LEESBURG - ACH	011024 ACH	SERV PRD 12/1/23-1/3/24	Due from Golf	133517	\$3,880.85	
02/01/24	Vendor	THE CITY OF LEESBURG - ACH	CM 011024 ACH	TO CORRECT ACH TAKEN	Due from Golf	133517	(\$200.00)	
							<b>ACH Total</b>	<u>\$3,680.85</u>
<b>ACH #DD1236</b>								
02/01/24	Vendor	THE CITY OF LEESBURG - ACH	11024-ACH	ACH TAKEN FOR NEW ACCOUNT 4440 HERITAGE TAIL	Utility - Water & Sewer	001-543021-57221	\$513.62	
							<b>ACH Total</b>	<u>\$513.62</u>
							<b>Account Total</b>	<u>\$370,666.48</u>