

**Arlington Ridge Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Arlington Ridge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Arlington Ridge Community Development District  
Leesburg, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Arlington Ridge Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Arlington Ridge Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Arlington Ridge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Arlington Ridge Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated November 28, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Arlington Ridge Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 28, 2023

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

Management's discussion and analysis of Arlington Ridge Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses and related program revenues are reported by major function, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Arlington Ridge Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General and Special Revenue Funds. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as balances of expendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *Notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$10,926,001 (net position). Net investment in capital assets for Governmental Activities was \$9,780,417. Unrestricted net position for Governmental Activities was \$775,797. Restricted net position for Governmental Activities was \$369,787.
- ◆ Governmental Activities revenues totaled \$5,336,943, while Governmental Activities expenses totaled \$5,365,836.

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 1,462,682	\$ 1,161,712
Restricted assets	573,387	721,292
Capital assets	12,696,100	13,266,840 *
Total Assets	14,732,169	15,149,844
Current liabilities	1,019,873	1,311,852
Non-current liabilities	2,786,295	2,883,098 *
Total Liabilities	3,806,168	4,194,950
Net Position - Net investment in capital assets	9,780,417	9,951,804 *
Net Position - Restricted	369,787	387,691
Net Position - Unrestricted	775,797	615,399
Total Net Position	\$ 10,926,001	\$ 10,954,894 *

\*Restated

The increase in current assets is primarily due to the increase in cash in the current year.

The decrease in current liabilities is related to the decrease in accounts payable and accrued expenses payable.

The decrease in non-current liabilities is related to current year principal payments.

The decrease in capital assets is primarily the result of depreciation in excess of capital additions in the current year.



**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<u>Program Revenues</u>		
Charges for services	\$ 5,098,336	\$ 4,741,155
<u>General Revenues</u>		
Miscellaneous revenues	236,567	36,349
Gain on sale of assets	-	767
Investment earnings	2,040	1,187
Total Revenues	<u>5,336,943</u>	<u>4,779,458</u>
<u>Expenses</u>		
General government	294,775	191,683
Physical environment	1,241,269	1,920,870
Culture/recreation	3,674,029	2,605,884 *
Interest and other charges	155,763	199,445 *
Total Expenses	<u>5,365,836</u>	<u>4,917,882</u>
Change in Net Position	(28,893)	(138,424)
Net Position - Beginning of Year	<u>10,954,894</u>	<u>11,093,318 *</u>
Net Position - End of Year	<u><u>\$ 10,926,001</u></u>	<u><u>\$ 10,954,894 *</u></u>

\* Restated

The increase in charges for services in the current year is due to the increase in golf course and restaurant sales in the current year.

The increase in culture/recreation is related to a full year of golf course operations in the current year.

The decrease in physical environment is related to certain major repair and maintenance projects in the prior year.

The decrease in interest and other charges is related to the reduction in outstanding debt in the current year.

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Land and improvements	\$ 4,135,000	\$ 4,135,000
Buildings and improvements	10,684,800	10,684,800
Infrastructure	7,710,720	7,410,755
Equipment	907,296	907,296
Right-to-use asset	24,765	61,912 *
Accumulated depreciation	<u>(10,766,481)</u>	<u>(9,932,923)</u>
 Total Capital Assets (Net)	 <u>\$ 12,696,100</u>	 <u>\$ 13,266,840 *</u>

\*Restated

During the year, the District added \$299,965 in infrastructure, and depreciation was \$833,558.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less capital outlay expenditures than were anticipated.

The September 30, 2022 budget was amended for greater legal and bank service charge expenditures than were originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In March 2006, the District issued \$15,965,000 Series 2006A Special Assessment Bonds with a fixed interest rate of 5.50%. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of certain property within the District. As of September 30, 2022, \$2,015,000 of Series 2006A Bonds were still outstanding.
- ◆ In July 2019, the District issued \$1,765,000 Series 2019 Special Assessment Bonds with varying interest rates from 3.60% to 4.00%. These bonds were issued to finance the acquisition of the Arlington Ridge Golf Club and the construction or reconstruction of related improvements. As of September 30, 2022, \$575,000 of Series 2019 Bonds were still outstanding.

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In November 2019, the District entered into a financed purchase agreement for equipment valued at \$512,412. As of September 30, 2022, a balance of \$203,906 was still outstanding.
  
- ◆ In May 2022, the District entered into a funding agreement with Arlington Ridge Community Association (the "Association") to provide funding to the District associated with the acquisition of the Sales Center. The Association agreed to provide funding of \$235,000 in the form of a loan to be forgiven if certain conditions are met. As of September 30, 2022, the outstanding balance was \$235,000.

**Economic Factors and Next Year's Budget**

The District does not anticipate any economic factors to have a significant effect on the financial position or the results of operations in fiscal year 2023.

**Request for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed Inframark Infrastructure Management, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Arlington Ridge Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Current Assets	
Cash and equivalents	\$ 1,290,941
Investments	23
Accounts receivable	14,058
Due from other governments	9,338
Inventory	100,371
Prepaid expenses	15,579
Deposits	18,495
Cash restricted for deposits	13,877
Total Current Assets	<u>1,462,682</u>
Non-current Assets	
Restricted assets	
Cash and investments	573,387
Capital assets:	
Assets not being depreciated	
Land and improvements	4,135,000
Assets being depreciated	
Buildings and improvements	10,684,800
Infrastructure	7,710,720
Equipment	907,296
Right-to-use assets, net	24,765
Less: accumulated depreciation	<u>(10,766,481)</u>
Total Non-current Assets	<u>13,269,487</u>
Total Assets	<u>14,732,169</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	312,474
Unearned revenues	369,400
Deposits payable from restricted cash	13,877
Accrued interest payable	55,344
Leases payable	26,166
Financed purchase	112,612
Bonds payable	130,000
Total Current Liabilities	<u>1,019,873</u>
Non-current Liabilities	
Notes payable	235,000
Financed purchase	91,295
Bonds payable	2,460,000
Total Non-current Liabilities	<u>2,786,295</u>
Total Liabilities	<u>3,806,168</u>
<b>NET POSITION</b>	
Net investment in capital assets	9,780,417
Restricted for debt service	369,787
Unrestricted	775,797
Total Net Position	<u><u>\$ 10,926,001</u></u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (294,775)	\$ 298,128	\$ 3,353
Physical environment	(1,241,269)	845,521	(395,748)
Culture/recreation	(3,674,029)	3,264,787	(409,242)
Interest and other charges	(155,763)	689,900	534,137
Total Governmental Activities	\$ (5,365,836)	\$ 5,098,336	(267,500)
	General Revenues		
	Investment earnings		2,040
	Other revenues		236,567
	Total General Revenues		238,607
	Change in Net Position		(28,893)
	Net Position - October 1, 2021, restated		10,954,894
	Net Position - September 30, 2022		\$ 10,926,001

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash and cash equivalents	\$ 1,005,913	\$ 298,905	\$ -	\$ -	\$ 1,304,818
Investments	23	-	-	-	23
Accounts receivable	-	14,058	-	-	14,058
Due from other funds	67,592	136,629	26,222	-	230,443
Due from other governments	8,001	-	1,337	-	9,338
Inventory	-	100,371	-	-	100,371
Prepaid expenses	5,388	10,191	-	-	15,579
Deposits	-	18,495	-	-	18,495
Restricted assets					
Investments, at fair value	-	-	529,691	43,696	573,387
Total Assets	\$ 1,086,917	\$ 578,649	\$ 557,250	\$ 43,696	\$ 2,266,512
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable and accrued expenses	\$ 221,864	\$ 90,610	\$ -	\$ -	\$ 312,474
Due to other funds	162,851	31,167	-	36,425	230,443
Deposits	780	13,097	-	-	13,877
Unearned revenues	-	369,400	-	-	369,400
Total Liabilities	385,495	504,274	-	36,425	926,194
<b>Fund Balances:</b>					
<b>Nonspendable:</b>					
Inventory	-	100,371	-	-	100,371
Prepaid expenses and deposits	5,388	28,686	-	-	34,074
<b>Assigned:</b>					
Capital reserve	348,055	-	-	-	348,055
<b>Restricted:</b>					
Debt service	-	-	557,250	-	557,250
Capital projects	-	-	-	7,271	7,271
<b>Unassigned:</b>					
Total Fund Balances	701,422	74,375	557,250	7,271	1,340,318
Total Liabilities and Fund Balances	\$ 1,086,917	\$ 578,649	\$ 557,250	\$ 43,696	\$ 2,266,512

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 1,340,318
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources, and, therefore, are not reported at the fund level.	4,135,000
Capital assets being depreciated, infrastructure, \$7,710,720, buildings and improvements, \$10,684,800, and equipment, \$907,296, net of accumulated depreciation, \$(10,766,481), right-to-use asset, net, \$24,765, used in governmental activities are not current financial resources; and therefore are not reported at the fund level.	8,561,100
Long-term liabilities, including leases payable, \$(26,166), and financed purchase payable, \$(203,907), are not due and payable in the current period and therefore, are not reported at the fund level.	(230,073)
Long-term liabilities, including bonds payable, \$(2,590,000), and note payable, \$(235,000), are not due and payable in the current period and therefore are not reported at the fund level.	(2,825,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(55,344)
Net Position of Governmental Activities	\$ 10,926,001

*See accompanying notes to financial statements.*

**Arlington Ridge Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS  
For the Year Ended September 30, 2022**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>					
Special assessments	\$ 1,866,731	\$ -	\$ 689,900	\$ -	\$ 2,556,631
Charges for services	-	2,541,705	-	-	2,541,705
Investment earnings	262	-	1,637	141	2,040
Other revenues	32,552	-	-	-	32,552
Total Revenues	<u>1,899,545</u>	<u>2,541,705</u>	<u>691,537</u>	<u>141</u>	<u>5,132,928</u>
<b>Expenditures</b>					
<b>Current</b>					
General government	294,775	-	-	-	294,775
Physical environment	836,013	-	-	76,883	912,896
Culture/recreation	714,950	2,398,782	-	-	3,113,732
Capital outlay	299,965	-	-	-	299,965
<b>Debt service</b>					
Principal	-	146,827	660,000	-	806,827
Interest	-	10,590	159,258	-	169,848
Total Expenditures	<u>2,145,703</u>	<u>2,556,199</u>	<u>819,258</u>	<u>76,883</u>	<u>5,598,043</u>
Excess/deficiency of revenues over/(under) expenditures	(246,158)	(14,494)	(127,721)	(76,742)	(465,115)
<b>Other Financing Sources/(Uses)</b>					
Insurance proceeds	186,050	-	-	-	186,050
Issuance of long-term debt	235,000	-	-	-	235,000
Transfers in	-	136,629	141	93	136,863
Transfers out	(136,629)	-	(93)	(141)	(136,863)
Total Other Financing Sources/(Uses)	<u>284,421</u>	<u>136,629</u>	<u>48</u>	<u>(48)</u>	<u>421,050</u>
Net change in fund balances	38,263	122,135	(127,673)	(76,790)	(44,065)
Fund Balances - October 1, 2021	<u>663,159</u>	<u>(47,760)</u>	<u>684,923</u>	<u>84,061</u>	<u>1,384,383</u>
Fund Balances - September 30, 2022	<u>\$ 701,422</u>	<u>\$ 74,375</u>	<u>\$ 557,250</u>	<u>\$ 7,271</u>	<u>\$ 1,340,318</u>

See accompanying notes to financial statements.



**Arlington Ridge Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (44,065)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount depreciation, \$(833,558), and right-to-use amortization, \$(37,147), exceeded capital outlay, \$299,965, in the current period. (570,740)

The issuance of long-term debt is reflected as an other financing source at the fund level, however, it increases liabilities at the government-wide level. (235,000)

Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities. 806,827

Accrued interest expense is reported in the Statement of Activities but in governmental funds interest expenditures are reported when due. This is the net amount between current year and prior year accruals. 14,085

Change in Net Position of Governmental Activities \$ (28,893)

*See accompanying notes to financial statements.*

**Arlington Ridge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>Revenues</b>				
Special assessments	\$1,853,122	\$ 1,858,730	\$ 1,866,731	\$ 8,001
Investment earnings	5,000	234	262	28
Other revenues	79,500	267,625	32,552	(235,073)
Total Revenues	<u>1,937,622</u>	<u>2,126,589</u>	<u>1,899,545</u>	<u>(227,044)</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	200,684	302,008	294,775	7,233
Physical environment	670,221	717,666	836,013	(118,347)
Culture/recreation	756,070	729,742	714,950	14,792
Capital outlay	-	423,905	299,965	123,940
Total Expenditures	<u>1,626,975</u>	<u>2,173,321</u>	<u>2,145,703</u>	<u>27,618</u>
Excess/deficiency of revenues over/(under) expenditures	310,647	(46,732)	(246,158)	(199,426)
<b>Other Financing Sources/(Uses)</b>				
Insurance proceeds	-	186,050	186,050	-
Issuance of long-term debt	-	-	235,000	235,000
Transfers out	(136,629)	(136,629)	(136,629)	-
Total Other Financing Sources/(Uses)	<u>(136,629)</u>	<u>49,421</u>	<u>284,421</u>	<u>235,000</u>
Net change in fund balances	174,018	2,689	38,263	35,574
Fund Balances - October 1, 2021	<u>670,389</u>	<u>663,162</u>	<u>663,159</u>	<u>(3)</u>
Fund Balances - September 30, 2022	<u>\$ 844,407</u>	<u>\$ 665,851</u>	<u>\$ 701,422</u>	<u>\$ 35,571</u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - SPECIAL REVENUE FUND**  
**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Charges for services	\$ 2,060,227	\$ 2,060,227	\$ 2,541,705	\$ 481,478
Expenditures				
Current				
Culture/recreation	2,079,430	2,079,430	2,398,782	(319,352)
Debt service				
Principal	108,803	108,803	146,827	(38,024)
Interest	8,623	8,623	10,590	(1,967)
Total Expenditures	<u>2,196,856</u>	<u>2,196,856</u>	<u>2,556,199</u>	<u>(359,343)</u>
Excess/deficiency of revenues over/(under) expenditures	(136,629)	(136,629)	(14,494)	122,135
Other Financing Sources/(Uses)				
Transfers in	<u>-</u>	<u>-</u>	<u>136,629</u>	<u>136,629</u>
Net Change in Fund Balances	(136,629)	(136,629)	122,135	258,764
Fund Balances - October 1, 2021	<u>136,629</u>	<u>136,629</u>	<u>(47,760)</u>	<u>(184,389)</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74,375</u>	<u>\$ 74,375</u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Arlington Ridge Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on October 13, 2003 by Ordinance No. 03-94 of the City of Leesburg, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Arlington Ridge Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Revenue Fund – The Special Revenue Fund accounts for the operation of the golf course.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment refunding bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.



**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, buildings, equipment and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and Improvements:	5-30 years
Infrastructure:	20-30 years
Equipment	5-15 years

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$1,340,318, differs from “net position” of governmental activities, \$10,926,001, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 4,135,000
Buildings and improvements	10,684,800
Infrastructure	7,710,720
Equipment	907,296
Right-to-use asset, net	24,765
Accumulated depreciation	<u>(10,766,481)</u>
Total	<u>\$ 12,696,100</u>

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ <u>(2,590,000)</u>
Note payable	\$ <u>(235,000)</u>
Financed purchase payable	\$ <u>(203,907)</u>
Lease payable	\$ <u>(26,166)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(55,344)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(44,065), differs from the “change in net position” for governmental activities, \$(28,893), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (833,558)
Amortization of right-to-use assets	(37,147)
Capital outlay	<u>299,965</u>
Total	<u>\$ (570,740)</u>

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ <u>806,827</u>
Issuance of long-term debt	\$ <u>(235,000)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>14,085</u>
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**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$1,331,703 and the carrying value was \$1,304,818. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Florida PRIME	18 Days*	\$ 23
First American Govt. Obligation	21 Days*	573,387
		\$ 573,410

\*Weighted Average Maturity

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The investment in First American Government Obligation is a level 1 asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in First American Government Obligation and Florida PRIME were rated AAAM by Standards & Poors.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investment in the First American Government Obligation is 99% and the Florida PRIME is 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**NOTE E – INTERFUND ACTIVITY**

Interfund balances at September 30, 2022, consisted of the following:

<b>Receivable Fund</b>	<b>Payable Fund</b>			<b>Total</b>
	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Capital Projects Fund</b>	
General Fund	\$ -	\$ 31,167	\$ 36,425	\$ 67,592
Special Revenue Fund	136,629	-	-	136,629
Debt Service Fund	26,222	-	-	26,222
<b>Total</b>	<b>\$ 162,851</b>	<b>\$ 31,167</b>	<b>\$ 36,425</b>	<b>\$ 230,443</b>

Amounts due to the General Fund are for expenditures paid out of the General Fund on behalf of the Special Revenue Fund and Capital Projects Fund. Amount due to the Special Revenue Fund are associated with budgeted transfers from the General Fund. Amounts due to the Debt Service Fund from the General Fund relate to assessments collected in the General Fund that are due to the Debt Service Fund.

Interfund transfers for the year-ended September 30, 2022, consisted of the following:

<b>Transfers Out</b>	<b>Transfers In</b>			<b>Total</b>
	<b>Special Revenue Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
General Fund	\$ 136,629	\$ -	\$ -	\$ 136,629
Debt Service Fund	-	-	93	93
Capital Projects Fund	-	141	-	141
<b>Total</b>	<b>\$ 136,629</b>	<b>\$ 141</b>	<b>\$ 93</b>	<b>\$ 136,863</b>

Transfers to the Special Revenue Fund are in accordance with the General Fund budget.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Disposals	Balance September 30, 2022
<b><u>Governmental activities:</u></b>				
Capital assets, not being depreciated				
Land	\$ 4,135,000	\$ -	\$ -	\$ 4,135,000
Capital assets, being depreciated:				
Buildings	10,684,800	-	-	10,684,800
Infrastructure	7,410,755	299,965	-	7,710,720
Right of use asset, net	61,912	-	(37,147)	24,765
Equipment	907,296	-	-	907,296
Total Capital Assets, Being Depreciated	<u>19,064,763</u>	<u>299,965</u>	<u>(37,147)</u>	<u>19,327,581</u>
Less accumulated depreciation	<u>(9,932,923)</u>	<u>(833,558)</u>	<u>-</u>	<u>(10,766,481)</u>
Total Capital Assets Depreciated, Net	<u>9,131,840</u>	<u>(533,593)</u>	<u>(37,147)</u>	<u>8,561,100</u>
Governmental Activities Capital Assets, Net	<u>\$ 13,266,840</u>	<u>\$ (533,593)</u>	<u>\$ (37,147)</u>	<u>\$ 12,696,100</u>

Depreciation of \$328,373, was charged to physical environment and \$505,185 was charged to culture/recreation. Amortization of the right-to-use asset, \$37,147 was charged to culture/recreation.

**NOTE G – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 3,250,000
Issuance of long-term debt	235,000
Principal payments	<u>(660,000)</u>
Long-term debt at September 30, 2022	<u>\$ 2,825,000</u>

**Special Assessment Revenue Bonds**

\$15,965,000 Series 2006A Special Assessment Bonds are due in annual principal installments beginning May 2007 maturing May 2036. Interest at a fixed rate of 5.5% is due May and November beginning November 2006. Current portion is \$100,000.

\$ 2,015,000

\$1,765,000 Series 2019 Special Assessment Bonds are due in annual principal installments beginning May 2020 maturing May 2036. Interest at varying rates between 3.6% and 4.0% is due May and November beginning November 2019. Current portion is \$30,000.

\$ 575,000

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE G – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 130,000	\$ 132,825	\$ 262,825
2024	140,000	126,245	266,245
2025	145,000	119,210	264,210
2026	150,000	111,900	261,900
2027	160,000	104,315	264,315
2028-2032	935,000	390,470	1,325,470
2033-2036	930,000	123,200	1,053,200
Totals	<u>\$ 2,590,000</u>	<u>\$ 1,108,165</u>	<u>\$ 3,698,165</u>

Summary of Significant Bonds Resolution Terms and Covenants

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2006A Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 6.82%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2019 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2019 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2006A Special Assessment Bonds	\$ 137,423	\$ 104,369
Series 2019 Special Assessment Bonds	\$ 27,750	\$ 27,750

Note Payable

In May 2022, the District entered into a funding agreement with Arlington Ridge Community Association (the "Association") to provide funding to the District associated with the acquisition of the Sales Center. The Association agreed to provide funding of \$235,000 in the form of a loan to be forgiven if certain conditions are met. If the conditions are not met within a two-year period following the closing of the Sales Center, the District will begin making payments on the loan. As of September 30, 2022, the outstanding balance was \$235,000.



**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE H – FINANCED PURCHASE PAYABLE**

The District entered into two financed purchase agreements for certain equipment ranging from 48 to 60 months. The agreements qualified as financed purchases for accounting purposes; and therefore, have been recorded at the present value of the future minimum payments. The property acquired through the financed purchases total \$512,412 and have a carrying value of \$409,929.

The future minimum obligations and the net present value of these minimum payments at September 30, 2022 were as follows:

Year Ending September 30,	Lease Payment
2023	\$ 117,426
2024	85,790
2025	7,017
Total minimum lease payments	210,233
Less: amount representing interest	(6,327)
Present value of minimum lease payments	\$ 203,906

**NOTE I – LEASES**

Governmental Activities

In December 2019, the District entered into an agreement to lease certain golf carts and requires 42 monthly payments of \$3,322.50. The lease liability was measured at a discount rate of 4.2%. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of future minimum lease payments as of the date of their inception. In addition, in accordance with the implementation of GASB 87, the District has recorded right-to-use assets for leased equipment. As a result of the lease, the District report a right-to-use asset with a net book value of \$24,765 at September 30, 2022.

The future minimum payments under these lease agreements and the present value of the minimum payments as of September 30, 2022, were as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 26,166	\$ 414	\$ 26,580

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE I – LEASES (CONTINUED)**

The District has recorded right-to-use leased assets for leased equipment. Right-to-use asset activity for the year ended September 30, 2022, was as follows:

	<u>Balance October 1, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2022</u>
Right-to-use assets				
Leased equipment	\$ 130,016	\$ -	\$ -	\$ 130,016
Less accumulated amortization for:				
Leased equipment	(68,104)	(37,147)	-	(105,251)
Right-to-use assets, net	<u>\$ 61,912</u>	<u>\$ (37,147)</u>	<u>\$ -</u>	<u>\$ 24,765</u>

**NOTE J – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the cost of these risks, coverage may not extend to all situations. Claims filed have not exceeded commercial coverage during the last three years.

**NOTE K – RESTATEMENT OF NET POSITION**

Governmental Activities

Net position for Governmental activities was restated at October 1, 2021, to properly reflect the implementation of a new accounting standard.

Net Position October 1, 2021, as previously reported	\$ 10,957,051
Increase in right-to-use assets, net	61,912
Increase in lease liability	(64,069)
Net Position October 1, 2021, Restated	<u>\$ 10,954,894</u>

**NOTE L – SUBSEQUENT EVENT**

Subsequent to year end, the District made prepayments totaling \$200,000 for the Series 2006A Special Assessment Bonds and \$20,000 for the Series 2019 Special Assessment Bonds.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Arlington Ridge Community Development District  
Leesburg, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Arlington Ridge Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 28, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Arlington Ridge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Arlington Ridge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Arlington Ridge Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Arlington Ridge Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Arlington Ridge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 28, 2023



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## MANAGEMENT LETTER

To the Board of Supervisors  
Arlington Ridge Community Development District  
Leesburg, Florida

### Report on the Financial Statements

We have audited the financial statements of the Arlington Ridge Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated November 28, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 28, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The following finding was in the preceding audit.

#### 2020-01

**Finding:** The actual expenditures and transfers in the General and Special Revenue Fund exceeded the budget which is a violation of Section 189.016, Florida Statutes.

**Response:** Management will review spending to ensure that expenditures do not exceed appropriations in the future.

**Status:** The Special Revenue Fund actual expenditures exceeded Budgeted amounts again this fiscal year.

To the Board of Supervisors  
Arlington Ridge Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Arlington Ridge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Arlington Ridge Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Arlington Ridge Community Development District. It is management's responsibility to monitor the Arlington Ridge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Arlington Ridge Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,800.
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$70,912.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: N/A.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see the following page.

To the Board of Supervisors  
Arlington Ridge Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Arlington Ridge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The total assessments were \$1,551.05 - \$25,517.00.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,556,631.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$2,015,000 Series 2006 Bonds maturing May 1, 2036 and \$575,000 of Series 2019 Bonds maturing May 1, 2036.

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 1,853,122	\$ 1,866,731	\$ 13,609
Interest earnings	5,000	262	(4,738)
Other revenues	79,500	32,552	(46,948)
Total Revenues	<u>1,937,622</u>	<u>1,899,545</u>	<u>(38,077)</u>
<b>Expenditures</b>			
<b>Current</b>			
General government	200,684	294,775	(94,091)
Physical environment	670,221	836,013	(165,792)
Culture/recreation	756,070	714,950	41,120
Capital outlay	-	299,965	(299,965)
Total Expenditures	<u>1,626,975</u>	<u>2,145,703</u>	<u>(518,728)</u>
Revenues over/(under) expenditures	310,647	(246,158)	(556,805)
<b>Other Financing Sources/(Uses)</b>			
Insurance proceeds	-	186,050	(186,050)
Issuance of long-term debt	-	235,000	(235,000)
Transfers out	(136,629)	(136,629)	-
Total Other Financing Sources/(Uses)	<u>(136,629)</u>	<u>284,421</u>	<u>(421,050)</u>
Net changes in fund balance	174,018	38,263	(977,855)
Fund Balances - October 1, 2021	<u>670,389</u>	<u>663,159</u>	<u>(7,230)</u>
Fund Balances - September 30, 2022	<u>\$ 844,407</u>	<u>\$ 701,422</u>	<u>\$ (985,085)</u>

To the Board of Supervisors  
Arlington Ridge Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

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Certified Public Accountants PL  
Fort Pierce, Florida

November 28, 2023





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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Arlington Ridge Community Development District  
Leesburg, Florida

We have examined Arlington Ridge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Arlington Ridge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Arlington Ridge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Arlington Ridge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Arlington Ridge Community Development District's compliance with the specified requirements.

In our opinion, Arlington Ridge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam  
Gaines + Frank*

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Certified Public Accountants PL  
Fort Pierce, Florida

November 28, 2023