

**Arlington Ridge Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Arlington Ridge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT’S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund	16
Notes to Financial Statements	17-30
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 <i>GOVERNMENT AUDITING STANDARDS</i>	31-32
MANAGEMENT LETTER	33-34
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	35



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

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

### Report on the Financial Statements

We have audited the accompanying financial statements of Arlington Ridge Community Development District (the "District") as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility 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; this includes 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.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA

To the Board of Supervisors  
Arlington Ridge Community Development District

### **Opinion**

In our opinion, the financial statements referred to above 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, 2020, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, 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 we 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 July 13, 2021 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

July 13, 2021

**Arlington Ridge Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2020**

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, public safety, roads and streets, and interest on long-term debt.

*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, 2020**

**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, 2020.

- ◆ The District's total assets exceeded total liabilities by \$11,094,675 (net position). Net investment in capital assets for Governmental Activities was \$10,000,569. Unrestricted net position for Governmental Activities was \$769,837. Restricted net position for Governmental Activities was \$324,269.
- ◆ Governmental Activities revenues totaled \$5,606,660 while Governmental Activities expenses totaled \$4,484,239.

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**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>2020</b>	<b>2019</b>
Current assets	\$ 1,018,659	\$ 622,284
Restricted assets	779,161	3,147,958
Capital assets	<u>13,979,820</u>	<u>13,022,514</u>
Total Assets	<u>15,777,640</u>	<u>16,792,756</u>
Current liabilities	570,363	630,502
Non-current liabilities	<u>4,112,602</u>	<u>6,190,000</u>
Total Liabilities	<u>4,682,965</u>	<u>6,820,502</u>
Net Position - Net investment in capital assets	10,000,569	8,336,462
Net Position - Restricted	324,269	942,462
Net Position - Unrestricted	<u>769,837</u>	<u>693,330</u>
Total Net Position	<u>\$ 11,094,675</u>	<u>\$ 9,972,254</u>

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

The decrease in restricted assets and non-current liabilities is related to prepayments on long-term debt in the current year.

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

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**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>2020</b>	<b>2019</b>
<u>Program Revenues</u>		
Charges for services	\$ 5,525,181	\$ 3,723,394
Capital grants and contributions	2,944	-
<u>General Revenues</u>		
Miscellaneous revenues	61,847	60,729
Investment earnings	16,688	32,973
Total Revenues	<u>5,606,660</u>	<u>3,817,096</u>
 <u>Expenses</u>		
General government	213,754	237,247
Physical environment	1,647,349	1,718,920
Culture/recreation	2,388,207	1,121,722
Interest and other charges	234,929	603,530
Total Expenses	<u>4,484,239</u>	<u>3,681,419</u>
 Change in Net Position	1,122,421	135,677
 Net Position - Beginning of Year	<u>9,972,254</u>	<u>9,836,577</u>
 Net Position - End of Year	<u>\$ 11,094,675</u>	<u>\$ 9,972,254</u>

The increase in charges for services and culture/recreation due to the purchase of the golf course in the current year.

The decrease in interest and other charges is related to the issuance of new debt in the prior year.



**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**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, 2020 and 2019.

Description	Governmental Activities	
	2020	2019
Land and improvements	\$ 4,135,000	\$ 4,135,000
Buildings and improvements	10,684,800	9,479,150
Infrastructure	7,410,755	7,410,755
Equipment	858,200	340,451
Accumulated depreciation	(9,108,935)	(8,342,842)
Total Capital Assets (Net)	\$ 13,979,820	\$ 13,022,514

During the year, the District added \$1,723,399 in capital assets and depreciation for governmental activities was \$766,093.

**General Fund Budgetary Highlights**

The budget exceeded governmental expenditures primarily due to less events costs and management fees than were anticipated.

The September 30, 2020 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In March 2006, the District issued \$15,965,000 Series 2006A Special Assessment Revenue 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, 2020, \$2,895,000 of Series 2006A Bonds were still outstanding.
- ◆ In July 2019, the District issued \$1,765,000 Series 2019 Special Assessment Revenue 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, 2020, \$980,000 of Series 2019 Bonds were still outstanding.
- ◆ In November 2019, the District entered into a capital lease agreement for equipment valued at \$512,412. As of September 30, 2020, a balance of \$417,731 was still outstanding.

**Arlington Ridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

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

**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 2020.

**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 to Arlington Ridge Community Development District, 219 E Livingston Street, Orlando, Florida 32801.

**Arlington Ridge Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Current Assets	
Cash and equivalents	\$ 146,913
Investments	667,873
Accounts receivable	16,256
Special assessments receivable	10,001
Inventory	49,446
Prepaid expenses	82,482
Deposits	18,495
Cash restricted for deposits	27,193
Total Current Assets	<u>1,018,659</u>
Non-current Assets	
Restricted assets	
Cash and investments	779,161
Capital assets:	
Assets not being depreciated	
Land and improvements	4,135,000
Assets being depreciated	
Buildings and improvements	10,684,800
Infrastructure	7,410,755
Equipment	858,200
Less: accumulated depreciation	<u>(9,108,935)</u>
Total Non-current Assets	<u>14,758,981</u>
Total Assets	<u>15,777,640</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	159,376
Unearned revenues	28,945
Deposits payable from restricted cash	27,973
Accrued interest payable	83,940
Leases payable	105,129
Bonds payable	165,000
Total Current Liabilities	<u>570,363</u>
Non-current Liabilities	
Leases payable	312,602
Bonds payable	3,800,000
Total Non-current Liabilities	<u>4,112,602</u>
Total Liabilities	<u>4,682,965</u>
<b>NET POSITION</b>	
Net investment in capital assets	10,000,569
Restricted for special revenues	7,566
Restricted for debt service	316,703
Unrestricted	769,837
Total Net Position	<u>\$ 11,094,675</u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Capital Grants and Contributions	Governmental Activities
Governmental Activities				
General government	\$ (213,754)	\$ 243,411	\$ -	\$ 29,657
Physical environment	(1,647,349)	1,572,776	2,944	(71,629)
Culture/recreation	(2,388,207)	1,791,005	-	(597,202)
Interest and other charges	(234,929)	1,917,989	-	1,683,060
Total Governmental Activities	<u>\$ (4,484,239)</u>	<u>\$ 5,525,181</u>	<u>\$ 2,944</u>	<u>1,043,886</u>
	General Revenues			
	Investment earnings			16,688
	Other revenues			61,847
	Total General Revenues			<u>78,535</u>
	Change in Net Position			1,122,421
	Net Position - October 1, 2019			<u>9,972,254</u>
	Net Position - September 30, 2020			<u>\$ 11,094,675</u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash and cash equivalents	\$ 108,600	\$ 65,506	\$ -	\$ -	\$ 174,106
Investments	667,873	-	-	-	667,873
Assessments receivable	8,090	-	1,911	-	10,001
Accounts receivable	-	16,256	-	-	16,256
Due from other funds	14,810	-	23,051	-	37,861
Inventory	-	49,446	-	-	49,446
Prepaid expenses	59,037	23,445	-	-	82,482
Deposits	-	18,495	-	-	18,495
Restricted assets					
Investments, at fair value	-	-	622,743	156,418	779,161
<b>Total Assets</b>	<b>\$ 858,410</b>	<b>\$ 173,148</b>	<b>\$ 647,705</b>	<b>\$ 156,418</b>	<b>\$ 1,835,681</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable and accrued expenses	\$ 56,771	\$ 102,605	\$ -	\$ -	\$ 159,376
Due to other funds	23,051	14,810	-	-	37,861
Deposits	780	27,193	-	-	27,973
Unearned revenues	7,971	20,974	-	-	28,945
<b>Total Liabilities</b>	<b>88,573</b>	<b>165,582</b>	<b>-</b>	<b>-</b>	<b>254,155</b>
<b>Fund Balances:</b>					
<b>Nonspendable:</b>					
Inventory	-	49,446	-	-	49,446
Prepaid expenses and deposits	59,037	41,940	-	-	100,977
<b>Assigned:</b>					
Subsequent year's expenditures	83,171	-	-	-	83,171
Capital Reserve	464,329	-	-	-	464,329
<b>Restricted:</b>					
Debt service	-	-	647,705	-	647,705
Capital projects	-	-	-	156,418	156,418
<b>Unassigned:</b>					
<b>Total Fund Balances</b>	<b>769,837</b>	<b>(83,820)</b>	<b>-</b>	<b>-</b>	<b>79,480</b>
<b>Total Fund Balances</b>	<b>769,837</b>	<b>7,566</b>	<b>647,705</b>	<b>156,418</b>	<b>1,581,526</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 858,410</b>	<b>\$ 173,148</b>	<b>\$ 647,705</b>	<b>\$ 156,418</b>	<b>\$ 1,835,681</b>

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, 2020**

Total Governmental Fund Balances	\$ 1,581,526
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, \$7,410,755; buildings and improvements, \$10,684,800, and equipment, \$858,200, net of accumulated depreciation, \$(9,108,935), used in governmental activities are not current financial resources; and therefore are not reported at the fund level.	9,844,820
Long-term liabilities, including leases payable, are not due and payable in the current period and are not reported at the fund level.	(417,731)
Long-term liabilities, including bonds payable, are not due and payable in the current period and are not reported at the fund level.	(3,965,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(83,940)</u>
Net Position of Governmental Activities	<u><u>\$ 11,094,675</u></u>

*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, 2020**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>					
Special assessments	\$ 1,816,187	\$ -	\$ 1,917,989	\$ -	\$ 3,734,176
Charges for services	-	1,791,005	-	-	1,791,005
Developer contributions	-	-	-	2,944	2,944
Investment earnings	5,073	-	8,276	3,339	16,688
Other revenues	62,641	-	-	-	62,641
Total Revenues	<u>1,883,901</u>	<u>1,791,005</u>	<u>1,926,265</u>	<u>6,283</u>	<u>5,607,454</u>
<b>Expenditures</b>					
<b>Current</b>					
General government	207,599	-	6,155	-	213,754
Physical environment	1,341,379	-	-	-	1,341,379
Culture/recreation	-	1,928,878	-	-	1,928,878
Capital outlay	5,337	512,412	-	1,205,650	1,723,399
<b>Debt service</b>					
Principal	-	94,681	2,470,000	-	2,564,681
Interest	-	12,959	255,519	-	268,478
Other debt service costs	-	-	1,636	-	1,636
Total Expenditures	<u>1,554,315</u>	<u>2,548,930</u>	<u>2,733,310</u>	<u>1,205,650</u>	<u>8,042,205</u>
Excess/deficiency of revenues over/(under) expenditures	<u>329,586</u>	<u>(757,925)</u>	<u>(807,045)</u>	<u>(1,199,367)</u>	<u>(2,434,751)</u>
<b>Other Financing Sources/(Uses)</b>					
Issuance of long-term debt	-	512,412	-	-	512,412
Transfers in	-	253,079	3,338	597	257,014
Transfers out	(253,079)	-	(519)	(3,416)	(257,014)
Total Other Financing Sources/(Uses)	<u>(253,079)</u>	<u>765,491</u>	<u>2,819</u>	<u>(2,819)</u>	<u>512,412</u>
Net change in fund balances	<u>76,507</u>	<u>7,566</u>	<u>(804,226)</u>	<u>(1,202,186)</u>	<u>(1,922,339)</u>
Fund Balances - October 1, 2019	<u>693,330</u>	<u>-</u>	<u>1,451,931</u>	<u>1,358,604</u>	<u>3,503,865</u>
Fund Balances - September 30, 2020	<u>\$ 769,837</u>	<u>\$ 7,566</u>	<u>\$ 647,705</u>	<u>\$ 156,418</u>	<u>\$ 1,581,526</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, 2020**

Net Change in Fund Balances - Total Governmental Funds \$ (1,922,339)

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, \$(766,093), was exceeded by capital outlay, \$1,723,399, in the current period. 957,306

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. 2,564,681

The issuance of long-term debt is reflected as an other financing source at the fund level, however, at the government-wide level these amounts increase liabilities. (512,412)

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. 35,185

Change in Net Position of Governmental Activities \$ 1,122,421

*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, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$1,800,000	\$ 1,800,000	\$ 1,816,187	\$ 16,187
Investment earnings	9,000	9,000	5,073	(3,927)
Other revenues	61,000	61,000	62,641	53,641
Total Revenues	<u>1,870,000</u>	<u>1,870,000</u>	<u>1,883,901</u>	<u>13,901</u>
Expenditures				
Current				
General government	241,959	241,959	207,599	34,360
Physical environment	1,344,175	1,344,175	1,341,379	2,796
Capital outlay	-	-	5,337	(5,337)
Total Expenditures	<u>1,586,134</u>	<u>1,586,134</u>	<u>1,554,315</u>	<u>31,819</u>
Excess/deficiency of revenues over/(under) expenditures	<u>283,866</u>	<u>283,866</u>	<u>329,586</u>	<u>45,720</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(182,426)</u>	<u>(182,426)</u>	<u>(253,079)</u>	<u>(70,653)</u>
Net change in fund balances	101,440	101,440	76,507	(24,933)
Fund Balances - October 1, 2019	<u>451,795</u>	<u>451,795</u>	<u>693,330</u>	<u>693,330</u>
Fund Balances - September 30, 2020	<u>\$ 553,235</u>	<u>\$ 553,235</u>	<u>\$ 769,837</u>	<u>\$ 668,397</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, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Charges for services	\$ 1,894,390	\$ 1,894,390	\$ 1,791,005	\$ (103,385)
Miscellaneous revenues	3,000	3,000	-	(3,000)
Total Revenues	<u>1,897,390</u>	<u>1,897,390</u>	<u>1,791,005</u>	<u>(106,385)</u>
Expenditures				
Current				
Culture/recreation	1,957,709	1,957,709	1,928,878	28,831
Capital outlay	7,500	7,500	512,412	(504,912)
Debt service				
Principal	89,337	89,337	94,681	(5,344)
Interest	25,270	25,270	12,959	12,311
Total Expenditures	<u>2,079,816</u>	<u>2,079,816</u>	<u>2,548,930</u>	<u>(469,114)</u>
Revenues over/(under) expenditures	<u>(182,426)</u>	<u>(182,426)</u>	<u>(757,925)</u>	<u>(575,499)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	-	512,412	512,412
Transfers in	182,426	182,426	253,079	70,653
Total Other Financing Sources/(Uses)	<u>182,426</u>	<u>182,426</u>	<u>765,491</u>	<u>583,065</u>
Net Change in Fund Balances	-	-	7,566	7,566
Fund Balances - Beginning of Year	-	-	-	-
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,566</u>	<u>\$ 7,566</u>

See accompanying notes to financial statements.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**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. 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, 2020**

**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, 2020**

**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, 2020**

**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, 2020**

**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 Project 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, 2020**

**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, 2020**

**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, \$1,581,526, differs from “net position” of governmental activities, \$11,094,675, 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	7,410,755
Equipment	858,200
Accumulated depreciation	<u>(9,108,935)</u>
Total	<u>\$ 13,979,820</u>

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**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, 2020 were:

Bonds payable	\$ <u>(3,965,000)</u>
Lease payable	\$ <u>(417,731)</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>(83,940)</u>
-----------------------------------	--------------------

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

The “net change in fund balances” for government funds, \$1,922,339, differs from the “change in net position” for governmental activities, \$1,122,421, 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	\$ (766,093)
Capital outlay	1,723,399
Total	<u>\$ 957,306</u>

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**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		\$	2,564,681
Issuance of lease			<u>(512,412)</u>
Total		\$	<u><u>2,052,269</u></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><u>35,185</u></u>
--	--	----	----------------------

**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, 2020, the District's bank balance was \$124,557 and the carrying value was \$174,106. 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, 2020, the District had the following investments and maturities:

First American Government			
Obligation Fund	48 days*	\$	779,161
Local Government Surplus Fund	44 days*		<u>667,873</u>
Total		\$	<u><u>1,447,034</u></u>

\*Maturity is a weighted average maturity.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**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. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

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, 2020, the District's investment in First American Government Obligation Fund and the Local Government Surplus Fund were rated AAAM by Standards & Poors.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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 54% and the Local Government Surplus Fund is 46% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 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.

**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.

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Disposals	Balance September 30, 2020
<b><u>Governmental activities:</u></b>				
Capital assets, not being depreciated				
Land	\$ 4,135,000	\$ -	\$ -	\$ 4,135,000
Capital assets, being depreciated:				
Buildings	9,479,150	1,205,650	-	10,684,800
Infrastructure	7,410,755	-	-	7,410,755
Equipment	340,451	517,749	-	858,200
Total Capital Assets, Being Depreciated	<u>17,230,356</u>	<u>1,723,399</u>	<u>-</u>	<u>18,953,755</u>
Less accumulated depreciation	<u>(8,342,842)</u>	<u>(766,093)</u>	<u>-</u>	<u>(9,108,935)</u>
Total Capital Assets Depreciated, Net	<u>8,887,514</u>	<u>957,306</u>	<u>-</u>	<u>9,844,820</u>
Governmental Activities Capital Assets, net	<u>\$ 13,022,514</u>	<u>\$ 957,306</u>	<u>\$ -</u>	<u>\$ 13,979,820</u>

Depreciation of \$305,970, was charged to physical environment and \$460,123 was charged to culture/recreation.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 6,435,000
Principal payments	<u>(2,470,000)</u>
Long-term debt at September 30, 2020	<u>\$ 3,965,000</u>

**Special Assessment Revenue Bonds**

\$15,965,000 Series 2006A Special Assessment Revenue 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 \$120,000. \$ 2,985,000

\$1,765,000 Series 2019 Special Assessment Revenue 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 \$45,000. \$ 980,000

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 165,000	\$ 201,455	\$ 366,455
2022	175,000	193,235	368,235
2023	185,000	184,560	369,560
2024	190,000	175,335	365,335
2025	205,000	165,835	370,835
2026-2030	1,175,000	665,835	1,840,835
2031-2035	1,515,000	334,050	1,849,050
2036	355,000	18,325	373,325
Totals	<u>\$ 3,965,000</u>	<u>\$ 1,938,630</u>	<u>\$ 5,903,630</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.

	Special Assessment Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2006A Special Assessment Revenue Bonds	\$ 203,577	\$ 203,577
Series 2019 Special Assessment Revenue Bonds	\$ 43,485	\$ 42,380

**Arlington Ridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE G – CAPITAL LEASE PAYABLE**

The District entered into two capital lease agreement for certain equipment ranging from 48 to 60 months. The lease agreements qualified as capital leases for accounting purposes; and therefore, have been recorded at the present value of the future minimum lease payments. The property acquired through the capital leases total \$512,412 and have a carrying value of \$465,441.

The future minimum lease obligation and the net present value of these minimum lease payments at September 30, 2020 were as follows:

Year Ending September 30,	Lease Payment
2021	\$ 117,426
2022	117,426
2023	117,426
2024	85,790
2025	6,911
Total minimum lease payments	444,979
Less: amount representing interest	27,248
Present value of minimum lease payments	\$ 417,731

**NOTE H – 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. The District has not filed any claims under this commercial coverage during the last three years.

**NOTE I – LITIGATION**

In a previous year, a subcontractor on a pool resurfacing project sued the contractor. The contractor added the District to the lawsuit alleging the District did not pay monies due under the contract. The District and the contractor entered into a settlement agreement whereby the contractor was to reimburse the District for legal expenses of \$15,913. The Contractor failed to make payment and a final judgement in favor of the District was entered on February 28, 2017. The contractor subsequently filed for bankruptcy on January 7, 2019. The collectability of the claim is uncertain as no collection proceedings have begun.

**NOTE J – SUBSEQUENT EVENT**

Subsequent to year end, the District made prepayments totaling \$340,000 for the Series 2006A Special Assessment Bonds and \$180,000 for the Series 2019 Special Assessment Bonds.





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **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 of Arlington Ridge Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated July 13, 2021.

### **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 may exist that have not been identified.

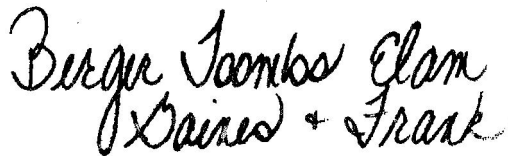
To the Board of Supervisors  
Arlington Ridge Community Development District

### **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

July 13, 2021



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## 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, 2020, and have issued our report thereon dated July 13, 2021.

### 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 July 13, 2021, 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. There were no findings or recommendations in the preceding audit.

### 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.

Fort Pierce / Stuart

To the Board of Supervisors  
Arlington Ridge Community Development District

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, 2020.

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.

### **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 the following findings.

### **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.

### **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*

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

July 13, 2021



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**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, 2020. 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, 2020.

*Berger Toombs Elam  
Gaines & Frank*

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

July 13, 2021

Fort Pierce / Stuart