

**ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, July 17, 2025

Remote Participation:

Zoom: <https://us06web.zoom.us/j/89705015015>

Meeting ID: 897 0501 5015



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

Agenda

Board of Supervisors

Robert Hoover, Chairperson
 Ted Kostich, Vice Chairperson
 Jerry Gianoutsos, Assistant Secretary
 Dominic Setaro, Assistant Secretary
 Steve Avallone, Assistant Secretary

Staff:

Lee Graffius, District Manager and Community Director
 Jennifer Goldyn, Regional Director
 Jennifer Kilinski, District Counsel
 Meredith Hammock, District Counsel
 David Hamstra, District Engineer
 Jason DeWildt, General Manager
 Dan Zimmer, VP Operations, Troon

Meeting Agenda

Thursday, July 17, 2025 – 10:00 a.m.

Public Conduct Notice:

Public comments are allowed at specific times during the meeting, with each speaker limited to three minutes, subject to the Presiding Officer's discretion. Disorderly conduct, including personal attacks, is prohibited. The Presiding Officer and District Manager may remove any speaker who violates decorum policies. Board Supervisors and District staff will not respond to questions during the public comment period.

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1. **Call to Order and Roll Call**
 2. **Pledge of Allegiance**
 3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
 4. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Yellowstone: Regular Report
 - D. District Manager: Regular Report..... Page 6
 - E. Community Director: Regular Report.....Page 8
 - F. General Manager: Golf, Food & Beverage: Regular Report
 5. **Business Items**
 - A. Golf and Food & Beverage RFP.....Page 11
 6. **Consent Agenda**
 - A. Minutes: June 19, 2025, Regular Meeting.....Page 15
 - B. Financial Statements CDD (June).....Page 26
 - C. Financial Statements Golf, Food & Beverage (June).....Page 41
 - D. Check Register (June).....Page 43
 7. **Supervisor Issues**
 8. **Audience Comments – Three- (3) Minute Time Limit**
 9. **Adjournment**

The next meeting is scheduled for Thursday, August 21, 2025, at 2:00 p.m.

District Office: Inframark

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

Meeting Location: Fairfax Hall

4475 Arlington Ridge Blvd., Leesburg FL 34748
<https://us06web.zoom.us/j/89705015015>
 Meeting ID: 897 0501 5015

Section 4

Staff Reports

Subsection 4D

District Manager Regular Report



Arlington Ridge Community Development District

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

District Managers Report July 2025

Entrance Ponds

I have received no update on the front pond issue.

Security

There have been 2 meetings regarding the change of the front gate entrance from manned to automated. There has also been requests to price options for bar code, RFID and license plate recognition. Additional information should be on the August agenda.

FEMA

I have provided all currently requested documentation updates. The claim is now in the review stage for approval or denial.

Insurance Claims

The Chairman has signed off on proof of loss for the bunker and loss of business claim. We are awaiting the check from the insurance company.

Golf and F&B RFP

A total of eight companies provided bids. One for F&B, two for golf only, and five for Golf and Food & Beverage. A summary and the proposals are on the agenda for consideration by the board.

Pizza Oven

The pizza oven was delivered and installed on Monday, July 7th.

Financials

Inframark is suggesting a new procedure for delivering financial reports for all their clients. The financials for the previous month will be presented to the board on the 20th of each month and will also be made available on the website. This change aims to streamline the accounting process and shorten the time needed to prepare the monthly agenda. It is important to note that the law does not mandate the inclusion or approval of financials in the agenda.

Subsection 4E

Community Director Regular Report



Arlington Ridge Community Development District

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

Community Director Report July 2025

Lexington Spa

The pools are scheduled to be closed on August 5th. The focus for maintenance will be pressure washing the gazabo and pool deck areas. The Lexington Spa tile floors are scheduled to be steam cleaned on this day as well. A new mag lock was ordered to repair the pool gate issue next to St. Charles Activity Center.

Fairfax Hall

An inspection of the fire suppression system was completed. There were some back up system replacements required and a power issue to the HVAC sensors required. This work was set up to be completed in partnership with our HVAC contractor. The access entry system on the kitchen door has been completed. Tile in the restrooms will be steam cleaned on August 5th.

Manassas Depression

The grouting process has been completed. Maintenance cleaned up the excess grout from the grass so they could mow the space that was blocked off. The Engineer is seeking bids for the grass and concrete repairs and the City has stated they will make the pavement repairs.

BRAC

The access control system for the BRAC front doors has been falling out of service. Aztek replaced the relay devices to improve the connection.

Section 5

Business Items

Subsection 5A

Golf, Food & Beverage RFP

RFP - Golf / Food and Beverage Summary

June 30, 2025

Vendor	Golf	Notes	F&B	GC & FB	Notes
	Per Month		Per Month	Combined	
Bonfire			\$ 3,500.00		Expects an \$80K loss- Incentive/ Penalty
Cypress Golf Management	\$ 7,000.00		N/A		Incentive 30% NOI w Cap
Down to Earth	\$ 73,000.00	Course Maintenance	N/A		Incentive 35% NOI w Cap
	\$ 7,000.00	GC Operations			
First Service	\$ 9,500.00	Combined w F&B		\$ 9,500.00	
Kemper Sports	\$ 7,000.00		\$ 3,000.00	\$ 10,000.00	Incentive Negotiable
Landscapes Golf Management	\$ 7,750.00		\$ 1,500.00	\$ 9,250.00	Incentive Negotiable
Oliphant Golf Management	\$ 8,750.00		\$ 2,000.00	\$ 10,750.00	Incentive 15% of NOI w Cap
Troon	\$ 5,750.00	\$7,500 if Golf Mgmt Only	\$ 3,200.00	\$ 8,950.00	Incentive 25% NOI w Cap
					Investment \$25k 3 yr / \$50k 5 yr Contract
Everything Event Services			Rescinded		

TO BE SENT SEPARATELY

Section 6

Consent Agenda

Subsection 6A

Minutes from June 19, 2025 Regular Meeting

MINUTES OF MEETING
ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, June 19, 2025 at 2:00 p.m. at Fairfax Hall, located at 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were:

Robert Hoover	Chairperson
Ted Kostich	Vice Chairperson
Jerry Gianoutsos	Assistant Secretary
Dominic Setaro	Assistant Secretary
Steve Avallone	Assistant Secretary

Also present were:

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk
Chris Loy	District Counsel: Kilinski/Van Wyk
Jason DeWildt	General Manager: Troon
Various Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Graffius called the meeting to order, and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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

- A Resident (Lot 246), raised concerns about the unsightly mulch factory behind her property, increased mulch mounds, brown soot, and lack of remediation after Hurricane Milton. She requested permission for homeowners to plant a hedgerow or trees as a barrier and asked for updates on remediation promised by the golf course since last October.
- HOA President, Howard Sechler requested the CDD consider temporary and long-term storage solutions for landscape vendors, as the HOA contract with the current vendor runs through the end of the year. The issue impacts vendor efficiency due to long travel times and lack of HOA-owned storage property.
- A Resident (Lot 503), noted that new lights at the pickleball court do not adequately illuminate the bocce court, potentially forcing the elimination of four to eight bocce teams (each with approximately 16 people). She requested remediation before October when the league resumes.
- A Resident (Lot 293), expressed concern about understaffing at the golf course and restaurant, with Mr. Dewildt now handling three roles after multiple staff departures. She questioned where salary savings are allocated and noted that resident-run events and dropped activities indicate operational strain.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****Process for filling Board Vacancies**

- Ms. Hammock advocated for a more transparent process by notifying the community of the need for a replacement, a timeline to submit resumes, and interviews by current Supervisors prior to a final decision.

Non-RFP Related Bids and Evaluation Criteria

- District Counsel explained statutory requirements for formal and informal bids. The Board discussed the need for consistent and transparent evaluation criteria for informal bids, like the recent landscaping RFP, to ensure fairness and transparency.

Contract Evaluation and Bid Process

- Discussion ensued regarding evaluation of bids beyond just cost, considering value, scope, and deliverables. There was mention of scoring systems, templates, and thresholds requiring Board approval.

Ethics Training and Form 1 Submission

- The Board was reminded that four hours of ethics training are required by the end of the calendar year, and the Form 1 must be submitted to the State by July 1, 2025 to avoid personal financial penalties.

B. District Engineer**Manassas Depression Number 10 Pavement and Lawn Repair**

- District Engineer David Hamstra was unable to attend the meeting. District Manager Lee Graffius read the following report:
 - There was an update on completion of initial work, need for pavement and lawn repairs, and a request for Board authorization for a not-to-exceed amount for repairs.

Mr. Hoover made a MOTION to authorize the Chairperson and District Manager to review bids provided by the District Engineer for Manassas Depression Number 10 pavement and lawn repair in an amount not to exceed \$10,000.00.
Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin 5-0), to authorize the Chairperson and District Manager to review bids provided by the District Engineer for Manassas Depression Number 10 pavement and lawn repair in an amount not to exceed \$10,000.00.

C. Floralawn: Regular Report

The report was presented, a copy of which was included in the agenda package.

Landscaping Contract Transition and Palm Tree Maintenance

- Yellowstone was introduced as the new landscaping contractor.
- Palm tree maintenance around the pool was discussed.
- A quote for palm tree trimming was requested.

D. District Manager: Regular Report

Mr. Graffius presented his report, a copy of which was included in the agenda package.

i. Security Consideration Update

- There was discussion regarding current security costs, consideration of switching to push-button entry and license plate readers, and vendor meetings scheduled.

ii. Spring 2025 Roofing Inspection Report

- A roofing inspection report was submitted. Mr. Graffius will determine whether contractor will handle repairs or if new bids are needed.

Mr. Graffius discussed other miscellaneous items.

Amenity Sign Removal for Traffic Visibility

- There was discussion regarding removal of an unneeded amenity directional sign on Arlington Ridge Boulevard hindering traffic visibility. A sign already exists 200 feet before the sign at issue. The sign will be removed.

Hiring of New Maintenance Staff

- There was an announcement of a new maintenance hire with extensive experience in carpentry, electrical, and plumbing. The estimated start is June 30, 2025.

FEMA Reimbursement and Insurance Claims

- There was an update on FEMA reimbursement process delays due to staff turnover and documentation requirements; insurance claim for bunkers and loss of business progressing as Proof of Loss was signed and sent to insurance.

Pool Service Performance Issues

- There are ongoing issues with the pool service provider; discussion of sending a default letter or seeking new bids. It was noted that the contract is five years old and lacks clarity. A default letter will be sent to the current pool service provider, and the Board may consider revising RFP details if seeking new bids.

Routine Maintenance: Fan Replacement and Shower Wall Project

- There was discussion on replacing gazebo fans and completion of men's and women's shower wall project at Lexington Spa. Restroom floors to be professionally cleaned in July.

E. Community Director: Regular Report

The Community Director Regular Report was presented, a copy of which was included in the agenda package.

Manassas Depression and Spa Roof Completion

- There was an update on the Manassas depression and completion of the spa roof project. Depression is completed and final pavement and landscaping repairs to be completed.

F. General Manager: Golf, Food & Beverage: Regular Report

No report was included in the agenda package.

Food & Beverage Financials

- There was a report on last month's food and beverage loss of \$15,000, which is \$9,600 behind budget, and approximately \$10,000 behind last year. Uncontrollable expenses and equipment repair costs were noted.

i. Brush Hog Equipment Sale

- An offer was received for \$10,000.00 for the brush hog. Discussion on required documentation, value and process for sale or trade-in. If the value exceeds \$5,000.00, it must be advertised for public sale.

ii. 2026 Golf and F&B Proposed Budget

There being no report, the next order of business followed.

The record shall reflect the Board recessed from 3:12 p.m. to 3:25 p.m.

FIFTH ORDER OF BUSINESS**Business Items****A. Bocce Shade Proposal**

- A proposal for shade cover over bocce courts estimated for 400–500 players was presented.
- A bid was received in the amount of \$26,342.40 from White Aluminum. Discussion ensued regarding the need for commercial permits, lack of alternative bids, and inclusion of sunscreens.
- It was suggested to increase the cap for potential modifications.

Mr. Hoover made a MOTION to proceed with purchase and installation of a bocce shade, subject to receipt of a second bid, and an increase in an amount not to exceed \$30,000.00.
Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to proceed with purchase and installation of a bocce shade, subject to receipt of a second bid, and an increase in an amount not to exceed \$30,000.00.

B. Fairfax Hall Wood Trim Report

This is a duplicate of Item 5F, and discussion will ensue when that item comes up.

C. Duke LED Lighting Proposal

- The proposal from Duke is to convert all street and village lighting to LEDs, with estimated monthly savings and no cost to the District.
- Discussion ensued regarding light quality, brightness and process.

Mr. Setaro made a MOTION to approve the Proposal from Duke Energy to convert all street and village outdoor lighting to LED lighting, as presented.
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Proposal from Duke Energy to convert all street and village outdoor lighting to LED lighting, as presented.

- Note: Street lighting handled by SECO would not apply.

D. Golf and F&B RFP Discussion

- A proposal was presented to allow an independent operator manage the coffee shop, removing it from the current RFP, with zero risk to the District and potential for income.
- The Board decided to include the coffee shop in the RFP, with the winning candidate to be provided with the opportunity to review the proposal.

Mr. Kostich made a MOTION to remove Chatham's Coffee Shop from the RFP for Golf, Food & Beverage Services.
Mr. Hoover seconded the motion.

206 Upon VOICE VOTE, (by a margin of 2-3), with Mr. Hoover and Mr.
207 Kostich voting in favor, and Mr. Gianoutsos, Mr. Setaro and Mr.
208 Avallone opposed, the prior motion failed.
209

210 *The record shall reflect, the Board recessed from 4:14 p.m. to 4:25 p.m.*

- 211 • Discussion ensued regarding the current RFP process, deadlines, and the need to
212 possibly issue an addendum if the scope changes.
- 213 • The timeline for bids, review, and Board meetings were outlined, with concerns
214 regarding delays and the need for special meetings. Seven vendors attended; the
215 Board will use evaluation criteria to create a shortlist on July 17, 2025. The Board
216 will proceed with a continued meeting after July the 17th Meeting for final
217 selection.
- 218 • An addendum for the process will be sent to bidders.

219
220 Mr. Avallone made a MOTION to revise the RFP for Golf, Food &
221 Beverage Services, by incorporating a short list process to evaluate
222 bids and select three of the top candidates at the July 17, 2025 CDD
223 Meeting, and consider continuing that Meeting to Monday, July 21,
224 2025 or Tuesday, July 22, 2025 to select the winning bid.
225 Mr. Kostich seconded the motion.
226

227
228 Upon VOICE VOTE, unanimous approval was given (by a margin
229 of 5-0), to revise the RFP for Golf, Food & Beverage Services, by
230 incorporating a short list process to evaluate bids and select three of
231 the top candidates at the July 17, 2025 CDD Meeting, and consider
232 continuing that Meeting to Monday, July 21 or Tuesday, July 22,
233 2025 to select the winning bid.
234

235
236 Mr. Avallone made a MOTION to reschedule the July 17, 2025 CDD
237 Meeting from 2:00 p.m. to 10:00 a.m.
238 Mr. Hoover seconded the motion.
239

240
241 Upon VOICE VOTE, unanimous approval was given (by a margin
242 of 5-0), to reschedule the July 17, 2025 CDD Meeting from 2:00
243 p.m. to 10:00 a.m. at Fairfax Hall.

E. Floralawn Storage Area Cancellation/Yellowstone Storage Agreement

- The District provided Floralawn with a Letter of License Agreement Termination for Storage. Yellowstone has been provided with a License Agreement to use the storage area as the new CDD landscaping vendor.

Mr. Setaro made a MOTION to enter into an Agreement with Floralawn to use temporary space without restrictions.
There being no second, Mr. Setaro rescinded the motion.

Mr. Setaro made a MOTION to enter into a License Agreement with Floralawn to include the same restrictions as previously approved, with Yellowstone Landscape, Inc. to include a porta john at a fee of \$300.00 per month until the end of their current contract or if there is a default.
Mr. Giantoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to enter into a License Agreement with Floralawn to include the same restrictions as previously approved, with Yellowstone Landscape, Inc. to include a porta john at a fee of \$300.00 per month until the end of their current contract or if there is a default. (5-0)

Mr. Hoover made a MOTION to approve the License Agreement with Yellowstone Landscape, Inc. for landscaping storage.
Mr. Avallon seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the License Agreement with Yellowstone Landscape, Inc. for landscaping storage.

F. Fairfax Hall Exterior Wood Report

- Mr. Graffius provided the report on the inspection results for Fairfax Hall. Most wood is in good condition, with some areas needing attention. The District Manager will seek bids for the work to be completed.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Minutes: May 15, 2025 Regular Meeting**

Mr. Graffius presented the Minutes of the May 15, 2025 Regular Meeting, and requested any additions, corrections or deletions.

- On Line 175, *Bakers Pride* should be changed to *Blodgett*.

There being no further additions, corrections or deletions,

Mr. Hoover made a MOTION to approve the Minutes of the May 15, 2025 Regular Meeting, as amended with the change to Line 175, as stated above.
Mr. Giantoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Minutes of the May 15, 2025 Regular Meeting, as amended.

B. Financial Statements: CDD (May)

There being no comments or questions on the May 2025 CDD Financial Statements,

Mr. Setaro made a MOTION to accept the May 2025 CDD Financial Statements.
Mr. Kostich seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to accept the May 2025 Financial Statements.

C. Financial Statements: Golf, Food & Beverage (May)

There being no comments or questions on the May 2025 Golf, Food & Beverage Financial Statements,

Mr. Hoover made a MOTION to accept the May 2025 Golf, Food & Beverage Financial Statements.
Mr. Setaro seconded the motion.

Upon VOICE VOTE, unanimous approval was given, (by a margin of 5-0), to accept the May 2025 Golf, Food & Beverage Financial Statements.

D. Check Register (May)

There being no comments or questions on the May 2025 Check Register,

Mr. Kostich made a MOTION to accept the May 2025 Check Register.
Mr. Setaro seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to accept the May 2025 Check Register.

SEVENTH ORDER OF BUSINESS

Supervisor Issues

- Supervisor Kostich requested limiting the July agenda to just the RFPs due to the length of time it will take for presentations.

EIGHTH ORDER OF BUSINESS

Audience Comments

- A Resident (Lot #1030), mentioned the possibility of removing old trailers to provide more space for landscaping storage.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Kostich made a MOTION to adjourn the meeting.
Mr. Avallone seconded the motion

- The next Meeting will be held Thursday, July 17, 2025 at 10:00 a.m. at Fairfax Hall.
- There being no further business,

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adjourn the meeting.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Subsection 6B

June 2025 Financial Statements

ARLINGTON RIDGE
Community Development District

Financial Report
(Unaudited)

June 30, 2025

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page
Balance Sheet - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
Reserve Fund	5
Series 2006A Debt Service Fund	6
Series 2019 Debt Service Fund	7
<u>SUPPORTING SCHEDULES</u>	
Assessment Collections Schedule	8
Notes to the Financial Statements	9 - 10

ARLINGTON RIDGE
Community Development District

Financial Statements

(Unaudited)

June 30, 2025

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet Governmental Funds June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006A DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 465,588	\$ 1,311,336	\$ -	\$ -	\$ 1,776,924
Due From Other Gov'tl Units	26,696	-	-	-	26,696
Due From Other Funds	122,867	-	2,645	738	126,250
Investments:					
Money Market Account	547,059	-	-	-	547,059
Fee & Expense A	-	-	8	-	8
Prepayment Account	-	-	-	4,163	4,163
Prepayment Account A	-	-	13,513	-	13,513
Reserve Fund	-	-	-	25,791	25,791
Reserve Fund A	-	-	105,369	-	105,369
Revenue Fund	-	-	-	61,320	61,320
Revenue Fund A	-	-	260,894	-	260,894
TOTAL ASSETS	\$ 1,162,210	\$ 1,311,336	\$ 382,429	\$ 92,012	\$ 2,947,987
LIABILITIES					
Accounts Payable	\$ 9,376	\$ 94,715	\$ -	\$ -	\$ 104,091
Accrued Expenses	44,232	-	-	-	44,232
Due To Other Funds	-	126,250	-	-	126,250
TOTAL LIABILITIES	53,608	220,965	-	-	274,573
FUND BALANCES					
Nonspendable:					
Deposits	820	-	-	-	820
Restricted for:					
Debt Service	-	-	382,429	92,012	474,441
Assigned to:					
Operating Reserves	105,370	-	-	-	105,370
Unassigned:	1,002,412	1,090,371	-	-	2,092,783
TOTAL FUND BALANCES	\$ 1,108,602	\$ 1,090,371	\$ 382,429	\$ 92,012	\$ 2,673,414
TOTAL LIABILITIES & FUND BALANCES	\$ 1,162,210	\$ 1,311,336	\$ 382,429	\$ 92,012	\$ 2,947,987

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
REVENUES					
Interest - Investments	\$ 38,000	\$ 46,758	\$ 8,758	123.05%	\$ 4,269
Lexington Spa	3,000	4,211	1,211	140.37%	504
Rental Income- Fairfax Hall	2,500	1,260	(1,240)	50.40%	-
Special Assmnts- Tax Collector	2,544,150	2,552,850	8,700	100.34%	13,135
Donations	-	5,025	5,025	0.00%	-
Other Miscellaneous Revenues	-	28,032	28,032	0.00%	-
Access Cards	1,500	680	(820)	45.33%	40
Insurance Reimbursements	-	17,679	17,679	0.00%	-
RV Parking Lot Revenue	19,140	6,082	(13,058)	31.78%	(580)
TOTAL REVENUES	2,608,290	2,662,577	54,287	102.08%	17,368
EXPENDITURES					
Administration					
P/R-Board of Supervisors	15,000	9,800	5,200	65.33%	1,000
FICA Taxes	-	17	(17)	0.00%	-
Workers' Compensation	850	850	-	100.00%	-
ProfServ-Arbitrage Rebate	600	600	-	100.00%	-
ProfServ-Dissemination Agent	5,000	-	5,000	0.00%	-
ProfServ-Trustee Fees	10,000	9,116	884	91.16%	-
Attorney Fees	100,000	94,488	5,512	94.49%	13,188
Engineering Fees	40,000	61,587	(21,587)	153.97%	5,294
Management Services	66,039	40,632	25,407	61.53%	-
Assessment Roll	7,500	12,531	(5,031)	167.08%	-
Auditing Services	5,000	3,715	1,285	74.30%	-
Postage	1,000	40	960	4.00%	-
Insurance - Property	134,478	110,574	23,904	82.22%	-
Insurance - General Liability	11,000	11,912	(912)	108.29%	-
Public Officials Insurance	7,000	8,208	(1,208)	117.26%	-
Legal Advertising	3,000	735	2,265	24.50%	412
Payroll Services	-	30	(30)	0.00%	-
Website Administration	1,583	1,553	30	98.10%	-
Information Technology	5,000	-	5,000	0.00%	-
Miscellaneous Expenses	1,000	(5,564)	6,564	-556.40%	(5,653)
Annual District Filing Fee	175	-	175	0.00%	-
Dues, Licenses, Subscriptions	6,500	6,166	334	94.86%	-
Total Administration	420,725	366,990	53,735	87.23%	14,241

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<u>Gatehouse</u>					
Contracts-Security Services	167,000	120,572	46,428	72.20%	15,043
Utility - Water & Sewer	600	333	267	55.50%	8
Utility - Electric	2,750	1,163	1,587	42.29%	140
Street Lights	115,000	103,097	11,903	89.65%	11,580
Repairs & Maintenance	2,000	639	1,361	31.95%	-
Security Enhancements	1,500	165	1,335	11.00%	-
Total Gatehouse	288,850	225,969	62,881	78.23%	26,771
<u>Capital Expenditures & Projects</u>					
Annual Projects	200,000	59,625	140,375	29.81%	29,963
Total Capital Expenditures & Projects	200,000	59,625	140,375	29.81%	29,963
<u>Towncenter Administration</u>					
Onsite Management	265,445	191,084	74,361	71.99%	-
Janitorial Services & Supplies	85,000	59,436	25,564	69.92%	-
Utility - Water & Sewer	2,000	920	1,080	46.00%	21
Utility - Electric	3,500	2,305	1,195	65.86%	345
Rentals & Leases	3,500	3,311	189	94.60%	203
Repairs & Maintenance	5,000	3,793	1,207	75.86%	570
R&M-Chesapeake Grill	15,000	32,424	(17,424)	216.16%	1,724
Truck	5,450	4,088	1,362	75.01%	-
Special Events	5,000	300	4,700	6.00%	-
Office Supplies	3,000	771	2,229	25.70%	-
Computer Supplies/Equipment	3,500	1,326	2,174	37.89%	-
Total Towncenter Administration	396,395	299,758	96,637	75.62%	2,863
<u>Common Area/Recreation</u>					
Utility - Water & Sewer	7,000	3,970	3,030	56.71%	338
Utility - Electric	7,500	3,395	4,105	45.27%	294
Repairs & Maintenance	54,000	37,875	16,125	70.14%	-
Roadway Repair & Maintenance	25,000	7,000	18,000	28.00%	4,500
Irrigation Repairs & Maintenance	45,000	9,538	35,462	21.20%	1,196
Landscape - Mulch	30,000	450	29,550	1.50%	-
Sport Court Electric	1,500	-	1,500	0.00%	-
Landscape Maintenance	318,844	239,214	79,630	75.03%	26,246
Landscape Replacement	20,000	11,542	8,458	57.71%	375
Landscape- Storm Clean Up & Tree Removal	35,000	38,041	(3,041)	108.69%	10,755
Pond/Littoral Shelf & Wetland Mgmt	33,475	24,615	8,860	73.53%	2,735
Sports Courts Maintenance & Supplies	3,000	1,311	1,689	43.70%	-
Holiday Decoration	2,000	1,992	8	99.60%	-
Total Common Area/Recreation	582,319	378,943	203,376	65.07%	46,439

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<u>Fairfax Hall</u>					
Utility - Water & Sewer	1,500	979	521	65.27%	(21)
Utility - Electric	21,000	8,019	12,981	38.19%	1,415
Repairs & Maintenance	15,000	19,616	(4,616)	130.77%	3,673
Total Fairfax Hall	37,500	28,614	8,886	76.30%	5,067
<u>Social Center</u>					
Utility - Electric	7,500	3,539	3,961	47.19%	674
Repairs & Maintenance	5,000	2,582	2,418	51.64%	-
Total Social Center	12,500	6,121	6,379	48.97%	674
<u>Lexington Spa</u>					
ProfServ-Pool Maintenance	70,000	51,300	18,700	73.29%	5,700
Utility - Water & Sewer	22,000	26,409	(4,409)	120.04%	1,697
Utility - Electric	50,000	39,115	10,885	78.23%	(827)
Repairs & Maintenance	40,000	26,307	13,693	65.77%	10,050
Total Lexington Spa	182,000	143,131	38,869	78.64%	16,620
<u>SALES CENTER - BRAC</u>					
Utility - Water & Sewer	4,500	1,954	2,546	43.42%	180
Utility - Electric	5,000	3,661	1,339	73.22%	603
Operations & Maintenance	15,000	516	14,484	3.44%	-
Total SALES CENTER - BRAC	24,500	6,131	18,369	25.02%	783
<u>RV Lot</u>					
Utility - Electric	550	386	164	70.18%	60
Repairs & Maintenance	5,000	-	5,000	0.00%	-
Total RV Lot	5,550	386	5,164	6.95%	60
TOTAL EXPENDITURES	2,150,339	1,515,668	634,671	70.49%	143,481
Excess (deficiency) of revenues					
Over (under) expenditures	457,951	1,146,909	688,958	250.44%	(126,113)
<u>OTHER FINANCING SOURCES (USES)</u>					
Transfer Out - Capital Reserve	(387,500)	(387,500)	-	100.00%	-
Transfer Out - Golf Course/Food & Beverage	(70,451)	(70,451)	-	100.00%	-
TOTAL FINANCING SOURCES (USES)	(457,951)	(457,951)	-	100.00%	-
Net change in fund balance	\$ -	\$ 688,958	\$ 688,958	0.00%	\$ (126,113)
FUND BALANCE, BEGINNING (OCT 1, 2024)	419,649	419,649			
FUND BALANCE, ENDING	\$ 419,649	\$ 1,108,607			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
REVENUES					
Interest - Investments	\$ 6,492	\$ 32,452	\$ 25,960	499.88%	\$ 4,565
Settlements	-	131,250	131,250	0.00%	-
TOTAL REVENUES	6,492	163,702	157,210	2521.60%	4,565
EXPENDITURES					
Capital Expenditures & Projects					
Miscellaneous Expenses	-	126,250	(126,250)	0.00%	126,250
Total Capital Expenditures & Projects	-	126,250	(126,250)	0.00%	126,250
Towncenter Administration					
Miscellaneous Expenses	-	94,715	(94,715)	0.00%	94,715
Total Towncenter Administration	-	94,715	(94,715)	0.00%	94,715
TOTAL EXPENDITURES	-	220,965	(220,965)	0.00%	220,965
Excess (deficiency) of revenues Over (under) expenditures	6,492	(57,263)	(63,755)	n/a	(216,400)
OTHER FINANCING SOURCES (USES)					
Transfer In - General Fund	387,500	387,500	-	100.00%	-
TOTAL FINANCING SOURCES (USES)	387,500	387,500	-	100.00%	-
Net change in fund balance	\$ -	\$ 330,237	\$ 330,237	0.00%	\$ (216,400)
FUND BALANCE, BEGINNING (OCT 1, 2024)	760,134	760,134			
FUND BALANCE, ENDING	\$ 760,134	\$ 1,090,371			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
REVENUES					
Interest - Investments	\$ 7,768	\$ 12,166	\$ 4,398	156.62%	\$ 1,227
Special Assmnts- Tax Collector	197,048	194,305	(2,743)	98.61%	2,645
Special Assmnts- Prepayment	-	22,226	22,226	0.00%	-
TOTAL REVENUES	204,816	228,697	23,881	111.66%	3,872
EXPENDITURES					
Debt Service					
Principal Debt Retirement	95,000	95,000	-	100.00%	-
Principal Prepayments	-	50,000	(50,000)	0.00%	-
Interest Expense	88,000	85,800	2,200	97.50%	-
Total Debt Service	183,000	230,800	(47,800)	126.12%	-
TOTAL EXPENDITURES	183,000	230,800	(47,800)	126.12%	-
Excess (deficiency) of revenues					
Over (under) expenditures	21,816	(2,103)	(23,919)	-9.64%	3,872
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	21,816	-	(21,816)	0.00%	-
TOTAL FINANCING SOURCES (USES)	21,816	-	(21,816)	0.00%	-
Net change in fund balance	\$ 21,816	\$ (2,103)	\$ (23,919)	-9.64%	\$ 3,872
FUND BALANCE, BEGINNING (OCT 1, 2024)	384,532	384,532			
FUND BALANCE, ENDING	\$ 406,348	\$ 382,429			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ 1,872	\$ 2,999	\$ 1,127	160.20%	\$ 294
Special Assmnts- Tax Collector	55,090	54,200	(890)	98.38%	738
Special Assmnts- Prepayment	-	4,856	4,856	0.00%	-
TOTAL REVENUES	56,962	62,055	5,093	108.94%	1,032
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	35,000	30,000	5,000	85.71%	-
Principal Prepayments	-	10,000	(10,000)	0.00%	-
Interest Expense	18,880	18,455	425	97.75%	-
Total Debt Service	53,880	58,455	(4,575)	108.49%	-
TOTAL EXPENDITURES	53,880	58,455	(4,575)	108.49%	-
Excess (deficiency) of revenues Over (under) expenditures	3,082	3,600	518	116.81%	1,032
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	3,082	-	(3,082)	0.00%	-
TOTAL FINANCING SOURCES (USES)	3,082	-	(3,082)	0.00%	-
Net change in fund balance	\$ 3,082	\$ 3,600	\$ 518	116.81%	\$ 1,032
FUND BALANCE, BEGINNING (OCT 1, 2024)	88,412	88,412			
FUND BALANCE, ENDING	\$ 91,494	\$ 92,012			

ARLINGTON RIDGE
Community Development District

Supporting Schedules

June 30, 2025

Arlington Ridge**Community Development District**

Non-Ad Valorem Special Assessments
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2025

				Allocation by Funds		
Date Received	Net Amount Received	Discounts/ Commissions Amount	Gross Amount	General Fund	Series 2006 Debt Service	Series 2019 Debt Service
Assessments Levied FY 2024			\$ 2,969,218	\$ 2,706,543	\$ 205,385	\$ 57,291
Allocation%			100%	91%	7%	2%
11/14/24	\$ 39,581	\$ 2,879	\$ 42,460	\$ 39,581	\$ -	\$ -
11/14/24	4,672	334	5,006	-	3,653	1,019
11/21/24	188,056	11,807	199,863	188,056	-	-
11/21/24	14,063	877	14,940	-	10,995	3,067
11/25/24	382,191	24,049	406,241	382,191	-	-
11/25/24	29,738	1,871	31,610	-	23,252	6,486
12/11/24	1,438,695	90,530	1,529,224	1,438,695	-	-
12/11/24	133,375	8,393	141,768	-	104,285	29,090
12/27/24	286,659	17,757	304,416	286,659	-	-
12/27/24	33,895	2,089	35,984	-	26,502	7,393
01/23/25	53,122	2,795	55,917	53,122	-	-
01/23/25	4,752	247	4,999	-	3,716	1,036
02/11/25	52,173	2,258	54,431	52,173	-	-
02/11/25	4,616	194	4,810	-	3,609	1,007
03/14/25	30,100	951	31,050	30,100	-	-
03/14/25	6,965	214	7,179	-	5,446	1,519
04/30/25	48,867	997	49,864	48,867	-	-
04/30/25	8,508	174	8,682	-	6,653	1,856
05/30/25	20,685	414	21,099	20,685	-	-
05/30/25	4,538	93	4,631	-	3,548	990
06/30/25	7,836	(73)	7,763	7,836	-	-
06/30/25	2,213	(21)	2,192	-	1,730	483
Delinquent						
06/30/25	5,300	(125)	5,175	5,300	-	-
06/30/25	1,170	(28)	1,142	-	915	255
TOTAL	\$ 2,801,768	\$ 168,678	\$ 2,970,446	\$ 2,553,264	\$ 194,305	\$ 54,200
TOTAL OUTSTANDING				\$ (1,228)	\$ 153,279	\$ 11,080
% COLLECTED TO DATE				100.04%	94.34%	94.61%

(1) Note: Assessments is researching discrepancy between Assessments Roll and Budget.

Arlington Ridge

Community Development District

General Fund

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

For the Period ending June 30, 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
REVENUES				
Other Miscellaneous Revenues	\$ -	\$ 28,032	0.0%	IRS (2015) \$26,696; Inframark \$1,336
RV Parking Lot Revenue	\$ 19,140	\$ 6,662	34.8%	RV lot rental to-date
EXPENDITURES				
<u>Administration</u>				
Proserv-Trustee Fees	\$ 10,000	\$ 9,116	91%	Series 2019 trustee fees to-date
Attorney Fees	\$ 100,000	\$ 94,488	94%	Attorney fees thru Apr 2025
Engineering Fees	\$ 40,000	\$ 61,587	154%	Engineering fees thru Mar 2025
Management Services	\$ 66,039	\$ 40,632	62%	Includes 6-months partial IMS credits
Insurance - Property	\$ 134,478	\$ 110,574	82%	FY 2025 EGIS paid in full
Insurance - General Liability	\$ 11,000	\$ 11,912	108%	FY 2025 EGIS paid in full
Public Officials Insurance	\$ 7,000	\$ 8,208	117%	FY 2025 EGIS paid in full
Website Administration	\$ 1,583	\$ 1,553	98%	Innersync Studio, website services
Dues, Licenses, Subscriptions	\$ 6,500	\$ 6,166	95%	Annual subscriptions, licenses, credit card purchases to-date
<u>Gatehouse</u>				
Contracts-Security Services	\$ 167,000	\$ 120,572	72%	Allied Universal Security Services to-date. Fluctuates from month-to-month
Street Lights	\$ 115,000	\$ 103,097	90%	Energy bill to-date
<u>Capital Expenditures & Projects</u>				
Annual Projects	\$ 200,000	\$ 178,937	89%	Pool Resurface work paid to Vermana; Florida Aqua Group, spa heater/heat pump; Blueprint Electric, Golf Cart barn service rebuild, Golf Cart battery replacement

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

Arlington Ridge

Community Development District

General Fund

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

For the Period ending June 30, 2025

%

Account Name	Annual Budget	YTD Actual	of Budget	Explanation
<u>Towncenter Administration</u>				
Onsite Management	\$ 265,445	\$ 191,084	72%	Inframark services through December, 2023.
Janitorial Services & Supplies	\$ 85,000	\$ 59,436	70%	Supplies to-date
Rentals & Leases	\$ 3,500	\$ 3,311	95%	Leases to-date
Utility - Electric	\$ 3,500	\$ 2,305	66%	Energy bill to-date
Repairs and Maintenance	\$ 5,000	\$ 3,793	76%	Door repairs \$865; annual fire extinguisher maint \$383; fire alarm quarterly monitoring \$900
<u>Common Area/Recreation</u>				
Utility-Water & Sewer	\$ 7,000	\$ 3,970	57%	The City of Leesburg to-date
Repairs & Maintenance	\$ 54,000	\$ 37,875	70%	Repairs to-date
Landscape Maintenance	\$ 318,844	\$ 239,214	75%	Landscape walk path; winter annuals
Landscape Replacement	\$ 20,000	\$ 11,542	58%	Landscape walk path; winter annuals
Holiday Decoration	\$ 2,000	\$ 1,992	100%	Holiday purchases/lighting to-date
<u>Fairfax Hall</u>				
Utility-Water & Sewer	\$ 1,500	\$ 979	65%	The City of Leesburg to-date
<u>Lexington Spa</u>				
Utility - Water & Sewer	\$ 22,000	\$ 26,409	120%	The City of Leesburg to-date
Utility-Electric	\$ 50,000	\$ 39,115	78%	Duke Energy to-date
<u>Sales Center</u>				
Utility-Water & Sewer	\$ 4,500	\$ 1,954	43%	Water and Sewer services to-date
Utility-Electric	\$ 5,000	\$ 3,661	73%	City of Leesburg to-date

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

Subsection 6C June 2025 GF&B Financial Statements

TO BE SENT UNDER SEPARATE COVER

Subsection 6D

June Check Register

ARLINGTON RIDGE
Community Development District

Check Register

6/01/25 - 6/30/25

(Sorted by Check / ACH No.)

06/18/25	Vendor	TITAN ROOFING PROFESSIONALS LLC	2994	REROOFING LEX SPA FINAL	REROOFING LEXINGTON SPA FINAL	001-568025-53918	\$29,962.50
						ACH Total	\$29,962.50

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100186							
06/18/25	Vendor	FLORALAWN INC	32306	JUNE 2025 LANDSCAPE MAINT	Landscape Maintenance	001-546300-57221	\$16,781.81
06/18/25	Vendor	FLORALAWN INC	32306	JUNE 2025 LANDSCAPE MAINT	Landscape Maintenance	001-546300-57221	\$2,266.60
06/18/25	Vendor	FLORALAWN INC	32306	JUNE 2025 LANDSCAPE MAINT	Landscape Maintenance	001-546300-57221	\$6,935.60
06/18/25	Vendor	FLORALAWN INC	32306	JUNE 2025 LANDSCAPE MAINT	Landscape Replacement	001-546338-57221	\$375.00
06/18/25	Vendor	FLORALAWN INC	32306	JUNE 2025 LANDSCAPE MAINT	Landscape Maintenance	001-546300-57221	\$261.99
ACH Total							\$26,621.00
ACH #100187							
06/20/25	Vendor	A-LINE FIRE & SAFETY, INC	12452051	2025 CBG ANNAUL FIRE SUPP INSPECTION	2025 CBG ANNUAL FIRE SUPP INSPECTION	001-546260-53948	\$999.00
06/20/25	Vendor	A-LINE FIRE & SAFETY, INC	12452028	2025 ANNUAL FIRE SUPPRESSION-CBG	2025 ANNUAL FIRE SUPPRESSION-CBG	001-546260-53948	\$725.00
ACH Total							\$1,724.00
ACH #100188							
06/20/25	Vendor	ATLANTIC SOUTH LLC	060125-	LEX SPA MEN SUANA REPAIR	LEXINGTON MEN SAUNA REPAIR	001-546156-57258	\$2,560.00
06/20/25	Vendor	ATLANTIC SOUTH LLC	061025-	LEX SHOWER REPLACMENT FINAL	LEX SHOWER REPLACEMENT FINAL	001-546156-57258	\$6,225.00
ACH Total							\$8,785.00
ACH #100189							
06/20/25	Vendor	GANNETT FLORIDA LOCALIQ	0007143841	GOLF/F&B RFP ADVERT	Legal Advertising	001-548002-51302	\$411.64
ACH Total							\$411.64
ACH #100190							
06/20/25	Vendor	VON PHILLIPS	AR-2025	2025 ANNUAL BACKFLOW TESTING	Repairs & Maintenance	001-546156-53948	\$570.00
ACH Total							\$570.00
ACH #100191							
06/20/25	Vendor	RALEX BUSINESS SERVICES, INC.	53063	JUNE 2025 XEROX LEASE	Rentals & Leases	001-544025-53948	\$202.89
ACH Total							\$202.89
ACH #100192							
06/20/25	Vendor	KILINSKI VAN WYK, PLLC	12469	GEN COUNSEL JUNE 2025	Attorney Fees	001-531058-51302	\$13,188.33
ACH Total							\$13,188.33
ACH #100193							
06/20/25	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	17159083	MAY 2025 SECURITY SRVCS	MAY 2025 SECURITY SERVICES	001-534037-53904	\$14,043.12
ACH Total							\$14,043.12

ARLINGTON RIDGE Community Development District

Payment Register by Bank Account

For the Period from 6/1/25 to 6/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100194							
06/20/25	Vendor	TRIPLE D SERVICES LLC	00492-1	TREE REMOVAL-MANASSAS	TREE REMOVAL MANASSAS	001-546515-57221	\$1,350.00
06/20/25	Vendor	TRIPLE D SERVICES LLC	00474-I	TREE REMOVAL OAK -ARB	TREE REMOVAL OAK-ARB	001-546515-57221	\$780.00
ACH Total							\$2,130.00
ACH #100195							
06/27/25	Vendor	ELEMENT ENVIRONMENTAL	1207	MANASSAS DEPRESSION PREP FOR GROUTING	Roadway Repair & Maintenance	001-546167-57221	\$4,500.00
ACH Total							\$4,500.00
ACH #100196							
06/27/25	Vendor	DYNAFIRE LLC	SO223384	2025 FFH ANNUAL FIRE SUPR TESTING	2025 FFH ANNUAL FIRE SUPPRESSION TESTING	001-546156-57245	\$797.63
ACH Total							\$797.63
CHECK # 1233							
06/12/25	Vendor	ARLINGTON RIDGE CDD C/O US BANK	060625-2006A	TRANSFER TAX COLLECTIONS SERIES 2006A	Cash with Fiscal Agent	103000	\$3,548.33
Check Total							\$3,548.33
CHECK # 1234							
06/12/25	Vendor	ARLINGTON RIDGE CDD C/O US BANK	060625-2019	TRANSFER TAX COLLECTIONS SERIES 2019	TRANSFER TAX COLLECTIONS SERIES 2019	103000	\$989.78
Check Total							\$989.78
CHECK # 1235							
06/25/25	Vendor	DOMINIC SETARO	DS-061925	BOARD 6/19/25	P/R-Board of Supervisors	001-511001-51302	\$200.00
Check Total							\$200.00
CHECK # 1236							
06/25/25	Vendor	JERRY GIANOUTSOS	JR-061925	BOARD 6/19/25	P/R-Board of Supervisors	001-511001-51302	\$200.00
Check Total							\$200.00
CHECK # 1237							
06/25/25	Vendor	ROBERT HOOVER	RH-061925	BOARD 6/19/25	P/R-Board of Supervisors	001-511001-51302	\$200.00
Check Total							\$200.00
CHECK # 1238							
06/25/25	Vendor	TED KOSTICH	TK-061925	BOARD 6/19/25	P/R-Board of Supervisors	001-511001-51302	\$200.00
Check Total							\$200.00
CHECK # 1241							
06/27/25	Vendor	TRIPLE D SERVICES LLC	00494-I	TREE REMOVAL - BENT CREEK	Landscape- Storm Clean Up & Tree Removal	001-546515-57221	\$3,575.00

ARLINGTON RIDGE Community Development District

Payment Register by Bank Account

For the Period from 6/1/25 to 6/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1242							Check Total <u>\$3,575.00</u>
06/27/25	Vendor	TRIPLE D SERVICES LLC	00722-I	TREE REMOVAL-BACK GATE	Landscape- Storm Clean Up & Tree Removal	001-546515-57221	\$700.00
CHECK # 1243							Check Total <u>\$700.00</u>
06/27/25	Vendor	DAVID OR LINA RICHARDSON	06.2.2025	RV LOT REFUND RICHARDSON	RV Parking Lot Revenue	001-369990-57261	\$140.00
CHECK # 1244							Check Total <u>\$140.00</u>
06/27/25	Vendor	LARRY ANDERSON	06.02.2025	RV LOT REFUND ANDERSON	RV Parking Lot Revenue	001-369990-57261	\$100.00
CHECK # 1245							Check Total <u>\$100.00</u>
06/27/25	Vendor	MICHAEL PANNUCCI	6.2.2025	RV LOT REFUND PANNUCCI	RV Parking Lot Revenue	001-369990-57261	\$100.00
CHECK # 1246							Check Total <u>\$100.00</u>
06/27/25	Vendor	YAMAHA GOLF-CAR COMPANY	200000846	GOLF CART BATTERY REPL. INSURANCE CLAIM	Miscellaneous Expenses	002-549999-53918	\$126,250.00
ACH #300027							ACH Total <u>\$126,250.00</u>
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	MANUAL SWEEPER	001-546156-57255	\$80.79
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	MONTHLY SUBSCRIPTIONS	001-554020-51302	\$348.55
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	OFFICE WATER REFILL	001-551002-53948	\$7.99
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	BUILDING REPAIRS-REPLACEMENTS	001-546156-57258	\$473.48
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	TRAFFIC CONTROL SIGNS-SUPPLIES	001-546156-57221	\$258.41
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	GUARD GATE BARRIER PARTS	001-546156-53904	\$90.02
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	POSTAGE -CERTIFIED LETTER RELIABLE PEAT	001-541010-51302	\$9.68
06/04/25	Vendor	ELAN FINANCIAL SERVICES - ACH	052025-0909 ACH	APRIL / MAY 2025 PURCHASES	JANITORIAL SUPPLIES - GYM WIPES	001-534349-53948	\$565.85
ACH #300028							ACH Total <u>\$1,834.77</u>
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-53904	\$139.80
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-53948	\$264.52
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-57221	\$294.46
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-57245	\$1,414.80

ARLINGTON RIDGE Community Development District

Payment Register by Bank Account

For the Period from 6/1/25 to 6/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-57255	\$644.19
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-57258	\$4,173.16
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543041-57259	\$502.78
06/18/25	Vendor	DUKE ENERGY - ACH	053025 ACH	DUKE ELECTRIC 4/1-5/5 2025	BILL PRD 4/1-5/5 2025	001-543057-53904	\$8,450.01
ACH Total							\$15,883.72
ACH #300029							
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-53904	\$50.18
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-53948	\$156.11
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-57221	\$426.31
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-57245	\$110.84
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-57258	\$4,105.10
06/18/25	Vendor	THE CITY OF LEESBURG - ACH	050825 ACH	WATER/ SEWER MAY 2025	Utility - Water & Sewer	001-543021-57259	\$270.41
ACH Total							\$5,118.95
ACH #300030							
06/26/25	Vendor	SECO ENERGY - ACH	061025-1102	MAY 2025 STREET LIGHTS	AREA LIGHTING	001-543057-53904	\$3,030.41
ACH Total							\$3,030.41
ACH #300031							
06/26/25	Vendor	SECO ENERGY - ACH	061025-2202	MAY 2025 RV ELECTRIC SRVCS	May 2025 RV Lot Electric Svcs	001-543041-57261	\$50.00
ACH Total							\$50.00
ACH #DD204							
06/02/25	Vendor	LAKE COUNTY PROPERTY APPRAISER	3840495 ACH	PROPERTY TAX 1420240016-00A-00000	TAX BILL 1420240016-00A-00000	001-549999-51302	\$4,932.59
ACH Total							\$4,932.59
ACH #DD205							
06/26/25	Vendor	STEPHEN M AVALONE - EFT	SA-061925-EFT	BOARD 6/19/25	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
Account Total							\$329,009.68

Total Amount Paid	\$329,009.68
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