

**ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE**

**Thursday, August 21, 2025
2:00 p.m.
REGULAR MEETING & BUDGET PUBLIC HEARING**

**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

Meeting & Budget Public Hearing Agenda

Thursday, August 21, 2025 – 2:00 p.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.

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 ReportPage 6
 - d. District Manager: Regular Report..... Page 8
 - i. Presentation of 2nd Quarter Website Audit Compliance Report.....Page 10
 - e. Community Director: Regular Report.....Page 23
 - f. General Manager: Golf, Food & Beverage: Regular Report
5. **Business Items**
 - A. Consideration of Resolution 2025-05, Adopting Fiscal Year 2026 Meeting Schedule.....Page 26
 - B. Golf Course and Food & Beverage Contract -Under separate cover
 - C. Veterans Club Request to Add Electric, Fans and Rails to Bocce
 - D. Front Entrance Security Proposal
 - E. Fairfax Players Financial Reporting Discussion
6. **Public Hearing to Adopt the Fiscal Year 2026 Budget**
 - A. Fiscal Year 2026 Budget.....Page 31
 - B. Public Comment
 - C. Consideration of Resolution 2025-06, Adopting Fiscal Year 2026 Budget.....Page 54
7. **Public Hearing to Impose and Levy the Fiscal Year 2026 Assessments**
 - A. Public Comment
 - B. Consideration of Resolution 2025-07, to Impose and Levy the Fiscal Year 2026 Assessments.....Page59
8. **Consent Agenda**
 - a. Minutes: July 17, 2025, Regular Meeting & July 22, 2025 Continued Meeting.....Page 64
9. **Supervisor Issues**
10. **Audience Comments – Three- (3) Minute Time Limit**
11. **Adjournment**

The next meeting is scheduled for Thursday, September 18, 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 4C

Yellowstone: Regular Report



Date : Monday, August 4, 2025

Property : Arlington Ridge CDD

Senior Account Manager : Alberto Torres

Business Development Manager: Michael Wilding

Maintenance Activities

- . Mowing of all areas completed weekly.
- . Trim and detail shrubs beds at community entrance, blvd and Town Center
- . Perform weekly detail to all Annual beds at community entrance
- . Weed control is ongoing in all shrub beds to include pre and post-emergent herbicide
- . Pruning of all shrubs is ongoing during weekly visits.
- . Continue treating visible fire ant mounds throughout property as needed
- . Pool detail was completed on July 2nd

Mowing Activities

- . Perform weekly mowing /string trimming of roadways, berms, and entrances
- . Perform weekly mowing service on all common areas including the community entrance.

Irrigation Activities

- . All irrigation timers have been inspected and checked for coverage.. Adjustments have been made.
- . Irrigation Inspection completed.
- . The Irrigation Timer at the Town Center is in need of replacement. Proposal Approved.
- . Irrigation timer at the tennis court is not functioning and will be captured on the proposal with July inspection.

Fertilization and Pest Control Activities

- . Shrub Application made for Fertilization, Fungicide and Insecticide on 7-29 and 7-30
- . The annual flowers are in need of change out. We need BOD approval for rotation.

Excellence
IN COMMERCIAL LANDSCAPING

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 August 2025

Entrance Ponds

I have been in contact with the vendor. The parts are being manufactured, and the order was placed on July 31st. They are expecting the parts to arrive at the end of August and installation can then be tentatively scheduled for the beginning of September.

Security

The proposal to transition to an automated entry system has generated several comments and questions. To clarify, as previously stated, Arlington Ridge is not a gated community. Instead, we utilize access control by documenting visitors as they enter. Because public funds were used to develop the community's infrastructure, the District is required to maintain public roads. This means we cannot restrict access to anyone, nor can we require visitors to provide information or disclose their destination within the community. The automated system under consideration will continue to record license plates of vehicles entering and exiting through the gates. These entries will be logged in a searchable database for reference.

Please note that the current security personnel are present solely to document vehicle entry. They are not authorized or equipped to respond to incidents. If you experience any issues or emergencies, please contact the local police or dial 911.

FEMA

The FEMA claim for cart path damage was denied. I am in the process of filing an appeal. One of the reasons for the denial was due to the fact we have guards regulating our entrance giving the appearance of excluding the public from access to the property.

Insurance Claims

Insurance claims for the bunkers and loss of business have been dispersed. The funds for loss of business have been dispersed and the bunker funds will remain in the reserve fund until the work is completed.

Golf and F&B

The Board will be reviewing the contract for Golf and Food & Beverage Management services.

Financials

Starting this month, financial reports will follow a new distribution schedule. The board will receive the financials by the 20th of each month. After their review and resolution of any questions, the finalized reports will be published on the website on the 25th—or the next closest business day. Financials will no longer be included in the monthly meeting agenda.

Subsection 4Di

Presentation of 2nd Quarter Website Audit Compliance Report



Quarterly Compliance Audit Report

Arlington Ridge

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

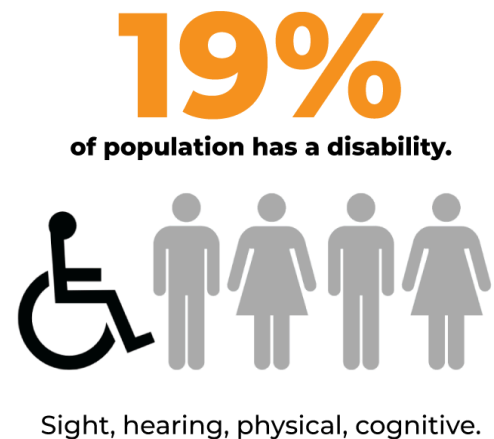
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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 August 2025

Lexington Spa

The pools are scheduled to be closed on September 2. In August the cabana areas and the pool deck area near Chatham's were pressure washed. Yellowstone trimmed the landscaping and treated for weeds. Florida Aqua Group did tile cleaning and a deep sanitation granular application. If there is too much pressure washing of pavers, it can cause sand and dirt to be pushed up through the cracks. The grading on the cabana also creates pooling every time it rains.

Fairfax Hall

The Audio vendor we use for the sound system has been consulted on the microphone issue. He said new microphones could be purchased and installed for an approximate cost of \$6K. However, he said this would not eliminate the sound drop issue as it is due to the number of mics we use and the proximity to each other. If users remember to mute their mics. He suggested we give him some time to test some options for improving the wireless reception before investing this type of money.

Heritage Trail Depression

A pipe scope inspection has confirmed a puncture in the 18" storm drain line. Based on the location and timing, we suspect the damage may have occurred during Duke's installation of a replacement line beneath the roadway. We've initiated a claim with Duke, and they've reviewed the initial documentation. They've now requested photo or video evidence of the damage once the pipe is exposed during the repair process. District Engineer David and I are currently evaluating repair options and coordinating the next steps to ensure proper documentation is captured during the excavation. The hole has been temporarily filled and has remained coned off for traffic safety.

Cart Barn Garage Door

A new garage door has been ordered for the back entrance to the cart barn due to the old one failing. Scheduling will be provided once the product is delivered.

Maintenance Staffing

A new maintenance person will be starting in September. Derrick has 8 years of experience in onsite HOA property maintenance. His first priorities will be catching up on the Village Green sidewalk and amenity pressure washing.

Section 5

Business Items

Subsection 5A

Resolution 2025-05, Adopting Fiscal Year 2026 Meeting Schedule

RESOLUTION 2025-05

**A RESOLUTION OF THE ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2025/2026**

WHEREAS, the Arlington Ridge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2025.

ATTEST:

**ARLINGTON RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS’ MEETING DATES
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

All meetings will be held on the third Thursday of every month at 2:00 p.m. at Fairfax Hall, located at , 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748, with notations, as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026 (**Budget Workshop – 10:00 a.m.**)
February 19, 2026 (**Regular Meeting – 2:00 p.m.**)
March 19, 2026 (**Budget Workshop – 10:00 a.m.**)
March 19, 2026 (**Regular Meeting – 2:00 p.m.**)
April 16, 2026 (**Budget Workshop – 10:00 a.m.**)
April 16, 2026 (**Regular Meeting – 2:00 p.m.**)
May 21, 2026 (**FY 2027 Budget Approval**)
June 18, 2026
July 16, 2026
August 20, 2026 (**FY 2027 Budget Adoption**)
September 17, 2026

Subsection 5B

Golf Course and Food & Beverage Contract

**To Be Sent Under Separate
Cover**

Section 6

Public Hearing to Adopt the Fiscal Year 2026 Budget

Subsection 6A

Fiscal Year 2026 Budget

ARLINGTON RIDGE
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026
Preliminary Budget

Prepared by:



Arlington Ridge
Community Development District

Operating Budget
FY 2026

ARLINGTON RIDGE

Community Development District

General Fund

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES						
Interest - Investments	\$ 49,375	\$ 38,000	\$ 46,758	\$ 15,987	\$ 62,745	45,000
Rental Income- Fairfax Hall & Lexington Spa	590	5,500	5,471	1,871	7,342	4,500
Special Assmnts- Tax Collector	2,469,407	2,544,150	2,552,850	-	2,552,850	2,643,715
RV Parking Lot Revenue	30,873	19,140	6,082	2,080	8,162	17,250
Other Miscellaneous Revenues	6,462	1,500	33,737	-	33,737	1,500
Insurance Reimbursement	-	-	17,679	-	17,679	-
TOTAL REVENUES	2,556,707	2,608,290	2,662,577	19,937	2,682,514	2,711,965
EXPENDITURES						
<i>Financial and Administrative</i>						
Supervisor Fees	\$ 14,200	\$ 15,000	9,800	5,200	15,000	15,000
Onsite Management Services	274,827	270,895	195,172	75,723	270,895	255,540
District Management Services	58,963	66,039	40,632	25,407	66,039	66,039
ProfServ - Arbitrage Rebate	600	600	600	-	600	600
Dissemination Agent/Reporting	5,000	5,000	-	5,000	5,000	5,000
Trustees Fees	11,410	10,000	9,116	884	10,000	10,000
Attorneys Fees	114,122	100,000	94,488	32,307	126,795	120,000
District Engineer	36,433	40,000	61,587	-	61,587	50,000
Assessment Roll	7,500	7,500	7,500	-	7,500	7,500
Auditing Services	7,700	5,000	3,715	1,285	5,000	5,000
Computer Supplies/Equipment	1,020	3,500	1,491	2,009	3,500	3,500
Postage	1,484	1,000	40	14	54	1,500
Information Technology	1,536	6,500	-	6,500	6,500	7,500
Legal Advertising	2,410	3,000	735	2,265	3,000	3,000
Office Supplies	2,670	3,000	771	2,229	3,000	2,500
Rentals & Leases	3,460	3,500	3,311	189	3,500	4,000
Annual District Filing Fees	175	175	-	175	175	200
Dues, Licenses & Fees	7,271	6,500	6,166	2,108	8,274	9,750
Miscellaneous Expenses	5,551	1,000	(22)	1,022	1,000	1,000
Website Admin Services	1,553	1,583	1,553	30	1,583	1,583
Total Financial and Administrative	557,885	549,792	436,655	162,346	599,001	569,212
<i>Insurance</i>						
Public Officials Liability	\$ 7,302	\$ 7,000	8,208	-	8,208	9,234
Property & Casualty	105,156	134,478	110,574	23,904	134,478	130,000
General Liability	9,785	11,000	11,912	-	11,912	13,401
Workers Compensation	-	850	-	850	850	850
Total Insurance	122,243	153,328	130,694	24,754	155,448	153,485
<i>Utility Services</i>						
Electric Utility Services	\$ 90,321	\$ 99,300	59,876	20,472	80,348	110,000
Utility-Water & Sewer	46,012	37,600	36,272	12,402	48,674	54,000
Street Lights	116,293	115,000	103,097	35,250	138,347	138,000
Total Utility Services	252,626	251,900	199,245	68,124	267,369	302,000

ARLINGTON RIDGE

Community Development District

General Fund

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<i>Amenity</i>						
Janitorial - Services & Supplies	\$ 79,556	\$ 85,000	59,436	25,564	85,000	85,000
Repair and Maintenance	98,949	144,000	93,025	31,806	124,831	150,000
Restaurant Repairs & Maintenance	-	15,000	32,424	11,086	43,510	35,000
Road Repair & Maintenance	2,849	25,000	7,000	18,000	25,000	30,000
Pool Maintenance - Contract	68,400	70,000	51,300	18,700	70,000	72,000
Security Monitoring Services	151,072	167,000	120,572	46,428	167,000	171,000
Special Events	2,864	5,000	300	103	403	5,000
Holiday Decorations	2,169	2,000	1,992	8	2,000	2,000
					-	
Total Amenity	405,859	513,000	366,049	151,695	517,744	550,000
<i>Landscape and Pond Maintenance</i>						
Landscape Maintenance - Contract	\$ 304,017	\$ 318,844	239,214	79,630	318,844	293,592
Landscaping - Mulch	22,500	30,000	450	154	604	30,000
Landscaping - Replacement	5,846	20,000	11,542	3,946	15,488	20,000
Landscape Storm Clean up & Tree Removal	9,633	35,000	38,041	13,007	51,048	35,000
Irrigation Maintenance	38,275	45,000	9,538	3,261	12,799	25,000
Pond/Litoral Shelf & Wetland Management	32,820	33,475	24,615	8,860	33,475	33,475
					-	
Total Landscape and Pond Maintenance	413,091	482,319	323,400	108,858	432,258	437,067
<i>Capital Expenditures & Projects</i>						
Property Enhancements					-	25,000
Annual Projects	\$ 200,000	\$ 200,000	59,625	140,375	200,000	200,000
				-	-	-
Total Capital Expenditures & Projects	200,000	200,000	59,625	140,375	200,000	225,000
TOTAL EXPENDITURES	1,951,704	2,150,339	1,515,668	656,153	2,171,821	2,236,764
Excess (deficiency) of revenues						
Over (under) expenditures	605,003	457,951	1,146,909	(636,216)	510,693	475,201
OTHER FINANCING SOURCES (USES)						
Transfer Out - Capital Reserve	(200,000)	(387,500)	(387,500)	-	(387,500)	(404,750)
Transfer Out - Golf Course/Food & Beverage	(244,394)	(70,451)	(70,451)	-	(70,451)	(70,451)
Transfer Out- Sales Center Revenue		-	-	-	-	
TOTAL OTHER SOURCES (USES)	(444,394)	(457,951)	(457,951)	-	(457,951)	(475,201)
Net change in fund balance	160,609	-	688,958	(636,216)	52,742	-
FUND BALANCE, BEGINNING (OCT 1)	-	419,649	419,649	1,108,607	419,649	472,391
FUND BALANCE, ENDING	\$ -	\$ 419,649	\$ 1,108,607	\$ 472,391	\$ 472,391	\$ 472,391

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS	
	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 472,391
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	110,000
Estimated Funds Available - 9/30/2026	582,391

ALLOCATION OF AVAILABLE FUNDS	
<i>Nonspendable Fund Balance</i>	
Prepaid Items	-
Subtotal	-
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	531,691 (1)
Capital Project Reserve Reserve	110,000
Subtotal	641,691
Total Allocation of Available Funds	641,691
Total Unassigned (undesignated) Cash	\$ (59,300)

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating and investment account.

Rental Income- Fairfax Hall & Lexington Spa

Estimated income from residents renting Fairfax Hall for events and message and nails services. Combines Fairfax Hall Rental and Lexington Spa services income.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

Special Assessments-Discounts

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

RV Lot

Represents income from usage of District lot.

Other Miscellaneous Revenues

Revenue includes bar code replacements and access card replacement fees.

EXPENDITURES - ADMINISTRATIVE

P/R-Board of Supervisors

Budget Narrative
Fiscal Year 2026

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated at \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon sixteen meetings with five board members.

Onsite Staff Services

The District receives Onsite Management, Administrative, Maintenance services and transportation as part of a Management Agreement with Inframark Infrastructure Management Services, LLC.

District Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, LLC. Also included are costs for Information Technology charges to process the District's financial activities, i.e., accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Arbitrage Rebate

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

Professional Services-Dissemination Agent

The District, as per bond indentures and the Securities and Exchange Commission must annually disseminate District financial information to the Nationally Recognized Municipal Securities Information Repositories (NRSIR).

Professional Services-Trustee Fees

The District will pay annual trustee fees for the Series 2006 and 2019 bonds.

Attorney Fees

The District's Attorney, Kilinski / Van Wyk provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Engineering Fees

The District's engineer, Pegasus Engineering provides general engineering services to the District, i.e., attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

EXPENDITURES - ADMINISTRATIVE (Continued)
--

Assessment Roll

The District has contracted with Inframark Infrastructure Management Services, LLC to provide assessment services.

Auditing Service

Budget Narrative
Fiscal Year 2026

The District annual audit of its financial records by an Independent Certified Public Accounting Firm.

Computer Supplies / Equipment

Represents any costs related to repairs or supplies required for District's computers.

Postage

Actual postage and/or freight used for District mailings including agenda and resident violation letters.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Legal Advertising

The District must advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District purchases all legal advertising ads through The Daily Commercial.

Office Supplies

Any supplies purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Rentals & Leases

The expense related to leasing a copier from Ralex Business Solutions and estimated costs of copies; Pitney Bowes.

District Filing Fees

The District must pay an annual fee to the Department of Economic Opportunity of \$175.

EXPENDITURES - ADMINISTRATIVE (Continued)
--

Dues, Licenses, Subscriptions

District Licenses include Food & Beverage, pools, entertainment, Microsoft, cosmetology, and message.
Subscriptions include, Sirius radio, Amazon Prime with video, Disney, Hulu, Netflix, and Constant Contact.

Miscellaneous Expenses

Represents any miscellaneous expenses incurred by the District that were not previously budgeted. Expenses include but are not limited to bank fees and fraud protection.

Budget Narrative
Fiscal Year 2026

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security/firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

EXPENDITURES - INSURANCE

Insurance-Public Officials

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

Insurance-Property and Casualty

The District currently has a Property and Casualty Policy. The amount is based on the current policy plus anticipated future activity.

Insurance-General Liability

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

Insurance-Workman's Compensation

The District currently has a Workman's Compensation Policy. The amount is based on the current policy plus anticipated future activity. This policy covers resident volunteers while performing approved tasks.

EXPENDITURES - UTILITY SERVICES
--

Utility - Water & Sewer

The District has the following account with City of Leesburg to provide water and wastewater Services. This category is for all services located throughout the District's facilities.

Utility - Electric

The District has utility account's with Duke Energy and SECO to provide electricity. This category is for all services throughout the District's facilities.

Streetlights

The District has the following utility accounts with Duke Energy and SECO Energy to provide electricity to all streetlights within the community. Represents estimated security enhancements throughout the District.

Budget Narrative
Fiscal Year 2026**EXPENDITURES - AMENITY****Janitorial Services & Supplies**

The District is under contract with Tiffanies Pristine Cleaning Services Inc to provide monthly janitorial services and supplies.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year. R&M from Fairfax, Lexington, BRAC, St. Charles Social Center, Administration, Guard House, and common areas.

Restuarant Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance for Chesapeake Bay Grille and Village Tavern that occur during the fiscal year.

Roadway Repair & Maintenance

Represents estimated expenditures for any maintenance of roadways and sidewalks.

EXPENDITURES – AMENITY (Continued)**ProfServ-Pool Maintenance**

The District is under contract with Florida Aqua Group to provide pool maintenance five times per week. The services include, but are not limited to, balancing water chemicals, clean filters, brush pool as needed, vacuum pool as needed, clean tile, adjust water levels, clean, and maintain pump room, and maintain log sheets for inspections. This service also includes chemicals.

Contracts-Security Services

The District is under contract with Allied Universal to furnish all labor, supervision, and uniforms necessary to provide the Gate Access Control Services.

Special Events

Represents monthly events and organized functions provided for all residents of Arlington Ridge CDD. The amount includes estimated costs for supplies, entertainment, catering, etc.

Holiday Decoration

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

EXPENDITURES - LANDSCAPING AND POND MAINTENANCE

Budget Narrative
Fiscal Year 2026

Landscape Maintenance

The District is under contract with FloraLawn Inc. to provide monthly landscaping services. The services include mowing once a week during April- October and once every other week during November-March, lawn and shrub spray application, and RV area maintenance.

Landscape - Mulch

Represents the cost for new mulch throughout the District. The District is under contract with FloraLawn Inc. to install new mulch once a year.

Landscape Replacement

Any costs related to replacing plants, shrubs, and trees throughout the District. The District is under contract with Floralawn Inc. to perform annual installations up to four times a year in designated areas and maintain annuals to ensure a healthy appearance.

EXPENDITURES - LANDSCAPING AND POND MAINTENANCE (Continued)
--

Landscape – Storm Clean Up & Tree Removal

Any costs related to cleanup around the District after a storm and potential tree removal due to damage.

Irrigation Repairs & Maintenance

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

Pond/Littoral Shelf & Wetland Mgmt

The District is in contract with Solitude, Inc to provide monthly lake management services. The services include aquatic weed control.

EXPENDITURES - CAPITAL PROJECTS AND EXPENDITURES & PROPERTY ENHANCEMENTS

Capital Expenditures & Projects

Capital Projects

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

Budget Narrative
Fiscal Year 2026

Property Enhancements

Any costs related to enhancements made to the property that are not considered repair and maintenance. This is a new category for 2026.

EXPENDITURES – CAPITAL RESERVES / GOLF COURSE FOOD & BEVERAGE FUNDING
--

Other Financing Sources (Uses)

Interfund Transfer Out – Capital Reserve

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

Interfund Transfer Out – Golf Course and Food & Beverage

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

Arlington Ridge
Community Development District

Debt Service Budget
FY 2026

ARLINGTON RIDGE

Community Development District

Series 2006 Debt Service Fund

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 45838	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 7,768	\$ -	\$ 7,768	\$ 7,768	\$ -
Special Assmnts- Tax Collector	197,048	-	\$ 197,048	197,048	197,048
Special Assmnts- Prepayment	-	-	\$ -	-	-
TOTAL REVENUES	204,816	-	204,816	204,816	197,048
EXPENDITURES					
Debt Service					
Principal Debt Retirement	95,000	-	95,000	95,000	100,000
Principal Debt Retirement - Special Call	-	-	-	-	-
Interest Expense	88,000	-	88,000	88,000	82,775
Total Administrative	183,000	-	183,000	183,000	182,775
TOTAL EXPENDITURES	183,000	-	183,000	183,000	182,775
Excess (deficiency) of revenues Over (under) expenditures	21,816	-	21,816	21,816	14,273
FUND BALANCE, BEGINNING	384,522	384,522	-	384,522	406,338
FUND BALANCE, ENDING	\$ 406,338	\$ 384,522	\$ 21,816	\$ 406,338	\$ 420,611

ARLINGTON RIDGE

Community Development District

Series 2006 Debt Service Fund

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

Period Ending	Outstanding Principal	Annual Principal	Extraordinary Redemption	Interst Rate	Interst	Annual Debt
11/1/24	\$1,600,000				\$44,000.00	
5/1/25	\$1,600,000	\$95,000		5.50%	\$44,000.00	\$183,000.00
11/1/25	\$1,505,000				\$41,387.50	
5/1/26	\$1,505,000	\$100,000		5.50%	\$41,387.50	\$182,775.00
11/1/26	\$1,405,000				\$38,637.50	
5/1/27	\$1,405,000	\$110,000		5.50%	\$38,637.50	\$187,275.00
11/1/27	\$1,295,000				\$35,612.50	
5/1/28	\$1,295,000	\$115,000		5.50%	\$35,612.50	\$186,225.00
11/1/28	\$1,180,000				\$32,450.00	
5/1/29	\$1,180,000	\$120,000		5.50%	\$32,450.00	\$184,900.00
11/1/29	\$1,060,000				\$29,150.00	
5/1/30	\$1,060,000	\$125,000		5.50%	\$29,150.00	\$183,300.00
11/1/30	\$935,000				\$25,712.50	
5/1/31	\$935,000	\$135,000		5.50%	\$25,712.50	\$186,425.00
11/1/31	\$800,000				\$22,000.00	
5/1/32	\$800,000	\$140,000		5.50%	\$22,000.00	\$184,000.00
11/1/32	\$660,000				\$18,150.00	
5/1/33	\$660,000	\$150,000		5.50%	\$18,150.00	\$186,300.00
11/1/33	\$510,000				\$14,025.00	
5/1/34	\$510,000	\$160,000		5.50%	\$14,025.00	\$188,050.00
11/1/34	\$350,000				\$9,625.00	
5/1/35	\$350,000	\$170,000		5.50%	\$9,625.00	\$189,250.00
11/1/35	\$180,000				\$4,950.00	
5/1/36	\$180,000	\$180,000		5.50%	\$4,950.00	\$189,900.00
Total		\$1,600,000			\$631,400	\$2,231,400

ARLINGTON RIDGE

Community Development District

Series 2019 Debt Service Fund

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 45838	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 1,872	\$ -	\$ 1,872	\$ 1,872	\$ -
Special Assmnts- Tax Collector	55,090	-	\$ 55,090	55,090	55,090
Special Assmnts- Prepayment	-	-	\$ -	-	-
TOTAL REVENUES	56,962	-	56,962	56,962	55,090
EXPENDITURES					
Debt Service					
Principal Debt Retirement	35,000	-	\$ 35,000	35,000	35,000
Principal Prepayments	-	-	\$ -	-	-
Interest Expense	18,880	-	\$ 18,880	18,880	17,620
Total Administrative	53,880	-	53,880	53,880	52,620
TOTAL EXPENDITURES	53,880	-	53,880	53,880	52,620
Excess (deficiency) of revenues Over (under) expenditures	3,082	-	3,082	3,082	2,470
Net change in fund balance	3,082	-	3,082	3,082	2,470
FUND BALANCE, BEGINNING	88,412	88,412	-	88,412	91,494
FUND BALANCE, ENDING	\$ 91,494	\$ 88,412	\$ 3,082	\$ 91,494	\$ 93,964
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2023	11/1/2024	11/1/2025		11/1/2026
Series 2006 Bonds:	\$525,000	\$490,000	\$455,000		\$420,000

ARLINGTON RIDGE

Community Development District

General Fund

**Amortization Schedule
Special Assessment Bonds, Series 2019**

Period Ending	Outstandin g Principal	Annual Principal	Extraordinary Redemption	Interst Rate	Interest	Annual Debt
11/1/24	\$490,000				\$9,440	
5/1/25	\$490,000	\$35,000		3.60%	\$9,440	\$53,880
11/1/25	\$455,000				\$8,810	
5/1/26	\$455,000	\$35,000		3.60%	\$8,810	\$52,620
11/1/26	\$420,000				\$8,180	
5/1/27	\$420,000	\$35,000		3.60%	\$8,180	\$51,360
11/1/27	\$385,000				\$7,550	
5/1/28	\$385,000	\$35,000		3.60%	\$7,550	\$50,100
11/1/28	\$350,000				\$6,920	
5/1/29	\$350,000	\$40,000		3.60%	\$6,920	\$53,840
11/1/29	\$310,000				\$6,200	
5/1/30	\$310,000	\$40,000		4.00%	\$6,200	\$52,400
11/1/30	\$270,000				\$5,400	
5/1/31	\$270,000	\$40,000		4.00%	\$5,400	\$50,800
11/1/31	\$230,000				\$4,600	
5/1/32	\$230,000	\$40,000		4.00%	\$4,600	\$49,200
11/1/32	\$190,000				\$3,800	
5/1/33	\$190,000	\$45,000		4.00%	\$3,800	\$52,600
11/1/33	\$145,000				\$2,900	
5/1/34	\$145,000	\$45,000		4.00%	\$2,900	\$50,800
11/1/34	\$100,000				\$2,000	
5/1/35	\$100,000	\$50,000		4.00%	\$2,000	\$54,000
11/1/35	\$50,000				\$1,000	
5/1/36	\$50,000	\$50,000		4.00%	\$1,000	\$52,000
Total		\$490,000			\$133,600	\$623,600

ARLINGTON RIDGE

Community Development District

General Fund

Exhibit "B"
Allocation of Fund Balances

	<u>Debt Service Series 2006</u>
<u>AVAILABLE FUNDS</u>	
Beginning Fund Balance - Fiscal Year 2026	\$ 406,338
Net Change in Fund Balance - Fiscal Year 2026	14,273
Reserves - Fiscal Year 2026	-
Total Funds Available (Estimated) - 9/30/2026	420,611

ALLOCATION OF AVAILABLE FUNDS***Restricted Fund Balance***

Interest Payment - November 2026	\$41,388
Reserve Account(s) - US Bank	117,986

Total Allocation of Available Funds	159,374
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Total Unassigned Cash	<u>\$ 261,237</u>
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Notes

Budget Narrative Fiscal
Year 2026

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

EXPENDITURES

Administrative

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice a year.

Arlington Ridge

Community Development District

Supporting Budget Schedule

FY 2026

ARLINGTON RIDGE

Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Product	Phase	General Fund 001			Series 2006 Debt Service			Series 2019 Debt Service			Total Assessments per Unit				Units
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Acres Total
Single Family	1A & 1B	\$2,688.78	\$2,587.52	3.9%	\$425.00	\$425.00	0.0%	\$146.15	\$146.15	0.0%	\$3,259.93	\$3,158.67	\$101.26	3.2%	1
Single Family	1A & 1B	\$2,688.78	\$2,587.52	3.9%	\$780.00	\$780.00	0.0%	\$146.15	\$146.15	0.0%	\$3,614.93	\$3,513.67	\$101.26	2.9%	170
Single Family	1A & 1B	\$2,688.78	\$2,587.52	3.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,684.93	\$3,583.67	\$101.26	2.8%	89
Golfcourse Lots	1A & 1B	\$2,688.78	\$2,587.52	3.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,684.93	\$3,583.67	\$101.26	2.8%	4
Town Home	1C	\$2,688.78	\$2,587.52	3.9%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,684.93	\$3,583.67	\$101.26	2.8%	94
Single Family	2	\$2,688.78	\$2,587.52	3.9%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,884.93	\$3,783.67	\$101.26	2.7%	369
Single Family	3	\$2,688.78	\$2,587.52	3.9%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,884.93	\$3,783.67	\$101.26	2.7%	319
															1046

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase		\$	-
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
All Units	\$0.00	3.9%	\$2,688.78	

Total increase \$0.00 *Collection costs included*
Total budget \$2,812,462.77

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
\$2,688.78	\$2,587.52	\$2,271.30	\$1,884.71	\$1,792.54

Subsection 6C

Resolution 2025-06, Adopting Fiscal Year 2026 Budget

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Arlington Ridge Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the Office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Arlington Ridge Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2006A	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
CAPITAL RESERVE FUNDS	\$ _____
ENTERPRISE FUNDS	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2025.

ATTEST:

**ARLINGTON RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2026 Budget

Section 7

Public Hearing to Impose and Levy Fiscal Year 2026 Assessments

Subsection 7B

Resolution 2025-07, To Impose and Levy Fiscal Year 2026 Assessments

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arlington Ridge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lake County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Arlington Ridge Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefited lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2025.

ATTEST:

**ARLINGTON RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2026 Budget

Exhibit B: Assessment Roll

Section 8

Consent Agenda

Subsection 8A

July 17, 2025 Regular Meeting Minutes

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, July 17, 2025 at 10:00 a.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
David Hamstra	District Engineer
Dan Zimmer	Vice President of Operations: Troon
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 763), brought up the cart barn garage door, and also asked about bringing back silver tees for the golf course.
- A Resident (Lot 403), gave a positive review of the pool area, palm tree and shrub trimming by Yellowstone.
- A Resident (Lot 357), detailed the current unresolved sinkhole issue, requesting paving dates, responsible parties, restoration of tree lawn and driveway apron, and a certification of repairs.
- A Resident (Lot 733), requested Yellowstone trim trees on CDD property along White Plains to prevent RV roof damage.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- District Counsel reminded all that four hours of ethics training are due by the end of the calendar year.

B. District Engineer

- Mr. Hamstra confirmed the issues at Valerie's property, outlined repair options (patching, resurfacing, or full apron replacement), and noted a pre-approved budget of up to \$5,000. Certification from the geotechnical engineer will be provided.
- A new depression (18 inches wide, 12 inches deep, with a 30-inch void underneath) was reported. The plan is to run a camera through the storm sewer pipe at an estimated cost of approximately \$2,000), backfill and monitor if the pipe is intact, and check for recent utility work.

Mr. Hoover made a MOTION to have a camera run through the storm drainpipe inside the new depression in an amount not to exceed \$2,000.
Mr. Avallone seconded the motion.

Mr. Hoover made a MOTION to amend the prior motion to an amount not to exceed \$5,000.
Mr. Avallone seconded the amended motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to have a camera run through the storm drainpipe inside the new depression in an amount not to exceed \$5,000.

C. Yellowstone: Regular Report

- The Yellowstone team introduced themselves and reported progress on corrective landscaping, weed control, and irrigation system assessment. They are about 60-65% confident in their knowledge of the irrigation system, increasing to 75% with new maps. Plans to create a schematic/map for the irrigation system were confirmed.

D. District Manager: Regular Report

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

- Mr. Graffius provided updates on various ongoing projects, including gate automation, FEMA claims, insurance funds for golf course bunkers, loss of business and RFPs.
- He noted the pizza oven was delivered and installed.
- Inframark proposes to standardize financial reporting for all Florida Districts. Financials are to be delivered on the 20th of each month, reviewed by the Board, and posted on the 25th of the month. Legal review confirmed Board approval is not required by law.
- There was discussion regarding poor maintenance, recent improvements, and specific issues, such as bugs in the beach pool, non-working hot tub nozzles, suspected hot tub leak and the need for power washing. A new rail guard was installed. A need for better covers and rails for elderly safety was discussed.

E. Community Director: Regular Report

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

- Pool closure and pressure washing is scheduled for August 5, 2025. Spa tile floors and Fairfax Hall tiles are to be cleaned.
- A three-year fire suppression system inspection was completed.
- Issues with air conditioner sensors and the alarm panel were noted.
- BRAC access card system was updated. The pull gate was repaired, and cost savings was achieved.

Mr. Setaro made a MOTION to rescind the License Agreement for Storage with Floralawn.
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to rescind the License Agreement with Floralawn.

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

No report was provided prior to the meeting for the agenda package.

- Mr. DeWildt reported on the previous month's Golf, Food & Beverage operations. Golf revenue and rounds were at a record high, but fell \$14,711 behind budget due to an \$11,000 equipment repair, \$2,000 irrigation repair, and \$6,000 in labor. Food & Beverage missed the budget by \$21,000, with sales behind \$24,774.
- Concerns were raised regarding kitchen cleanliness based on photos and a walkthrough. Mr. DeWildt confirmed a health inspection occurred, with no violations found. Sterotech, an independent inspector, has visited three times in the past year.
- Discussion ensued regarding the age and condition of kitchen equipment, most of which are 20 years old except for three newer items. Concerns regarding rust and outdated equipment were raised.
- An update was requested on sand bunker repairs after hurricane damage. Funds are available, but the contractor can only start in October. The type of sand to be used is yet to be determined.

The record shall reflect the meeting was recessed from 10:51 a.m. to 11:02 a.m.

FIFTH ORDER OF BUSINESS

Business Items

A. Golf, Food & Beverage RFP

- Vendors were instructed to present in alphabetical order, with each given 10 minutes, after which they were asked questions by the Supervisors.
- Bonfire, Cypress Golf and DTE presented followed by a break from 12:34 p.m. to 12:38 p.m.
- First Service presented. Kemper Sports did not present. Landscapes Golf Management presented followed by a break from 1:47 p.m. to 1:58 p.m.

- Oliphant Golf Management presented.
- The Board deliberated and scored the presenters.

Mr. Setaro made a MOTION to accept the results of the Golf, Food & Beverage Services RFP short list for Golf Services to be ranked as follows: Landscapes Golf Management ranked first with 464 points, Oliphant Golf Management ranked second with 433 points, and First Service ranked third with 390 points. The short list for Food & Beverage Services to be ranked as follows: Landscapes Golf Management ranked first with 457 points, Oliphant Golf Management ranked second with 415 points, and First Service ranked third with 407 points.
Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to approve the rankings stated in the motion above for Golf, Food & Beverage Services.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes: June 19, 2025, Regular Meeting

Mr. Graffius presented the Minutes of the June 19, 2025 regular meeting, and requested any additions, corrections or deletions.

Mr. Hoover made a MOTION to approve the Minutes of the June 19, 2025 Regular Meeting, as presented.
Mr. Kostich seconded the motion.

There being no additions, corrections or deletions,

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Minutes of the June 19, 2025 Regular Meeting, as presented.

B. Financial Statements CDD (June)

Mr. Hoover made a MOTION to accept the June 2025 Financial Statements.
Mr. Avallone seconded the motion.

There being no comments or questions,

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

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

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

There being no comments or questions,

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

D. Check Register (June)

Mr. Hoover made a MOTION to approve the June 2025 Check Register.
Mr. Gianoutsos seconded the motion.

There being no comments or questions,

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the June 2025 Check Register, as presented.

SEVENTH ORDER OF BUSINESS

Supervisor Issues

- Supervisor Kostich raised questions regarding the process for the continued meeting. Mr. Graffius explained the three companies would return, and each would be interviewed again for any additional questions, and then be scored in the same manner as this meeting.
- Chairperson Hoover discussed the need to create security features for Zoom as the meeting was Zoom-bombed requiring the District to shut down the Zoom meeting.

The new process will only let mobile users join before the meeting starts. Once the meeting is recording, you can only join via a computer. Mr. Graffius will investigate a way to admit mobile users during the meeting, if possible.

EIGHTH ORDER OF BUSINESS

Audience Comments

- A Resident (Lot 763), asked the reason the Board of Supervisors made their choices for the top three candidates for the RFPs.

NINTH ORDER OF BUSINESS

Adjournment/Continuance

Mr. _____ made a MOTION to recess this meeting at 3:36 p.m., and reconvene on Tuesday, July 22, 2025 at 2:00 p.m. to select the winning bids for Golf, Food & Beverage Management Contracts.
Mr. _____ seconded the motion.

The next regular meeting & Budget Public Hearing is scheduled to be held Thursday, August 21, 2025 at 2:00 p.m. at Fairfax Hall.

There being no further business,

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to recess this meeting and reconvene on Tuesday, July 22, 2025 at 2:00 p.m., as noted above.

Chairperson/Vice Chairperson

Subsection 8A

July 22, 2025 Continued Meeting Minutes

MINUTES OF MEETING
ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District held Thursday, July 17, 2025, was recessed and reconvened on Tuesday, July 22, 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
Chris Loy	District Counsel: Kilinski/Van Wyk
Golf, Food & Beverage Services Representatives	
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

There being no audience comments on agenda items, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Golf, Food & Beverage RFP

- Chairperson Hoover mentioned the analysis of the NGF, and then had each bidder enter separately and asked follow-up questions to assist their final decision. Once all three interviews were completed the Board scored the bidders.
- Bidders were asked to leave the room, and First Service was interviewed by the Board.

The record shall reflect there was a break from 2:48 p.m. to 2:53 p.m.

- Landscapes Golf Management was interviewed via Zoom, as there was a flight issue to arrive in person.

The record shall reflect there was a break from 3:51 p.m. to 3:58 p.m.

- Oliphant Golf Management was interviewed by the Board.

The record shall reflect there was a break from 4:26 p.m. to 4:42 p.m. to tally votes.

Results for Food & Beverage Management Services were as follows:

- Ranked first – Landscapes Golf Management at 498 points.
- Ranked second – First Service Residential at 270 points.
- Ranked third – Oliphant Golf Management at 221 points.

Results for Golf Management Services were as follows:

- Ranked first – Landscapes Golf Management at 492 points.
- Ranked second – Oliphant Golf Management at 281 points.
- Ranked third – First Service Residential at 235 points.

Mr. Avallone made a MOTION to accept the Landscapes Golf Management Proposal for Golf Management Services, and enter into contract negotiations.
Mr. Hoover seconded the motion.

Upon VOICE VOTE, unanimous approval was given, (by a margin of 5-0), to accept the Landscapes Golf Management Proposal for Golf Management Services, and enter into contract negotiations.

Mr. Avallone made a MOTION to accept the Landscapes Golf Management Proposal for Food & Beverage Management Services, and enter into contract negotiations.
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to accept the Landscapes Golf Management Proposal for Food & Beverage Management Services, and enter into contract negotiations.

Mr. Hoover made a MOTION to transmit a Notice of Non-Renewal of the Contract for Golf, Food & Beverage Services to Troon Management.
Mr. Gianoutsos seconded the motion.

Mr. Hoover rescinded the prior motion.

FIFTH ORDER OF BUSINESS

Supervisor Issues

Mr. Hoover made a MOTION to authorize Supervisor Setaro to engage in negotiations for Golf, Food & Beverage Services, and have the Board review the final contract before execution.
Mr. Kostich seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize Supervisor Setaro to engage in negotiations for Golf, Food & Beverage Services, and have the Board review the final contract before execution.

Mr. Avallone made a MOTION to oversee the transition of Food & Beverage Services to Landscapes Golf Management.
Mr. Giantoutsos seconded the motion.

- Discussion ensued whether to authorize Supervisor Avallone or Supervisor Gianoutsos to take over as Liaison after the transition has occurred.

Mr. Avallone rescinded the prior motion.

- Supervisor Kostich asked that the Board consider a compiled list of unneeded equipment and property which will not be used by the restaurant, and offer it for sale or disposal to be written off. This item will be addressed at the August meeting.
- Supervisor Setaro congratulated the Board on their due diligence when reviewing and making a final decision on the RFPs.
- Chairman Hoover mentioned the final budget being approved in August and ensuring staff are working toward getting proposals to have the woodwork on Fairfax repaired and have the building painted. He also mentioned BRAC, the administration building, the cabana, cart barn and the guard house roofs to be replaced.

SIXTH ORDER OF BUSINESS

Audience Comments

- A Resident (Lot 86), congratulated the Board for working diligently and making a great decision, and warned about Troon being a *lame duck* regarding maintenance and service until transition occurs.
- A Resident (Lot 733), Supported the optimistic outlook and noted the qualifications of Supervisor Giantoutsos for the restaurant transition.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Kostich made a MOTION to adjourn the Continued Meeting at 5:05 p.m.
Mr. Avallone seconded the motion.

The next meeting & Budget Public Hearing is scheduled to be held Thursday, August 21, 2025 at 2:00 p.m.

148 There being no further business,

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Upon VOICE VOTE, unanimous approval was given (by a margin
151 of 5-0), to adjourn the Continued Meeting at 5:05 p.m.

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Chairperson/Vice Chairperson