



# *Arlington Ridge Community Development District*

**May 21, 2026**

**Agenda Package**

313 Campus Street  
Celebration, Florida 34747

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Agenda

**Arlington Ridge  
Community Development District**

**Board of Supervisors**

Robert Hoover, Chairperson  
Ted Kostich, Vice Chairperson  
Jerry Gianoutsos, Assistant Secretary  
Dominic Setaro, Assistant Secretary  
Walter Kolodziej, Assistant Secretary

**District Staff**

Lee Graffius, District Manager / Community Director  
Howard Neal, Regional Director  
Patrick Collins, District Counsel  
Meredith Hammock, District Counsel  
David Hamstra, District Engineer  
Kiel Alderink, Golf Course/F&B General Manager  
Jennifer Stewart, District Accountant  
Tabitha Blackwelder, District Admin

**Regular Meeting Agenda  
Thursday, May 21, 2026 – 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.**

The Regular Meeting of the Arlington Ridge Community Development District will be held on Date at 2:00 p.m. at the Fairfax Hall, 4475 Arlington Ridge Blvd, Leesburg, FL 34748. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Remote Participation:**

[Join Meeting Now](#)

**Meeting ID: 897 0501 5015**

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comments on Agenda Items**  
*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Staff Reports**
  - A. District Counsel
    - i. Update on Troon mediation and Greenlee Law Expenses
  - B. District Engineer
  - C. Yellowstone: Regular Report / Irrigation & Fertilization Discussion..... Page 9
  - D. Landscapes Golf Management: Regular Report..... Page 11
  - E. District Manager / Community Director Report ..... Page 14
    - i. Registered Voters Count (1,707)..... Page 16
    - ii. Notice of Qualifying Period for General Election ..... Page 18
  - F. Accounting Snapshot ..... Page 20
- 5. Business Items**
  - A. Consideration of Camera replacement for Grille and Tavern..... Page 23
  - B. Chesapeake Bay Grille / Golf Shop Exterior Painting Proposal ..... Page 25
  - C. Resolution 2026-06; Approving FY2026-2027 Proposed Budget and Setting Public Hearing ..... Page 62
    - i. Exhibit A – FY2026-2027 Proposed Budget..... Page 65
  - D. FY2026-2027 Proposed Golf / Food & Beverage Budgets ..... Page 87
  - E. Ratification of Element Environmental Agreement to clear #17 retention Pond ..... Page 100
  - F. Discussion on Hopewell Pass Additional Lots for Homes
- 6. Consent Agenda**
  - A. Minutes: April 16, 2026, Workshop ..... Page 108
  - B. Minutes: April 16, 2026, Regular Meeting..... Page 116
- 7. Supervisor Request & Comments**
- 8. Audience Comments**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

**9. Adjournment**

*The next meeting is scheduled for Thursday, June 18, 2026, at 2:00 p.m.*

# **Section 4**

## **Staff Reports**

# **Subsection 4A**

## **District Counsel**

# **Subsection 4B**

## **District Engineer**

## **Subsection 4C**

# **Yellowstone: Regular Report / Irrigation & Fertilization Discussion**



**Date :** May-26

**Property :** Arlington Ridge CDD

**Senior Account Manager :** Alberto Torres

**Business Development Manager:** Michael Wilding

### **Maintenance Activities**

- Mowing of the Common Areas completed.
- Trim and detail shrubs beds at community entrance, blvd and Town Center
- Perform weekly detail to all annual beds at community entrance
- Pruning of all shrubs is continuous during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- continue spraying for weeds around the property
- Pool detail was done on May 5
- We are still monitoring some of the plants that were affected by the frost/freeze.
- Annuals for the spring season was install by April 27- 2026

### **Mowing Activities**

- Perform weekly mowing and string trimming of roadways and entrances to the community
- Perform weekly mowing service on all Zoysia/St Augustine along Arlington Ridge Blvd and Heritage Trail
- weekly mowing started on April 6-2026

### **Irrigation Activities**

- Irrigation Inspection for April 2026 was completed

### **Fertilization and Pest Control Activities**

- Applicatio
- Palm Trees in the pool were fertilized on 4/28/26
- Any visible ant mounds were treated on 5/5/26
- Spot treatment for fungus is scheduled 5/13/26
- Shrub Fertilization is scheduled 5/13/27

## **Subsection 4D**

# **Landscapes Golf Management: Regular Report**

## **Arlington Ridge Golf Club — April Board Update**

### **General Manager Notes**

April was a steady and productive month across the operation. We are starting to see the operation slow down as a whole. Here is a full recap across each area for April.

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### **Golf**

April was one of our busiest event months since taking over. Just coming off the Member Member in March we quickly turned around and hosted the Street Challenge, the Par 3 Challenge, and the Club Championship. All three events were well-run and participation was encouraging across the board. A big thank you to the staff and members who made those events a success.

One thing we are really excited about: a generous resident has volunteered to create a Club Championship plaque that will be displayed in the Tavern to honor all past and future champions. We will also be dedicating a parking space to the reigning Club Champion. These are the kinds of traditions that make a club feel like a club, and we are grateful to the member making it happen.

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### **Food and Beverage**

As we moved through the month we began making adjustments in preparation for the slower summer season — trimming staff hours and tightening operations to make sure we are running lean and fiscally responsible through the summer. These are proactive decisions, not reactive ones.

We finalized a new menu in April that will roll out in May. Chef Maj and the team put in real work on this and it fits the season perfectly.

We also got our first DoorDash orders in April, which is an encouraging development. This platform gives us reach outside the gates at zero cost to the club — DoorDash marks up prices on their end and we receive our full menu price on every order. It is free exposure to residents in surrounding communities who may not yet know we are here, and early orders have been a good sign. So it may not move the needle a ton but it is extra exposure for us and will only grow over time as the word gets out.

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## **Agronomy**

April was an active month on the course. Shane completed extensive slicing throughout the month to help the Bermuda spread. For context: our Bermuda variety cannot be grown from seed — it spreads through runners, and slicing creates channels that encourage those runners to fill into thin and bare areas. It is a critical part of the recovery process.

Shane also applied a bulk fertilizer application toward the end of the month to accelerate growth heading into May. Temperatures are now in the range where Bermuda actively grows, which is exactly what we have been waiting for. Rainfall remains the missing piece, but the groundwork is laid.

The bunker renovation also got underway earlier than originally planned. The bright white Florida sand is already visible on the course . This will be a really nice visual and playable upgrade

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## **Marketing**

April saw continued progress on getting the word out beyond the gates. We began distributing flyers into neighboring communities including Legacy and have had residents helping post on local Facebook pages on our behalf. That kind of grassroots support makes a real difference.

Our evergreen Google Ads campaign for tee times continued running through April and driving traffic. We also launched some low-budget Facebook ad tests targeting restaurant guests outside the gate and early engagement was encouraging.

We have begun getting the club listed on event venue websites such as PeerSpace, Wedding Wire, and PartySlate to raise visibility for weddings and private events. We are also testing a partnership with a wedding booking platform to help build our event pipeline. It is a modest investment out of the marketing budget and a worthwhile test.

## **Subsection 4E**

# **District Manager / Community Director Report**



## Arlington Ridge Community Development District

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

### District Manager/Community Director Report May 2026

#### Lexington Spa

The pools are scheduled to be closed on June 2. Both pool recirculating pumps have been replaced. Tables were painted by resident volunteers. Derrick performed pressure washing. Spa and fan timers were changed out to preset timers. Yellowstone performed landscaping and pest control on the pool deck.

#### BRAC Chesapeake Bay Grille- Tavern Carpet Cleaning

All carpeting in BRAC, the grille and the tavern were steam cleaned on May 11<sup>th</sup>. Residents have requested the consideration to remove the carpeting in the BRAC main room and install hard flooring to resist spills and constant carpet cleaning.

#### Lexington Spa

Residents have requested a bulletin board be installed in the Lexington Spa hallway like in BRAC and the Social Center. It was reported one was originally there. Staff wanted to confirm there was no issue causing its removal.

#### Canal Restoration Project

Work on Arlington property has been completed except for the grass installation. Meritage is still working with the city on the grading of the canal from the Manor Oaks property and Arlington Ridge. Once complete Meritage has agreed to place some type of fence over the canal to deter outside entry.

#### Sport Court Irrigation Repair

The driveway leading to the court parking lot was temporarily closed as an irrigation leak occurred under the pavement. Yellowstone had provided a bid for \$20,000. I sent out a request for additional bids and Silverstar Irrigation Service provided a quote for \$6,950. The work was completed on May 12<sup>th</sup>.

#### Budget and Annual Project List

The proposed budget is on the agenda for review. This is the proposed budget; in August we can reduce any line item, however we cannot increase the budget. The board may wish to discuss annual project items at this time. Projects discussed over the past few meetings included gym equipment replacement, BRAC improvements, Admin, guard house and restroom roof replacements, amenity painting and road rejuvenation.

#### Meritage-Manor Oaks Waterline Installation

The agreements were signed and work started on May 13<sup>th</sup>. Meritage provided the initial \$92,000 check to the District and final payment for Counsel and Engineering services will be sent when work is completed.

#### Form 1 Reminder

All Supervisors are required to complete their Form 1 (Statement of Financials Interests) for 2025. Deadline for filing is July 1<sup>st</sup>, 2026. Forms not filed by the deadline will incur a daily fine of \$25 per day up to \$1,500. Filing is done online <https://disclosure.floridaethics.gov> (Select "I am a Filer" to log in or request registration)

#### Spectrum Update

Spectrum is still waiting for the State office to provide them with more information on the grant status for fiber installation.

#### FEMA Denial

The District is still awaiting the result of the second appeal. The canal project and storm cleanup project were both denied and are now able to have their first appeal.

# **Subsection 4E.i**

## **Registered Voter Count**



[www.lakevotes.gov](http://www.lakevotes.gov)

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

May 12, 2026

Tabitha Blackwelder, Administrative Assistant  
Inframark, Office  
313 Campus St  
Celebration FL 34747

Re: District Counts

The number of registered voters within the Arlington Ridge Community Development District as of April 15, 2026 is **1,707**.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in black ink that reads 'D. Alan Hays'.

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

- ✓ Voter Confidence
- ✓ Excellent Service
- ✓ Accurate & Efficient Elections
- ✓ Responsible Financial Stewardship

## **Subsection 4E.ii**

# **Notice of Qualifying Period for General Elections 2026**

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Arlington Ridge Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E. Burleigh Boulevard, Tavares, Florida 32778. The Supervisor of elections may be contacted by phone at (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Arlington Ridge Community Development District has three (3) seats up for election through the general election process, specifically Seats 2, 4 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

**Publish on or before 05/22/2026**

# **Subsection 4F**

## **Accounting Snapshot**

# ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot May 11, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$918,017.50
  - BankUnited MM: \$2,812.42 (minimum to keep account open is \$2,500)
  - Valley National Bank Reserve: \$1,795,433.87
- **Assessment collections:**
  - We received a tax distribution of \$26,261.41 on 4/30/26
  - We are 96% fully collected on the tax roll
- **IRS Update:**
  - We received correspondence from Stephen Bloom that he spoke with our IRS agent regarding an update on 3/18/26. They are currently still processing our requests. We are working to get online access to be able to view the status.
- **Due from Golf/Restaurant:**
  - Due from Restaurant: \$85,524
    - Transfers to the Restaurant include \$19,000 on 9/24/25 and \$50,000 on 10/1/26/
    - This amount was increased by the \$107,028.98 that was wired to the Restaurant on 3/31/26 for April Funding
    - This amount was increased by the \$105,495 that was wired to the Restaurant on 3/16/26 for March Funding
    - This total is adjusted by the \$195,000 budget increase removing this amount from Due from Restaurant to Transfer Out-Golf Course/F&B
- **Due from Reserve:**
  - \$146,222.98 for the 50% deposit for the Pump Station Irrigation Repair. We will move these funds once the balance due is paid to reimburse the general fund.
- **Audit – FY 2025:**
  - All audit files have been provided to Grau – our new audit firm. We are awaiting their review.
  - Troon’s reports have been provided to Grau as well
- **Expenses:**
  - Current expenses make up 55% of the annual budget through the end of April 2026

Total expenses for the first 7 months are approximately \$1,228,000. This figure may change as we finalize the April financials

# **Section 5**

## **Business Items**

## **Subsection 5A**

# **CBG Camera Replacement**



117 S. 12<sup>th</sup> Street, Leesburg, Florida 34748 \* 352-728-1448 \* 407-740-0002 State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: Arlington Ridge CBG Date: 04/28/2026
Address: 4463 Arlington Ridge Blvd Phone: 352-728-4660
Address: Contact: Lee Graffius
City, St, Zip: Leesburg FL 34748 Job Name: CBG Cameras

Aztek Systems hereby submit specifications and estimates for: 16 camera and NVR system
This proposal includes: MATERIAL AND LABOR

Table with 2 columns: Item description and Price. Row 1: 16 channel NVR with 16 cameras \$3390.82. Row 2: Labor \$1920.00. Total: \$5310.82

\*\*\*\*\* Price does not include applicable tax\*\*\*\*\*

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty (30%) is due prior to final inspection, and the remaining twenty percent (20%) shall be due upon completion of the project.

TOTAL COST FOR THE ABOVE: PLUS TAX AND PERMIT FEES IF APPLICABLE

NOTES:

- 1. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: AND NO/100(Dollars) (\$.00) payment to be made as outlined above.

This proposal does not include 120V hookup or the necessary conduit to install the above devices. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. We require one set of Specifications and Drawings. All agreements are contingent upon strikes, accidents or delays beyond our control. We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel. Any legal fees incurred due to non-payment of contract will be your responsibility. If a job requires a bond, add 2% to contract price. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Aztek Rep. Brian Dierks Date 4-28-26

Authorized Signature Date

# **Subsection 5B**

## **CBG Painting Proposal Overview**

<b>CBG &amp; Golf Shop Painting Project</b>				
<b>Vendor</b>	<b>Sprayed</b>	<b>Rolled</b>	<b>Paint Type</b>	<b>Deposit Requirement</b>
<b>Fidelity</b>		<b>\$ 24,429.60</b>	<b>Sherwin Premium Weather Shield</b>	<b>No deposit noted</b>
<b>Billy's Services</b>		<b>\$ 26,324.90</b>	<b>Sherwin Williams Lattitude</b>	<b>No Deposit noted</b>
<b>Max Contractors</b>		<b>\$ 26,956.80</b>	<b>Sherman Willimas Super Paint</b>	<b>50% Deposit</b>
<b>LEG Enterprises</b>		<b>\$ 27,350.00</b>	<b>Behr Ultra (same as FFH)</b>	<b>33% Deposit</b>
<b>Inframark</b>	<b>\$24,000.00</b>	<b>\$ 28,900.00</b>	<b>Sherwin Willaims Premium Commercial</b>	<b>50% Deposit</b>
<b>Munyan Painting</b>		<b>\$ 34,832.00</b>	<b>Sherwin Williams Duration Paint</b>	<b>20% Deposit</b>

Good evening,

Please see below the summary of our proposed scope of work for the exterior soft washing and repainting of the Arlington Ridge Commerce Building. Fidelity Development LLC appreciates the opportunity to provide pricing for this project and looks forward to the possibility of establishing a long-term working relationship for future improvements and maintenance needs.

#### PROJECT SUMMARY

Property Size: Approx. 8,424 SqFt

Scope: Exterior Commercial Repaint + Soft Wash

Coating System: Weather Shield Exterior Paint

Application: 2 Coat Minimum

Color Layout: Approx. 5 Different Colors

Openings to Mask/Protect: Approx. 38+ Windows & Doors

#### SCOPE OF WORK

This service covers the complete preparation, soft washing, masking, labor, materials, equipment, and application needed to properly restore and repaint the exterior surfaces of the building.

Soft Wash & Surface Preparation Includes:

- Full low-pressure commercial soft wash of exterior surfaces
- Removal of dirt, mildew, oxidation, debris, and surface contaminants
- Cleaning of stucco, siding, trim, fascia, beams, and other paintable surfaces
- Spot preparation of faded and weathered areas
- Surface preparation for proper paint adhesion and longevity
- Protection of surrounding surfaces, sidewalks, fixtures, stonework, landscaping, and adjacent areas during cleaning and painting process

Surface Protection, Masking & Preparation:

Due to the detailed architectural layout of the Arlington Ridge Commerce Building, extensive masking, surface protection, and preparation procedures will be required throughout the duration of the project to ensure a clean, professional, and damage-free finish.

This scope includes the protection and masking of, but is not limited to:

- Windows, storefront glass, and entry door systems
- Decorative stone veneer, masonry, brick, and concrete surfaces
- Exterior lighting fixtures, conduit, electrical panels, and mounted components
- Gutters, downspouts, fascia, roof transitions, and overhangs
- Decorative beams, brackets, trim packages, architectural accents, and exposed structural components
- Concrete sidewalks, curbing, loading areas, entryways, and adjacent *parking surfaces*

- Columns, posts, handrails, signage, and mounted exterior features
- Landscaping, shrubbery, trees, mulch beds, irrigation components, and surrounding vegetation
- Screened areas, outdoor seating areas, exterior furniture, and surrounding accessories
- HVAC equipment, vents, utility penetrations, and exposed mechanical fixtures
- Adjacent painted and non-painted surfaces requiring clean separation between color layouts
- Protection against paint transfer, runoff, debris, and surface contamination during both soft washing and coating application processes

Additional preparation procedures include:

- Thorough commercial soft washing of all paintable surfaces
- Removal of mildew, dirt buildup, oxidation, chalking, and surface contaminants
- Surface preparation for faded and weather-exposed areas
- Spot caulking and minor prep where needed prior to coating application
- Detailed multi-color layout coordination for proper color separation and finish consistency

Exterior Painting Scope Includes:

- Application of premium Weather Shield exterior coating system
- Approx. 8,424 SqFt of exterior surface coverage
- 2 coat minimum application for proper coverage and longevity
- Application of approximately 5 separate colors throughout the building exterior
- Hand rolling application process throughout designated exterior surfaces
- Painting of stucco surfaces, trim, fascia, decorative beams, accent areas, and exterior siding/surface panels
- Detailed multi-color layout coordination for proper color separation and finish consistency

Equipment & Access:

Due to portions of the building reaching a second-story elevation, this proposal includes:

- Ladder work and elevated access equipment
- Commercial hand rolling equipment and surface preparation tools
- Masking and protection equipment
- Labor required for detailed multi-color transitions and finish work

PROPOSED INVESTMENT

Exterior Soft Wash & Painting:

8,424 SqFt @ \$2.90 Per SqFt

*Total Project Cost:*

\$24,429.60

This pricing includes:

- Labor
- Materials
- Equipment
- Commercial soft wash preparation
- 2 coat exterior paint application
- Multi-color application system
- Extensive masking and protection procedures
- Cleanup and final touch-ups

Due to the multi-color exterior design, second-story access requirements, extensive masking/protection procedures, and detailed architectural finishes throughout the property, this proposal reflects the labor and material requirements necessary to properly execute the project to commercial standards.

Fidelity Development LLC is licensed and insured and would be more than happy to assist with this project. We appreciate your consideration and look forward to the opportunity to work together.

Thank you,

Maxwell Kleine

Fidelity Development LLC

707-703-8720

[Fidelitydevelopmentllc@gmail.com](mailto:Fidelitydevelopmentllc@gmail.com)

# ESTIMATE

**Billy's Services LLC**  
 303 Tomato Hill Rd  
 Leesburg, FL 34748-9163

billy\_services@outlook.com  
 +1 (352) 242-7324



**Bill to**  
 Lee Graffius  
 4463 Arlington Ridge Blvd, Leesburg, FL,  
 USA  
 Leesburg FL 34748

## Estimate details

Estimate no.: 1061  
 Estimate date: 05/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>pressure washing</b>	<p>Pressure wash exterior of buildings and areas to be painted to insure proper paint adhesion.</p> <p>Pressure wash all connecting sidewalks and entrances into building.</p> <p>Soft wash around windows and sensitive areas.</p>	1	\$2,567.89	\$2,567.89
2.	<b>Exterior painting</b>	<p>Paint all exterior areas.</p> <p>prep all areas by covering windows and removing electrical fixtures as needed or covering.</p> <p>caulk all windows as needed, repair/cover all stucco cracks if any, scrape all loose paint and repair as needed.</p> <p>prime with one coat of primer using loxon conditioner or seal krete.</p> <p>paint two coats of paint on all surfaces to be painted. (Sprayed/ backrolled or rolled and brush) (pricing on sprayer or rolled does not alter final price)</p> <p>Paint to be used for exterior walls, trims will be used Sherwin Williams latitude series. Paint for all metal doors will be Sherwin Williams exterior oil based paint products.</p> <p>Labor only pricing</p>	1	\$17,878.33	\$17,878.33

3. **materials**

Paint supplies (Sherwin Williams paint products)  
Paper, plastics, brushes, rollers and tape.  
Equipment and gas for the equipment.

1

\$5,878.68

\$5,878.68

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**Total**

**\$26,324.90**

**Note to customer**

At the end of the each day all supplies will be picked up and organized. All plants and landscaping will be covered during the painting process to ensure as much protection as possible. Price includes all labor and materials but does not include if there is any rotted wood to replace or anything more than what can be seen from the surface. Work will be performed during operation hours as requested by client. Monday-Friday work schedule. Expected work time frame 2-3 weeks given weather and environment allows too.

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**Accepted date**

**Accepted by**



## MAX CONTRACTORS GROUP INC

Miguel Guevara

Business Number (321)948-7766

1639 Acme st, Orlando FL, 32805

<https://www.maxcontractorsgroup.com>

guevaramiguel83@hotmail.com

ESTIMATE

EST050826

DATE

May 8, 2026

TOTAL

USD \$26,956.80

TO

### Arlington Ridge Community Development District

4463 Arlington Ridge Blvd Leesburg, FL 34748

☎ 352-728-2186

Lee.Graffius@inframark.com

DESCRIPTION	RATE	QTY	AMOUNT
ELITE PLAN – COMMERCIAL EXTERIOR PAINTING	\$3.20	8,424	\$26,956.80
Scope of Work		Sqft	
1. Surface Preparation			
Complete preparation of all exterior surfaces prior to painting, including:			
* Full pressure washing and cleaning to remove dirt, mildew, chalking, and contaminants			
* Scraping and sanding of loose or peeling paint where necessary			
* Minor surface and stucco repairs			
* Crack repair using Kover Krack Elastomeric Textured Knife Grade Patch and additional stucco repair materials as needed			
* Sealing and caulking of cracks, joints, windows, doors, penetrations, and transition areas			
* Protection of landscaping, windows, walkways, adjacent surfaces, and surrounding areas during all phases of work			
2. Exterior Painting Application			
Professional application of a minimum of two (2) coats of Sherwin-Williams SuperPaint – Satin Finish – or additional coats as needed to ensure complete and uniform coverage.			
Painting surfaces to include:			

- \* Exterior stucco walls
- \* Trim and decorative bands
- \* Columns and structural beams
- \* Fascia and all exposed trim not covered by gutters
- \* Exterior doors using Sherwin-Williams Oil-Based High Traffic Paint
- \* Roof metal vents using Sherwin-Williams DTM Pro Industrial coating system
- \* Additional miscellaneous exterior painted surfaces as required for a complete finish

All painting applications will be completed using brush and roller methods following industry standards and manufacturer specifications.

### 3. Colors & Finishes

Final approved colors and finishes to be determined (TBD) prior to project start.

### 4. Cleanup & Project Completion

- \* Daily cleanup of all work areas
- \* Removal of debris and materials related to the project
- \* Final walkthrough inspection
- \* Completion of punch list items as needed

### Materials & Standards

All paints and materials used for this project will be commercial-grade professional coatings, including Sherwin-Williams products or approved equivalent, specifically selected for durability and performance under Florida weather conditions.

All work will be completed in compliance with OSHA regulations and all applicable local codes and industry standards.

### Estimated Project Duration

Estimated completion time is approximately 3–5 weeks depending on weather conditions and project scheduling.

### Quality Assurance

All work will be performed to the highest professional standards with attention to detail, proper surface preparation,

and long-lasting results.

Total Exterior Area to Paint

8,424 SQ FT

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SUBTOTAL	\$26,956.80
TAX (6.5%)	\$0.00
<b>TOTAL</b>	<b>USD \$26,956.80</b>

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ALL MATERIALS, PAINT AND LABOR IS INCLUDED.

The client must advance 50% to schedule the start date. We accept credit card, debit card, zelle, venmo, also check payable to MAX CONTRACTORS WEST COAST LLC





# LEG Enterprises, Inc

4327 S Hwy 27 Suite 102  
Clermont, FL 34711  
352.432.4173 - 561.543.738

May 7, 2026

Arlington Ridge CDD  
4463 Arlington Ridge Blvd.  
Leesburg, Florida 34748

Attn: Lee Graffius  
Re: Paint Quote

Dear Lee Graffius,

Topic of Quote:

To paint the Exterior's of the Chesapeake Bay Grill, Tavern and The Golf Pro Shop Building.

Scope of Work:

- \* Pressure wash Exterior.
- \* Seal any small exterior cracks in Stucco, to prevent any water intrusion.
- \* Paint Exteriors of building with Behr Ultra Satan Finish paint. (2 rolled coats)

This scope of work is in general terms, and conditional on favorable weather. And repairs if any being completed before work to begin.

Certain Fronts & Patio areas to be Painted during time which the establishment is closed.

The Determined Cost of the scope of work requested would be. \$27,350.00  
All materials for this Project are Included in this amount.  
33% Deposit Prior to work beginning.

Thank You  
Mark Wiegand V.P. LEG Enterprises  
352.432.4173 Central Florida  
561.543.7318 West Palm  
legentreprises@aol.com



***ARLINGTON RIDGE CDD  
PAINTING PROPOSAL  
May 7, 2026***

**CLEAR PARTNERSHIPS**



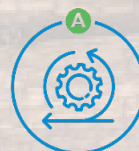
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

## Project Overview

Inframark is pleased to provide this proposal for exterior-building painting services at Arlington Ridge. The scope is intended to provide a clean, durable, and professionally finished exterior coating system for the Chesapeake Bay Grille / Tavern and Golf Shop, while maintaining careful protection of occupied building operations, landscaping, adjacent surfaces, and customer-facing access areas.

This proposal has been structured to clearly identify preparation, coating application, protection requirements, schedule expectations, commercial terms, and scope limitations. Exterior painting projects can create confusion when preparation, substrate treatment, trim coverage, doors, vents, and closeout expectations are not defined up front; this proposal is intentionally detailed to reduce that risk.

PROJECT FACTS	SCOPE BASIS
<b>Client:</b> Inframark	Exterior painting services for Chesapeake Bay Grille / Tavern and Golf Shop.
<b>Attention:</b> Gabe Montagna	Commercial 1 to 1.5 story building with stucco, wood, and concrete plank substrates.
<b>Project Site:</b> Arlington Ridge CDD	Building to remain occupied during work; sequencing and protection are included.
<b>Date:</b> May 5, 2026	Approximate paintable surface allowance: 11,000-12,000 SF for estimating and production planning.

## Decision Snapshot

Pricing Item	Description	Amount
<b>Base Bid</b>	Turnkey exterior painting using spray application with back-roll where applicable.	<b>\$24,000.00</b>
<b>Alternate - Brush &amp; Roll</b>	Brush and roll application method in lieu of spray/back-roll where required or selected.	<b>\$28,900.00</b>
<b>Schedule</b>	Estimated field duration, weather permitting and subject to final access coordination.	<b>5-10 working days</b>

## Detailed Scope of Work

The following scope is included within the base proposal and is written to clarify the responsibilities of Inframark for a complete exterior repaint package.

<b>Site Protection &amp; Setup</b>	Protect adjacent landscaping, windows, doors, signage, fixtures, hardscape, and customer-facing areas prior to active preparation or coating work. Work areas will be managed to reduce disruption to the occupied restaurant, tavern, and golf shop operations.
<b>Cleaning / Pressure Washing</b>	Pressure wash exterior surfaces scheduled to receive coating. Remove dirt, mildew, chalking residue, loose debris, and surface contamination that could compromise coating adhesion.
<b>Surface Preparation</b>	Scrape and sand loose, peeling, or failed coating conditions where encountered. Prepare edges of existing coatings to reduce visual telegraphing and improve new-coat adhesion.
<b>Minor Repairs / Caulking</b>	Perform minor paint-prep repairs including limited stucco crack treatment, caulking at gaps or open transitions, and spot patching typical to exterior repaint preparation. Scope assumes approximately 800-1,200 LF of caulking and minor crack repair allowances.
<b>Spot Priming</b>	Spot prime bare, repaired, chalky, or compromised areas as required prior to finish coating. Full-building primer is not included unless required by field conditions and approved as a change order.
<b>Finish Painting - Walls</b>	Apply minimum two-coat exterior coating system to designated wall surfaces, including stucco, wood, and concrete plank substrates. Base method includes spray application with back-rolling where suitable to promote coverage and surface penetration.
<b>Trim / Fascia / Exposed Components</b>	Paint exposed exterior trim and fascia not concealed or covered by gutter systems. Scope includes normal architectural trim conditions accessible from standard exterior painting setup.
<b>Doors / Metal / Vents</b>	Prep and coat exterior doors, metal surfaces, and approximately five roof vents using appropriate high-traffic enamel / metal coating system.
<b>Cleanup &amp; Punch List</b>	Maintain routine cleanup during the project, remove masking and project debris, perform final touch-ups, and complete a final punch-list walkthrough with property management if requested.

## Commercial Coating System & Material Basis

Inframark will utilize a premium commercial-grade exterior coating system, Sherwin-Williams or approved equal, meeting or exceeding the specified project standard. The selected system is intended for exterior durability, strong adhesion, consistent color appearance, and long-term performance in Florida conditions.

Coating Benefit	Board-Level Value
<b>Durability in Florida Conditions</b>	Exterior-rated coating system selected for UV exposure, humidity, rain, and ongoing seasonal weathering.
<b>Enhanced Adhesion</b>	Preparation, spot priming, and compatible finish coats help reduce peeling and premature coating failure.
<b>Uniform Finish Quality</b>	Two-coat application provides better coverage, color consistency, and finished appearance across mixed substrates.
<b>Moisture / Mildew Resistance</b>	Appropriate exterior coatings are selected to help resist mildew and moisture-driven surface deterioration.
<b>Lifecycle Value</b>	A properly prepared and coated exterior reduces the likelihood of premature repaint cycles and unnecessary future maintenance.

### Estimated Production Metrics

<b>Building Size Reference</b>	RFP building size reference: approximately 8,424 SF.
<b>Estimated Paintable Exterior Surface</b>	Approximately 11,000-12,000 SF for production planning and coating allowance.
<b>Exterior Finish Paint</b>	Estimated allowance: approximately 85 gallons for walls, trim, and standard exterior surfaces.
<b>Spot Primer</b>	Estimated allowance: approximately 15 gallons for spot application and preparation areas.
<b>Doors / Metal Coating</b>	Estimated allowance: approximately 8 gallons for doors, metal surfaces, and vents.
<b>Caulking / Prep Materials</b>	Estimated allowance: approximately 25 tubes plus tape, masking, and related sundries.

## Commercial Pricing

The pricing below is provided as a clear lump-sum proposal for the defined exterior painting scope. Pricing includes labor, materials, painting equipment, supervision, preparation, application, cleanup, and standard closeout for the work described herein.

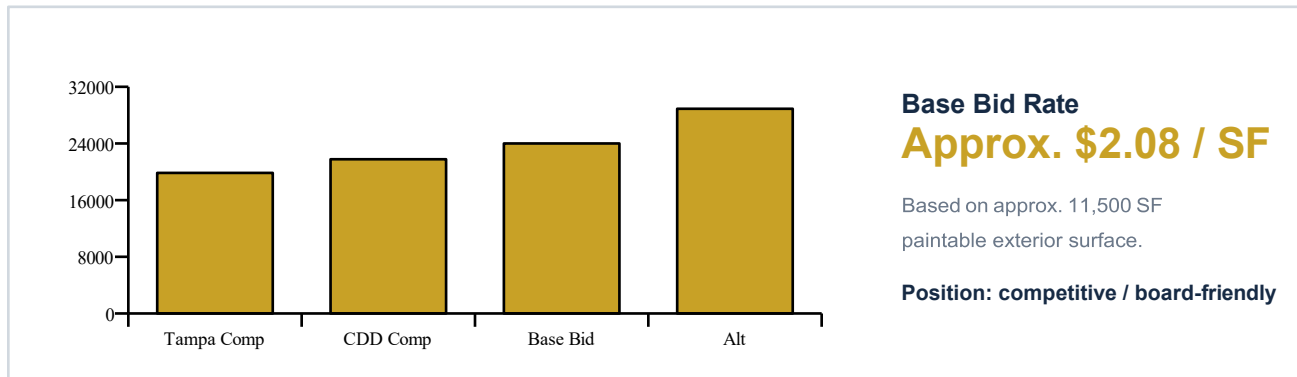
### BASE BID - EXTERIOR PAINTING SERVICES

# \$24,000.00

Turnkey exterior painting package using spray application with back-roll where appropriate. Includes surface preparation, protection, spot priming, two finish coats, trim/fascia, doors, metal surfaces, vents, cleanup, and standard closeout.

Alternate Price	Description	Total
<b>Brush &amp; Roll Alternate</b>	Alternate application method if the District elects brush and roll application in lieu of spray/back-roll. This method typically requires additional field labor and production time.	<b>\$28,900.00</b>

## Price Positioning Snapshot



## Estimated Project Schedule

Phase	Description	Estimated Duration
<b>Mobilization / Site Setup</b>	Coordinate access, staging, protection, and sequence around occupied building operations.	<b>Prior to start</b>
<b>Wash / Prep / Masking</b>	Pressure washing, scraping, sanding, minor repairs, caulking, and masking/protection.	<b>2-3 days</b>
<b>Coating Application</b>	Primer as needed, two finish coats, trim/fascia, doors, metal, and vents.	<b>3-6 days</b>
<b>Touch-Up / Cleanup / Closeout</b>	Final inspection, punch list, cleanup, and turnover.	<b>1 day</b>

## Assumptions, Clarifications, and Exclusions

- Proposal is based on the RFP information provided, visible / typical exterior repaint conditions, and the defined commercial painting scope described in this document.
- Final color selections, sheen selections, and any required owner / District approvals are to be provided before coating procurement and application.
- Minor prep, caulking, and spot patching typical to repaint work are included. Structural repairs, major carpentry, extensive stucco restoration, rot replacement, or hidden substrate failure are excluded unless separately approved.
- Work is assumed to be performed during standard working hours with reasonable access to the exterior work areas, water source, staging areas, and surfaces to be painted.
- Weather conditions may affect washing, drying, priming, coating application, and project sequencing. Schedule will be managed to protect coating performance and finished quality.
- Lift equipment, if required beyond standard access methods contemplated in the proposal, is excluded unless specifically included in writing.
- Permits, engineering, design services, hazardous material handling, lead/asbestos remediation, and concealed condition corrections are excluded.
- Final punch list is limited to work areas included in this proposal and must be reviewed within a reasonable closeout period after completion.

### Workmanship Warranty

Inframark provides a one-year workmanship warranty covering coating application defects directly related to workmanship under the defined scope. Manufacturer product warranties, if any, apply separately according to the coating manufacturer. Warranty does not cover substrate movement, water intrusion, existing coating failure beneath newly applied coatings, structural settlement, landscaping damage to coated surfaces, vandalism, owner-caused damage, or conditions outside normal exterior coating performance.

### Acceptance

Upon approval, Inframark will coordinate scheduling, material procurement, field sequencing, and project startup. This proposal is intended to provide a clear, controlled commercial framework for exterior repaint execution and board review. THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

Offered by:

**Inframark, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Accepted by:

**Arlington Ridge Community**

**Development District**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## STANDARD TERMS AND CONDITIONS

**Definitions.** As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
  - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
  - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
  - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
  - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "*Client*" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

### Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

**Employee Safety.** Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

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conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

**Permits.** Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

**Quality of Work and Materials.** The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

**Ownership of Documents and Inventions.** (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

**Approval of Work.** Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the

Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

**Compliance with Law.** All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

**Contract Schedule.** The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

**Default and Termination.** Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such

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deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

**Additional Work.** (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation, surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

**Payment Terms.** For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

**Taxes.** Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

**Indemnification.** *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.*

**Company's Liability.** The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

**Client Instructions.** Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

**Client Information and Records.** If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

**Risk of Loss.** Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

**Force Majeure.** Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of

Agreed to: \_\_\_\_\_



such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

**Insurance.** Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

**Governing Law.** This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

**Dispute Resolution.** In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

**Notices.** Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
Attn: Chris Tarase

With copy to  
Inframark, LLC  
2002 West Grand Parkway North, Suite 100

Katy, Texas 77449  
Attn: Legal Department

Client:  
Rivington Community Development District  
2005 Pan Am Circle, Suite 300, Tampa, FL 33607  
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

**Successors and Assigns.** This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a party is required, such consent shall not be unreasonably withheld.

**Non-Solicitation.** Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

**Severability.** Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

**No Third-Party Beneficiaries.** This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

**Construction of Agreement.** Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any

Agreed to: \_\_\_\_\_



provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

**Entire Agreement.** The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: \_\_\_\_\_

# The Chesapeake Bay Grill / Tavern and Golf Shop 2026 Exterior Painting Project



*Prepared for the Board of Directors  
of Arlington Ridge Community Development District*

*Attn: Lee Graffius / District Manager  
Arlington Ridge Community Development District  
4463 Arlington Ridge Blvd Leesburg, FL 34748  
(O)352-728-2186  
[Lee.Graffius@inframark.com](mailto:Lee.Graffius@inframark.com)*



Munyan Residential Painting Services LLC  
7325 Ulmerton Road  
Largo, FL 33771  
1-877-442-5062 Fax 727-441-2831

Third Generation Painting & Waterproofing Company – Established 1951  
**Florida County License Numbers**  
**Pinellas C-3854**  
**Pasco LP-09338**  
**Polk 182676**  
**Hillsborough PA2618**

May 10, 2026

The Chesapeake Bay Grill / Tavern and Golf Shop  
4467 & 4469 Arlington Ridge Blvd Leesburg, FL 34748

In Care Of:

Lee Graffius / District Manager  
Arlington Ridge Community Development District  
4463 Arlington Ridge Blvd Leesburg, FL 34748  
(O)352-728-2186  
Lee.Graffius@inframark.com

1. **This contract** is between (The Chesapeake Bay Grill / Tavern and Golf Shop) (“Owner”) whose address is (4467 & 4469 Arlington Ridge Blvd Leesburg, FL 34748) and Munyan Residential Painting Services LLC (“Contractor”) County License Number C-3854, LP-09338, LP-09338 & PA2618 whose address is 7325 Ulmerton Road, Largo, FL 33771. The Contractor will perform painting on behalf of the Owner and initialed by parties hereto on real property legally described as follows (The Chesapeake Bay Grill / Tavern and Golf Shop 4467 & 4469 Arlington Ridge Blvd Leesburg, FL 34748) as outlined in our Contract Document Exterior Repainting of The Chesapeake Bay Grill / Tavern and Golf Shop.

## 2. SCOPE OF WORK.

**A. Preparation and Painting:** Includes all necessary preparation work, painting as per the specifications detailed in the following pages, and ensuring acceptance by the customer or owner.

**B. Punch Out:** Addressing any final touch-ups or corrections promptly to meet quality standards.

**C. Surface Protection:** Non-paintable surfaces will be covered and handled delicately throughout the project to prevent any damage.

**D. Material Supply:** All materials will adhere strictly to the Paint Manufacturer's specifications.

**E. Daily Cleanup:** Garbage and debris accumulated during the work will be disposed of offsite daily, ensuring no interference with property garbage containers.

**F. Material Storage:** Project materials will be stored in an approved container/trailer, kept orderly and inconspicuous to owners and management.

### **G. Employment and Safety:**

1) Munyan Painting Service will employ its own personnel, who are covered by company insurance policies and workman’s compensation.

2) All employees will strictly adhere to Munyan Painting Service’s safety guidelines and regulations, as well as relevant OSHA guidelines.

### **H. Inspections and Supervision:**

1) Inspections will be conducted by Munyan Painting Services or an approved representative at every process change to ensure proper preparation for subsequent steps.

2) Weekly job visits and inspections will be carried out to ensure compliance with all specified guidelines for accurate and safe job performance.

3) A knowledgeable working foreman will be present on-site between weekly inspections to oversee job progression, address any concerns, and provide guidance as needed.

### **I. Utilities and Facilities:**

1) The property will supply water and electricity as needed for the work performed by Munyan Painting Service.

2) Munyan Painting Service will provide a portable toilet for workers, located in a designated area and cleaned weekly to minimize disruption.

### **J. Project Specifics:**

1) Windows will be masked during painting; masking will not remain on windows for longer than 24 hours to prevent damage or inconvenience.

2) Munyan Painting Service will issue conditional and/or final lien releases along with all draw requests.

3) Any additional work or adjustments beyond the initial bid will require a revised work order signed by the customer before implementation.

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**K. Areas Designated for Painting:**

- 1) Exterior:
  - a. All Exterior Previously Painted Stucco and Siding.
  - b. All Exterior Previously Painted wood Trim and Facia
  - c. Previously Painted Exterior Ceilings
  - d. Previously Painted Previously Painted Doors and frames (Exterior Side)
  - e. Previously Painted accent areas
  - f. Previously Painted roof vents and extractors
  - g. Previously Painted Decoratives shutters
  - h. Previously Painted columns

**L. Areas Not Designated for Painting:**

- 1) Vinyl ceilings and soffits
- 2) Pavers / Bricks / Decorative stone
- 3) Curbing / Sidewalks / Any Parking Lines
- 4) Window frames / Light poles
- 5) Any type of fence, rails, Railings, handrails, etc. unless otherwise mentioned above.
- 6) Stucco Repairs beyond hairlines cracks
- 7) Roof
- 8) Screen framing or structure.
- 9) Any Type of Decking Surfaces
- 10) Signage
- 11) Fire equipment
- 12) Natural concrete surfaces
- 17) All items not specifically mentioned.

**M. Special Conditions**

- 1) 300 LF of caulking removal and replacement is included in the base price.
- 2) Stucco Hairlines Cracks are included in base price.

**3. CONTRACT PRICING**

For all services performed by contractor, Owner will pay Contractor the specific price of accepted work below. A deposit in the amount of 20% of the full contract amount including all authorized options is due and payable upon 15 days of contract execution.

- A. BASE PRICE. Base price includes all areas listed above under Scope of Work. For all Base price work, Owner will pay Contractor the specific price of **\$34,832.00**.

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## B. PROGRESS PAYMENTS AND FINAL PAYMENT.

The Contractor shall submit an application for payment in progress draws. Thereafter, upon completion in full of all Work, including all punch list work, a final payment of the balance shall be due, subject to the provisions of this Contract and any reductions or increases as provided for in this Contract.

As a prerequisite to receiving any payment hereunder, the Contractor shall submit to the Client Conditional Partial Releases of Lien for Work completed or materials supplied or, if completion is final, Conditional Final Releases of Lien from all persons or entities who supplied labor or materials to the job, whether or not such person or entity served a Notice to Owner and who are not in privity with the Client along with a Final Contractor's Payment Affidavit.

All Work will be reviewed by the Client. If the Work is acceptable, payment shall be made as set forth herein. If any work is not performed in accordance with Contract specifications, manufacturer guidelines and applicable building codes, the Client shall, at its discretion, withhold a sum of money the Client reasonably believes will be needed to remedy said defects or deficiencies. Client shall, within five (5) days of such refusal to make payment, engage an AIA qualified Architect, Professional Engineer or licensed Contractor to review Client's decision and detail in writing any such deficiencies and provide Contractor a copy of the Report within five (5) day period. If the report identifies Contractor's failure to meet such requirements, Contractor and Client shall meet within five (5) of the date Contractor is provided a copy of the Report and discuss a plan to correct such deficiencies, within 30 days of the meeting. If the Report does not identify any such deficiencies, Client shall make payment within five (5) days of the date the Report is provided to Contractor.

**FINAL PAYMENT.** Contractor shall notify Client in writing when all work required by this Contract is fully completed, including all punch list items. The Work shall be deemed completed when all work has been fully and properly performed. Within ten (10) business days after receipt of the notice of completion, Client shall either issue a written certification of completion if the Work fully complies with the Contract, or, if the Work does not comply with the Contract, issue a punch list notice to Contractor detailing any defective or incomplete work. If Client sends Contractor a punch list notice, Contractor shall be entitled to final payment only after the items on that list are corrected and/or completed. Work to be corrected and/or completed pursuant to a punch list must be completed within 10 calendar days of the issuance of a punch list. Client shall make the final payment within ten (10) business days after the issuance of the certification of completion or, if a punch list notice has been issued, after all items on that list are corrected and/or completed, subject to the condition that final payment shall not be due until the Contractor has delivered to the Client a complete release of all liens arising out of this Contract, or in the alternative, if such a release cannot be provided, a bond reasonably satisfactory to Client indemnifying Client against such liens. In order to fulfill this section, Contractor shall provide to Client a Contractor's Final Affidavit indicating that all subcontractors, laborers, materialmen and suppliers have been paid for the work completed, and Contractor shall also deliver executed Final Waiver and Release of Lien forms for each subcontractor, materialman, or supplier, and executed warranties and as may be provided elsewhere in the Contract or attachment, or if such releases cannot be provided, a bond reasonably satisfactory to Client indemnifying Client against such liens. Payments not timely made shall accrue interest rate of 18% per annum until fully paid.

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#### **4. PAINT WARRANTY.**

Munyan Residential Painting Services LLC., the Contractor shall extend the (Sherwin Williams) standard exterior warranty of (10) Ten years. Example paint warranty to be provided with the paint specification.

Except as are set forth herein, there are no warranties, expressed or implied, made by Contractor and all warranted, including merchantability, habitat ability or fitness for any purpose or intended use are disclaimed. Contractor shall assign to Owner any manufacture's warranties incorporated into his construction. But otherwise, Contractor makes no warranties about this there to.

#### **5. SECURITY.**

It will be necessary for the Contractor to register his personnel if it is necessary for them to enter or leave the building.

#### **6. ROOF PROTECTION.**

It is recognized that the Contractor may attach scaffold and/or scaffold clamps to the parapet walls of the building to carry out the work. In moving around the roofs, or on terraces, the Contractor shall provide protective deck boards or strips of plywood to prevent damage to the roof, parapets, or terraces.

#### **7. WINDOWS.**

If during the execution of the work, one of the employee's breaks a window while performing his duties, the Contractor shall, cover the opening to protect from the elements and replace the window glass promptly. This will be done based on availability of the replacement glass. Extreme care shall be taken while removing any spattered paint from the surface to avoid scratching.

#### **8. PREPARATION AND MATERIAL APPLICATION OF SURFACES TO BE PAINTED.**

The intent of the Technical Specifications is to describe all required work, conditions or performance, and materials for the property.

##### **A. Pressure Cleaning:**

- a. All exterior surfaces designated for painting are to be pressure cleaned using a minimum of 3000 lbs/psi to remove surface contamination, salt deposits and mildew.
- b. On areas where mildew is present, remove mildew using a solution of Clorox Chlorine and Soilax per five gallons of water. Mix thoroughly, apply to surface with stiff brush, broom or wand allow reaction time, rinse with pressure cleaner or water hose.
- c. If severe sheets of peeling occur due to failure of past application of coatings, the Contractor shall be reimbursed for the additional time required in removing excess paint peeling.
- d. The removal of severe paint peeling is limited to Five Hundred Square Feet (500 SF) in our base bid.

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## **B. Material Application:**

### **1. Exterior Siding and Stucco Walls**

- A. Prime as needed: Sherwin Williams Loxon conditioner (LX03V)
- B. 1<sup>st</sup> Coat: Sherwin Williams Exterior Duration Satin (K62 Series)
- C. 2<sup>nd</sup> Coat: Sherwin Williams Exterior Duration Satin (K62 Series)

### **2. Exterior Fascia, Wood Trim, Accent bands and accent Colors.**

- A. Prime as needed: Sherwin Williams Loxon conditioner (LX03V)
- B. 1st Coat: Sherwin Williams Exterior Duration Satin (K62 Series)
- C. 2nd Coat: Sherwin Williams Exterior Duration Satin (K62 Series)

### **3. Exterior Ceilings.**

- A. Prime as needed: Sherwin Williams Loxon conditioner (LX03V)
- B. 1st Coat: Sherwin Williams Exterior Duration Satin (K62 Series)
- C. 2nd Coat: Sherwin Williams Exterior Duration Satin (K62 Series)

### **4. Exterior doors, frames and roof ventilations**

- A. Prime as needed: Sherwin Williams Pro Ind. ProCryl
- B. 1st Coat: Sherwin Williams Pro Ind. WB. Alkyd Urethane Enamel SemiGloss
- C. 2nd Coat: Sherwin Williams Pro Ind. WB. Alkyd Urethane Enamel SemiGloss

## **C. STUCCO REPAIRS.**

- 1) All hairline cracks (less than 1/16") are to be detailed with Elastomeric Patching Compound to match existing texture as close as possible. Bridge crack approximately 2" on both sides and crown center directly over crack approximately 1/16" to allow for thermal movement.
- 2) All cracks greater than 1/16" are to be routed open to form "U" or "V" shape, dusted clean, and packed with One Part Urethane Sealant. Force Urethane into crack to insure adhesion to inner wall surface. Permit Urethane to tack cure, then apply a detailed coat of Elastomeric Patching Compound over repaired areas. Bridge crack approximately 1/16" to allow for thermal movement. Match existing texture as close as possible.

Note: **Structural patching can no longer be performed by a Painting Contractor. If any such repair is necessary, it must be performed by a General Contractor licensed to do such work. Any repairs can be completed through our restoration division who are Certified General Contractors.**

## **D. CAULKING**

- 1) Existing sealants will be inspected for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old materials will be removed and replaced. The cost to complete the removal and replacement of failing sealants will be an additional expense based on a per linear foot basis.
- 2) Any sealants which are not removed and replaced are not warranty.

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**9. CONTRACTOR’S RESPONSIBILITIES.**

- A. Workmen’s Compensation shall be carried for Contractor’s employees, coverage, and Payment’s according to Florida State Law. Exemptions shall not be allowed.
- B. Contractor shall have a valid painting license.
- C. Contractor shall obtain all necessary permits. The cost of these permits is the responsibility of the Owner and will be invoiced accordingly.
- D. Contractor shall pay all municipal and utility company fees, i.e., for closing off sidewalks or de-energizing power lines. These charges are solely the responsibility of the Owner and will be invoiced to the Owner, if incurred.
- E. The Contractor shall provide certificates and maintain the following insurance coverages to the stated limits applicable:
  - 1) General Liability ..... \$1,000,000 per occurrence
    - i. .... \$2,000,000 Aggregate
  - 2) Employer’s Liability ..... \$1,000,000/\$500,000/\$100,000
  - 3) Umbrella Liability ..... \$4,000,000 per occurrence
    - ii. .... \$5,000,000 Aggregate

*\*The umbrella must be more than both General Liability and Employer’s Liability*

- F. The contractor shall comply with all fire and OSHA safety regulations throughout the project.
- G. If the owner’s representative feels that unsafe conditions exist, she/he has the right to stop the project until condition is corrected.
- H. Contractor shall notify Owner’s representative three (2) days in advance of starting and painting and/or pressure cleaning so that vehicles are moved by tenants/unit owners.
- I. Contractor may furnish a list of pre-existing conditions on the project. This list, covering items at project, will protect the Contractor in the event he is questioned regarding conditions that were present prior to commencement of project.
- J. The Contractor shall arrange with the Owner for working space, space for storage trailer for materials, and access to the areas where work of the Contractor is to be performed.
- K. The Contractor, once having started the work, shall continuously and expeditiously proceed with its vigorous prosecution until completion.
- L. All stages, ladders, etc. shall be secured at the end of each workday.

- M. Should any unforeseen conditions be found during the work the Contractor shall notify Manufacture (Sherwin Williams), Technical Department, immediately to determine remedial measures necessary to correct same.
- N. These specifications and our Contract Document are in effect for three (3) months from this date. If the work has not commenced within three (3) months, a re-inspection will be required to validate warranty and/or pricing.
- O. These specifications are prepared assuming application of the same or similar color to existing finish. For transparent colors or color changes it is recommended that one gallon of sealer and one gallon of finish color be applied to see if proper hiding is achieved. If same or similar colors do not cover according to the specifications, an extra amount shall be paid to the Contractor for the third coat. This shall be established at the start of the project.
- P. The contractor shall not be responsible for the cleaning of any outdoor carpeting upon completion of pressure cleaning.

## 10. SUBMITTALS.

- A. Color selection shall be made by appointed representatives.
- B. Upon request by Owner, a sample of the final finish shall be prepared on the job utilizing existing wall surfaces before job commencement.

## 11. OWNER'S RESPONSIBILITIES.

1. Owner or Association is to cut back shrubbery to permit workmen free and adequate access to areas designated for painting.
2. Owner shall have cars moved according to schedules so that contract is not delayed during painting project, upon (2) days notice to prevent possible paint splatter.
3. Owner shall be responsible for removing and replacing all items from screened balconies and/or patios so items are not damaged. Any item damaged because it is not removed shall not be the responsibility of the Contractor.
4. Owner agrees to supply the Contractor with necessary electricity and water required to operate his equipment and carry out the work. The owner shall supply electricity and water at no cost to the contractor.
5. Owner to remove and replace all screens, as necessary. Owner shall be responsible for leaving or removing window screens during the painting process.
6. Owner shall replace broken roof tiles that are broken during pressure cleaning and painting building.
7. This work is being performed for the Owners benefit and at the Owners risk regarding inclement weather. Any mobilization or demobilization expenses and any exterior protection of building areas exposed during process of work due to hurricanes and other atypical inclement weather would be chargeable on a time and material basis.
8. If Owner postpones a contract from the original start date, more than 60 days, a 5% increase shall be charged for entire contract amount to cover the increase of labor and material cost. An exception in the 5% increase would pertain to any long-term Contract agreed to by both parties.

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## **12. EXTRA WORK.**

Should Owner, construction lender, or any public agency or inspector direct any modification of or addition to the work covered by this Contract, the cost shall be added to the contract price. This includes extra work after the arising because of new or additional standards, Ordinance's, regulations which arise after the date of this Contract, or unforeseen utility Line's, unsuitable materials in the earth, or other conflicts that are not specifically identified in this contract. In the case of all extra work hereunder, the Contractor will be paid the cost of work, together with a sum equal to 15% percent for its overhead profit plus an administrative fee of \$55.00 for each change order. Payments for extra work will be made as extra work progresses, concurrently with progress payments. Orders for extra work should be made in writing, with the price agreed to in advance. However, if extra work is performed pursuant to verbal direction of Owner, the Contractor is entitled to be paid for such work, whether the extra work order is reduced to writing.

## **13. TIME FOR COMPLETION OF WORK.**

Contractor & Owner will agree on start date. Contractor will commence work and shall use its best efforts to complete the work in a timely manner subject to permissible delays. However, no damages for delays in the completion of the work shall exist in favor of Owner.

## **14. BUILDING PERMITS, CHARGES AND EXACTIONS.**

Owner will provide and pay for all necessary engineering and testing reports, building permits as well as bonds, assessments, hookup chargers, financing fees, facility fees, and exactions of utilities and public agencies that are imposed to pay facilities costs. These costs are in addition to the price set forth.

## **15. LABOR AND MATERIAL.**

The Contractor shall pay all valid charges for labor and material incurred by Contractor and used in the construction of the project. Contractor is excused from this obligation for bills received in any period during which the Owner is in arrears in making payments to Contractor.

## **16. DEFAULT.**

If Owner should default in any of its obligations under this Contract, Contractor may recover, as damages, either the reasonable value of the work performed by Contractor, or the balance of the Contract price plus any other damages sustained because of Owner's default. If, after signing this Contract, Owner refuses to permit Contractor to proceed with the construction of the project, Owner realizes Contractor would suffer damages including loss of profit which Contractor would otherwise have made on the project. It would be difficult and impractical to determine the amount of such damaged, and it is therefore agreed that, in the event of such default, Owner will pay Contractor fifteen (25%) percent of the contract price liquidated damages.

## **17. DELAY.**

Contractor shall be excused for the delay in completion of the contract by Acts of God, acts of the Owner, inclement weather, labor trouble, acts of public agencies, inspectors, or public utilities, extra work, failure of the Owner to make progress payments promptly, or other contingencies unforeseen by Contractor and beyond the reasonable control of Contractor.

## **18. RIGHT TO STOP WORK OR TERMINATE CONTRACT.**

A. Contractor's Termination. Contractor may, on fifteen (15) days' written notice to the Client, terminate the Contract before completion of the Work when for a period of fifteen (15) days after a payment is due, through

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no fault of the Contractor, Client wrongfully fails to issue a progress or other payment to the Contractor, or when Client otherwise materially breaches this Contract. On termination under these circumstances, Contractor may only recover from the Client payment for all work completed through the date of termination based upon the itemization of work set forth in Exhibit "A", any additional approved work orders, and payment of 25% of the remaining contract balance.

- B. Client's Termination. Subject to the provisions of this Contract, and without prejudice to Contractor's rights under this Contract, Client may, on fifteen (15) days' notice to Contractor, terminate this Contract before completion of the Work, without prejudice to any other remedy the Client may have, when Contractor defaults in performance of any material provision of the Contract or fails to carry out the Work in substantial compliance with the material provisions of this Contract. Such termination shall be further evidenced by a written Report, obtained by an AIA Architect, Professional Engineer, or Licensed Contractor who shall not be associated with doing the work asserted to have been defective or incomplete. On termination under these circumstances and in accordance with the terms of this Contract, Client may finish the Work in a reasonable and efficient way as outlined in the Report. If the reasonable out of pocket expense of finishing the Work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to Client. On default by Contractor, but without prejudice to Contractor's rights under this Contract, Client may elect not to terminate this Contract, and in that event, the Client may make good the deficiency that the default has caused and deduct the direct and reasonable costs, including attorney's incurred by the Client in securing compliance, from any payment then or to become due to Contractor but without prejudice to a Contractor's assertion of its rights and defenses under this Contract. In the event that Client terminates the Contract after the Work has commenced for reasons other than non-performance and solely for its convenience, the Contractor shall only be entitled to compensation for the portion of the actual work it has properly completed and the amount of materials purchased prior to termination, plus 25% of the remaining Contract price.

#### **19. ATTORNEY'S FEES.**

In the event of litigation arising out of this Contract or the performance thereof, the court will award reasonable attorney's fees incurred to resolve any dispute, dispute resolution proceedings, trial preparation, and trial appeal to the prevailing party. It is understood that both sides are to give up the right to a jury trial. Both sides agree to have a judge decide contract disputes. "To the full extent permitted by law, the parties hereby express and knowingly waive any right to jury trial they may have for all causes, claims, and issues in any way relating to or directly, indirectly, wholly, or in part, arising from the contract."

#### **20. BINDING OF SUCCESSORS.**

All the provisions of this contract will be binding on the assignees, successors, parent companies, and subsidiary companies of both parties. If either party is acquired by a corporation through purchase, merger, or consolidation, the provision of this Contract will be binding on the successor or surviving corporation.

#### **21. GOVERNING LAW.**

This Contract shall be interpreted and governed by the laws of the State of Florida. Venue for any litigation arising hereunder shall be exclusively in (Lake County) and each party hereto hereby waives all rights it may otherwise have to selection of venue.

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**22. DEFENSES TO ENFORCEMENT OF CONTRACT AND RIGHT TO CURE.**

No claim or set off shall be allowed or made by Owner to Contractor based on any claim, including an alleged breach of Contract, delay, breach of warranty, claims, for deficient workshop or other claim arising hereunder until thirty (30) days have elapsed following the furnishing to Contractor a written notice as provide herein. Said written notice shall set forth, in detail, the alleged claim, defect or breach and the remedy requested. Said notice shall be furnished to Contractor at the address set forth herein, via certified mail return receipt requested. The thirty (30) day period shall begin to run upon receipt of said Contractor. During said thirty (30) Day period, Contractor shall have the opportunity to address or cure any such claim and Owner shall provide access and full cooperation in the resolving of any such claim. In the event such notice is provided, as set forth herein, prior to the time of a scheduled draw payment or final payment, no defenses or setoff to such payment shall exist.

**23. INDEMNIFICATION.**

Contractor shall indemnify and hold harmless the property owner, the property management company from and against all claims, damages, losses, judgments and expenses including, but not limited to, attorney's fees in litigation, arising out of or resulting from the Contractor's performance under this Agreement, or in violation of this Agreement, within the limitation or exclusion of the contractors insurance policies when caused in whole or in part by any negligent act or omission by anyone directly or indirectly employed by the Contractor or anyone for whose acts the Contractor may be liable.

**24. SEVERABILITY.**

Should any provision or portion of this Agreement be adjudged invalid, illegal, unconscionable or in conflict with any law of the State of Florida, the validity, legality and enforceability of all remaining provisions and portions of this Agreement shall not be affected or impaired thereby.

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**As to Owner:**

The Chesapeake Bay Grill / Tavern and Golf Shop  
4467 & 4469 Arlington Ridge Blvd Leesburg, FL 34748  
Lee Graffius / District Manager  
Arlington Ridge Community Development District  
4463 Arlington Ridge Blvd Leesburg, FL 34748  
(O)352-728-2186  
[Lee.Graffius@inframark.com](mailto:Lee.Graffius@inframark.com)

\_\_\_\_\_  
Owners Name (Please Print)

\_\_\_\_\_  
Signature

Date \_\_\_\_\_

**As to Contractor:**

Munyan Residential Painting Services LLC  
7325 Ulmerton Road  
Largo, FL 33771

By Steven Rivera – Central Florida PM  
\_\_\_\_\_  
Authorized Representative

Signature \_\_\_\_\_

## **Subsection 5C**

# **Resolution 2026-06: Approving Proposed Budget and Setting Public Hearing**

**RESOLUTION 2026-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Arlington Ridge Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Inframark, Infrastructure Management Services, 4463 Arlington Ridge Boulevard, Leesburg, Florida 34748. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The

Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 20, 2026  
 HOUR: 2:00 P.M.  
 LOCATION: Fairfax Hall  
 4475 Arlington Ridge Boulevard  
 Leesburg Florida 34748

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Leesburg and Lake County, Florida at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY 2026.**

ATTEST:

**ARLINGTON RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

## **Subsection 5C.i**

# **Exhibit A – FY 2026/2027 Proposed Budget**



*Arlington Ridge*  
*Community Development District*

**FISCAL YEAR 2027**

**Proposed Budget**

**5/11/2026**

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

**Arlington Ridge**  
**Community Development District**



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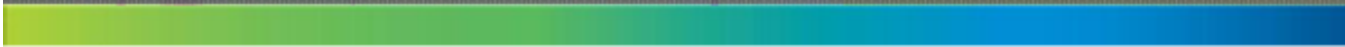
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**Arlington Ridge**  
Community Development District

**Operating Budget**  
FY 2027



# Arlington Ridge

## Community Development District

## General Fund

### Summary of Revenues Expenditures and Changes in Fund Balance

#### Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$45,000.00	\$17,565.00	\$27,435.00	\$45,000.00	0%	\$45,000.00
Rental Income- Fairfax Hall	\$4,500.00	\$2,519.00	\$1,981.00	\$4,500.00	0%	\$500.00
Special Assmnts- Tax Collector	\$2,643,715.00	\$2,519,247.00	\$124,468.00	\$2,643,715.00	0%	\$2,903,423.27
Special Assmnts- Discounts		\$0.00	\$0.00	\$0.00	0%	-\$116,136.93
RV Parking Lot Revenue	\$17,250.00	\$14,585.00	\$2,665.00	\$17,250.00	0%	\$16,000.00
Other Miscellaneous Revenues	\$1,500.00	\$617.00	\$883.00	\$1,500.00	0%	\$2,500.00
<b>TOTAL REVENUES</b>	<b>\$2,711,965.00</b>	<b>\$2,554,533.00</b>	<b>\$157,432.00</b>	<b>\$2,711,965.00</b>	<b>0%</b>	<b>\$2,851,286.34</b>
<b>EXPENDITURES</b>						
<i>Financial and Administrative</i>						
Supervisor Fees	\$15,000.00	\$2,800.00	\$12,200.00	\$15,000.00	0%	\$15,000.00
Onsite Management Services	\$255,540.00	\$149,065.00	\$106,475.00	\$255,540.00	0%	\$263,042.70
District Management Services	\$66,039.00	\$38,523.00	\$27,516.00	\$66,039.00	0%	\$68,020.17
ProfServ - Arbitrage Rebate	\$600.00	\$600.00	\$0.00	\$600.00	0%	\$600.00
Dissemination Agent/Reporting	\$5,000.00	\$2,917.00	\$2,083.00	\$5,000.00	0%	\$5,000.00
Trustees Fees	\$10,000.00	\$3,701.00	\$6,299.00	\$10,000.00	0%	\$10,000.00
Attorneys Fees	\$120,000.00	\$47,407.00	\$72,593.00	\$120,000.00	0%	\$120,000.00
District Engineer	\$50,000.00	\$7,220.00	\$42,780.00	\$50,000.00	0%	\$40,000.00
Assessment Roll	\$7,500.00	\$4,375.00	\$3,125.00	\$7,500.00	0%	\$7,500.00
Auditing Services	\$5,000.00	\$3,900.00	\$1,100.00	\$5,000.00	0%	\$18,300.00
Computer Supplies/Equipment	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Postage	\$1,500.00	\$42.00	\$1,458.00	\$1,500.00	0%	\$1,000.00
Information Technology	\$7,500.00	\$1,386.00	\$6,114.00	\$7,500.00	0%	\$5,000.00
Legal Advertising	\$3,000.00	\$2,447.00	\$553.00	\$3,000.00	0%	\$3,000.00
Office Supplies	\$2,500.00	\$406.00	\$2,094.00	\$2,500.00	0%	\$2,500.00
Rentals & Leases	\$4,000.00	\$1,350.00	\$2,650.00	\$4,000.00	0%	\$4,000.00
Annual District Filing Fees	\$200.00	\$175.00	\$25.00	\$200.00	0%	\$200.00
Dues, Licenses & Fees	\$9,750.00	\$3,746.00	\$6,004.00	\$9,750.00	0%	\$9,750.00
Miscellaneous Expenses	\$1,000.00	\$618.00	\$382.00	\$1,000.00	0%	\$5,000.00
Website Admin Services	\$1,583.00	\$923.00	\$660.00	\$1,583.00	0%	\$1,650.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$58,068.47
<b>Total Financial and Administrative</b>	<b>\$569,212.00</b>	<b>\$271,601.00</b>	<b>\$297,611.00</b>	<b>\$569,212.00</b>	<b>0%</b>	<b>\$641,131.34</b>
<i>Insurance</i>						
Public Officials Liability	\$9,234.00	\$8,700.00	\$534.00	\$9,234.00	0%	\$9,570.00
Property & Casualty	\$130,000.00	\$104,511.00	\$25,489.00	\$130,000.00	0%	\$99,285.00
General Liability	\$13,401.00	\$12,627.00	\$774.00	\$13,401.00	0%	\$15,266.00
Workers Compensation	\$850.00	\$0.00	\$850.00	\$850.00	0%	\$850.00
<b>Total Insurance</b>	<b>\$153,485.00</b>	<b>\$125,838.00</b>	<b>\$27,647.00</b>	<b>\$153,485.00</b>	<b>0%</b>	<b>\$124,971.00</b>
<i>Utility Services</i>						
Electric Utility Services	\$110,000.00	\$60,695.00	\$61,700.99	\$122,395.99	11%	\$135,000.00
Utility-Water & Sewer	\$54,000.00	\$48,523.00	\$49,327.25	\$97,850.25	81%	\$55,000.00
Street Lights	\$138,000.00	\$51,982.00	\$52,843.58	\$104,825.58	-24%	\$140,000.00
<b>Total Utility Services</b>	<b>\$302,000.00</b>	<b>\$161,200.00</b>	<b>\$163,871.82</b>	<b>\$325,071.82</b>	<b>8%</b>	<b>\$330,000.00</b>

# Arlington Ridge

## Community Development District

## General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
<b>Amenity</b>						
Janitorial - Services & Supplies	\$85,000.00	\$29,122.00	\$55,878.00	\$85,000.00	0%	\$82,000.00
Repair and Maintenance	\$150,000.00	\$92,459.00	\$57,541.00	\$150,000.00	0%	\$125,000.00
Restaurant Repairs & Maintenance	\$35,000.00	\$7,903.00	\$27,097.00	\$35,000.00	0%	\$50,000.00
Road Repair & Maintenance	\$30,000.00	-\$166.00	\$30,166.00	\$30,000.00	0%	\$25,000.00
Pool Maintenance - Contract	\$72,000.00	\$35,757.00	\$36,243.00	\$72,000.00	0%	\$74,160.00
Security Monitoring Services	\$171,000.00	\$73,119.00	\$97,881.00	\$171,000.00	0%	\$78,000.00
Special Events	\$5,000.00	\$3,249.00	\$1,751.00	\$5,000.00	0%	\$5,000.00
Holiday Decorations	\$2,000.00	\$1,394.00	\$606.00	\$2,000.00	0%	\$7,500.00
<b>Total Amenity</b>	<b>\$550,000.00</b>	<b>\$242,837.00</b>	<b>\$307,163.00</b>	<b>\$550,000.00</b>	<b>0%</b>	<b>\$446,660.00</b>
<b>Landscape and Pond Maintenance</b>						
Landscape Maintenance - Contract	\$293,592.00	\$146,796.00	\$146,796.00	\$293,592.00	0%	\$299,388.00
Landscaping - Mulch	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
Landscaping - Replacement	\$20,000.00	\$2,800.00	\$17,200.00	\$20,000.00	0%	\$25,000.00
Landscape Storm Clean up & Tree Removal	\$35,000.00	\$37,950.00	\$0.00	\$37,950.00	8%	\$40,000.00
Irrigation Maintenance	\$25,000.00	\$22,105.00	\$2,895.00	\$25,000.00	0%	\$30,000.00
Pond/Littoral Shelf & Wetland Management	\$33,475.00	\$16,738.00	\$16,737.00	\$33,475.00	0%	\$34,136.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$437,067.00</b>	<b>\$226,389.00</b>	<b>\$213,628.00</b>	<b>\$440,017.00</b>	<b>1%</b>	<b>\$458,524.00</b>
<b>Capital Expenditures &amp; Projects</b>						
Property Enhancements	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$0.00
Annual Projects	\$200,000.00	\$82,297.00	\$117,703.00	\$200,000.00	0%	\$300,000.00
<b>Total Capital Expenditures &amp; Projects</b>	<b>\$225,000.00</b>	<b>\$82,297.00</b>	<b>\$142,703.00</b>	<b>\$225,000.00</b>	<b>0%</b>	<b>\$300,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,236,764.00</b>	<b>\$1,110,162.00</b>	<b>\$1,152,623.82</b>	<b>\$2,262,785.82</b>	<b>1%</b>	<b>\$2,301,286.34</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$475,201.00	\$1,444,371.00	-\$995,191.82	\$449,179.18	-5%	\$550,000.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfer Out - Capital Reserve	-\$404,750.00	-\$404,750.00	\$0.00	-\$404,750.00	0%	-\$450,000.00
Transfer Out - Golf Course/Food & Beverage	-\$70,451.00	-\$70,451.00	\$0.00	-\$70,451.00	0%	-\$100,000.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-\$475,201.00</b>	<b>-\$475,201.00</b>	<b>\$0.00</b>	<b>-\$475,201.00</b>		<b>-\$550,000.00</b>
Net change in fund balance	\$0.00	\$969,170.00	-\$995,191.82	-\$26,021.82	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$460,839.00</b>	<b>\$460,839.00</b>	<b>\$0.00</b>	<b>\$460,839.00</b>	<b>0%</b>	<b>\$434,817.18</b>
<b>FUND BALANCE, ENDING</b>	<b>\$460,839.00</b>	<b>\$1,430,009.00</b>	<b>-\$995,191.82</b>	<b>\$434,817.18</b>	<b>-6%</b>	<b>\$434,817.18</b>

**Arlington Ridge**  
Community Development District

*Reserve Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Reserve Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$37,308.00	\$25,789.00	\$11,519.00	\$37,308.00	0%	\$38,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$37,308.00</b>	<b>\$25,789.00</b>	<b>\$11,519.00</b>	<b>\$37,308.00</b>	<b>0%</b>	<b>\$38,000.00</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Miscellaneous Expenses	\$0.00	\$3,267.00	\$0.00	\$3,267.00	0%	\$0.00
Irrigation Repairs	\$0.00	\$146,223.00	\$0.00	\$146,223.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$149,490.00</b>	<b>\$0.00</b>	<b>\$149,490.00</b>	<b>0%</b>	<b>\$0.00</b>
<i>Other Physical Environment</i>						
R&M- Emergency & Disaster Relief	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Other Physical Environment</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$149,490.00</b>	<b>\$0.00</b>	<b>\$149,490.00</b>	<b>0%</b>	<b>\$0.00</b>
Excess (deficiency) of revenues Over (under) expenditures	\$37,308.00	-\$123,701.00	\$11,519.00	-\$112,182.00	-401%	\$38,000.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Transfer In- General Fund	\$404,750.00	\$404,750.00	\$0.00	\$404,750.00	0%	\$450,000.00
Transfer In- GF (Sales Center)	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$404,750.00</b>	<b>\$404,750.00</b>	<b>\$0.00</b>	<b>\$404,750.00</b>		<b>\$450,000.00</b>
Net change in fund balance	\$442,058.00	\$281,049.00	\$11,519.00	\$292,568.00	-34%	\$488,000.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$1,363,012.00</b>	<b>\$1,363,012.00</b>	<b>\$0.00</b>	<b>\$1,363,012.00</b>	<b>0%</b>	<b>\$1,655,580.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$1,805,070.00</b>	<b>\$1,644,061.00</b>	<b>\$11,519.00</b>	<b>\$1,655,580.00</b>	<b>-8%</b>	<b>\$2,143,580.00</b>

**Arlington Ridge**  
 Community Development District



**Exhibit "A"**  
 Allocation of Fund Balances

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,363,012.00
Net Change in Fund Balance - Fiscal Year 2026	\$442,058.00
Reserve Expenditures - Fiscal Year 2026	-\$149,490.00

<b>Estimated Funds Available - 9/30/2026</b>	<b>\$1,655,580.00</b>
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**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,655,580.00
Less: First Quarter Operating Reserve	\$0.00
Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	
Capital Project Reserve Contribution	\$488,000.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00

<b>Total Allocation of Available Funds</b>	<b>\$2,143,580.00</b>
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**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Rental Income-Fairfax Hall**

Estimated income from residents renting Fairfax Hall for events and massage and nail 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. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**RV Lot**

Included bar code replacements and access card replacement fees

**Other Miscellaneous Revenues**

Included bar code replacements and access card replacement fees

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Management**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its bonds.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**District Engineer**

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

**Assessment Roll**

Inframark provides services in relation to the preparation of the annual assessment roll which is provided to the tax collector.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Computer Supplies/Equipment**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Postage**

This item refers to the cost of materials and service for mailings on behalf of the District.

**Information Technology**

Cost related to information technology for the district.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Office Supplies**

Miscellaneous supplies for the districts office.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Annual District Filing Fees**

Annual filing fees for the district to maintain in compliance.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Miscellaneous Expense**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Insurance**

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Workers Compensation**

District's share of expenses for workers compensation when a claim is filed.

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Utility Water/Sewer**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Amenity**

**Janitorial Services & Supplies**

Cost of janitorial services and supplies for CDD Facilities.

**Repairs & Maintenance**

Costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

**Budget Narrative**  
Fiscal Year 2027

**Amenity** (continued)

**Restaurant Repairs & Maintenance**

Costs related to the miscellaneous expenses for the Chesapeake Bay Grille and Village Tavern that occur during the fiscal year.

**Roadway Repair & Maintenance**

Represents the estimated expenditures for any maintenance of roadways and sidewalks.

**Pool Maintenance**

Cost of pool maintenance and repairs to facilitate pool services.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Landscape and Pond Maintenance**

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping – Mulch**

Cost of mulch installation throughout the District.

**Landscaping –Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Landscaping – Storm Clean Up & Tree Removal**

Costs related to clean up around the district after a storm and potential tree removal due to damage

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Pond/Littoral Shelf & Wetland Management**

Monthly lake management services including aquatic weed control

**Capital Expenditures and Projects**

**Annual Projects**

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

**Budget Narrative**  
Fiscal Year 2027

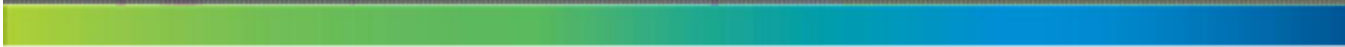
**Other Financing Sources**

**Interfund Transfer Out – Capital Reserve**

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

**Interfund Transfer Out – Golf Course/Food & Beverage**

Represents the District's obligated amount to transfer to the Golf Course or Food & Beverage should there any shortfall in the operating account.



**Arlington Ridge**  
Community Development District

**Debt Service Budget**  
FY 2027



**Arlington Ridge**  
Community Development District

*Debt Service Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2006 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$7,212.00	\$0.00	\$7,212.00	0%	\$7,212.00
Special Assmnts- Tax Collector	\$197,048.00	\$172,469.00	\$24,579.00	\$197,048.00	0%	\$209,625.00
Special Assmnts- Discounts	\$0.00	\$51,084.00	\$0.00	\$51,084.00	0%	-\$8,385.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$197,048.00</b>	<b>\$230,765.00</b>	<b>\$24,579.00</b>	<b>\$255,344.00</b>	<b>30%</b>	<b>\$208,452.00</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,192.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$4,192.50</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	0%	\$110,000.00
Principal Debt Retirement - Special Call	\$0.00	\$25,000.00	\$0.00	\$25,000.00	0%	\$0.00
Interest Expense	\$82,775.00	\$39,325.00	\$43,450.00	\$82,775.00	0%	\$77,275.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$182,775.00</b>	<b>\$64,325.00</b>	<b>\$143,450.00</b>	<b>\$207,775.00</b>	<b>14%</b>	<b>\$187,275.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$182,775.00</b>	<b>\$64,325.00</b>	<b>\$143,450.00</b>	<b>\$207,775.00</b>		<b>\$191,467.50</b>
Net change in fund balance	\$0.00	\$166,440.00	-\$118,871.00	\$47,569.00	0%	\$16,984.50
<b>FUND BALANCE, BEGINNING</b>	\$394,512.00	\$394,512.00	\$0.00	\$394,512.00	0%	\$442,081.00
<b>FUND BALANCE, ENDING</b>	<b>\$394,512.00</b>	<b>\$560,952.00</b>	<b>-\$118,871.00</b>	<b>\$442,081.00</b>	<b>12%</b>	<b>\$459,065.50</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2006 Bonds	\$1,600,000.00	\$1,505,000.00	\$1,405,000.00	\$1,295,000.00

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

<b>Period Ending</b>	<b>Outstanding Principal</b>	<b>Annual Principal</b>	<b>Extraordinary Redemption</b>	<b>Interst Rate</b>	<b>Interst</b>	<b>Annual Debt</b>
5/1/2022	\$2,295,000.00	\$100,000.00	\$180,000.00	5.50%	\$63,112.50	\$63,112.50
11/1/22	\$2,015,000.00		\$165,000.00		\$55,412.50	
5/1/23	\$1,850,000.00	\$85,000.00	\$35,000.00	5.50%	\$50,875.00	\$191,287.50
11/1/23	\$1,730,000.00		\$40,000.00		\$47,575.00	
5/1/24	\$1,690,000.00	\$90,000.00		5.50%	\$46,475.00	\$184,050.00
11/1/24	\$1,600,000.00				\$44,000.00	
5/1/25	\$1,600,000.00	\$95,000.00		5.50%	\$44,000.00	\$183,000.00
11/1/25	\$1,505,000.00				\$41,387.50	
5/1/26	\$1,505,000.00	\$100,000.00		5.50%	\$41,387.50	\$182,775.00
11/1/26	\$1,405,000.00				\$38,637.50	
5/1/27	\$1,405,000.00	\$110,000.00		5.50%	\$38,637.50	\$187,275.00
11/1/27	\$1,295,000.00				\$35,612.50	
5/1/28	\$1,295,000.00	\$115,000.00		5.50%	\$35,612.50	\$186,225.00
11/1/28	\$1,180,000.00				\$32,450.00	
5/1/29	\$1,180,000.00	\$120,000.00		5.50%	\$32,450.00	\$184,900.00
11/1/29	\$1,060,000.00				\$29,150.00	
5/1/30	\$1,060,000.00	\$125,000.00		5.50%	\$29,150.00	\$183,300.00
11/1/30	\$935,000.00				\$25,712.50	
5/1/31	\$935,000.00	\$135,000.00		5.50%	\$25,712.50	\$186,425.00
11/1/31	\$800,000.00				\$22,000.00	
5/1/32	\$800,000.00	\$140,000.00		5.50%	\$22,000.00	\$184,000.00
11/1/32	\$660,000.00				\$18,150.00	
5/1/33	\$660,000.00	\$150,000.00		5.50%	\$18,150.00	\$186,300.00
11/1/33	\$510,000.00				\$14,025.00	
5/1/34	\$510,000.00	\$160,000.00		5.50%	\$14,025.00	\$188,050.00
11/1/34	\$350,000.00				\$9,625.00	
5/1/35	\$350,000.00	\$170,000.00		5.50%	\$9,625.00	\$189,250.00
11/1/35	\$180,000.00				\$4,950.00	
5/1/36	\$180,000.00	\$180,000.00		5.50%	\$4,950.00	\$189,900.00
<b>Total</b>		<b>\$1,875,000.00</b>			<b>\$894,850.00</b>	<b>\$2,669,850.00</b>

**Arlington Ridge**  
Community Development District

*Debt Service Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$1,818.00	\$0.00	\$1,818.00	0%	\$0.00
Special Assmnts- Tax Collector	\$55,090.00	\$48,218.00	\$6,872.00	\$55,090.00	0%	\$58,606.15
Special Assmnts- Discounts	\$0.00	\$8,225.00	\$0.00	\$8,225.00	0%	-\$2,344.25
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$55,090.00</b>	<b>\$58,261.00</b>	<b>\$6,872.00</b>	<b>\$65,133.00</b>	<b>18%</b>	<b>\$56,261.90</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,172.12
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$1,172.12</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$35,000.00	\$0.00	\$35,000.00	\$35,000.00	0%	\$35,000.00
Principal Debt Retirement - Special Call	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$0.00
Interest Expense	\$17,620.00	\$8,570.00	\$9,050.00	\$17,620.00	0%	\$16,360.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$52,620.00</b>	<b>\$18,570.00</b>	<b>\$44,050.00</b>	<b>\$62,620.00</b>	<b>19%</b>	<b>\$51,360.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$52,620.00</b>	<b>\$18,570.00</b>	<b>\$44,050.00</b>	<b>\$62,620.00</b>		<b>\$52,532.12</b>
Excess (deficiency) of revenues Over (under) expenditures	\$2,470.00	\$39,691.00	-\$37,178.00	\$2,513.00	2%	\$3,729.78
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$2,470.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$2,470.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$39,691.00	-\$37,178.00	\$2,513.00	0%	\$3,729.78
<b>FUND BALANCE, BEGINNING</b>	<b>\$96,816.00</b>	<b>\$96,816.00</b>	<b>\$0.00</b>	<b>\$96,816.00</b>	<b>0%</b>	<b>\$99,329.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$96,816.00</b>	<b>\$136,507.00</b>	<b>-\$37,178.00</b>	<b>\$99,329.00</b>	<b>3%</b>	<b>\$103,058.78</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2019 Bonds	\$490,000.00	\$455,000.00	\$420,000.00	\$385,000.00

**Arlington Ridge**  
Community Development District

*Debt Service Fund*

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

<b>Period Ending</b>	<b>Outstanding Principal</b>	<b>Annual Principal</b>	<b>Extraordinary Redemption</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
5/1/2022	\$640,000.00	\$35,000.00	\$10,000.00	3.60%	\$12,300.00	\$47,300.00
11/1/22	\$595,000.00		\$35,000.00		\$11,480.00	
5/1/23	\$560,000.00	\$30,000.00	\$5,000.00	3.60%	\$10,800.00	\$52,280.00
11/1/23	\$525,000.00		\$5,000.00		\$10,260.00	
5/1/24	\$520,000.00	\$30,000.00		3.60%	\$9,980.00	\$50,240.00
11/1/24	\$490,000.00				\$9,440.00	
5/1/25	\$490,000.00	\$35,000.00		3.60%	\$9,440.00	\$53,880.00
11/1/25	\$455,000.00				\$8,810.00	
5/1/26	\$455,000.00	\$35,000.00		3.60%	\$8,810.00	\$52,620.00
11/1/26	\$420,000.00				\$8,180.00	
5/1/27	\$420,000.00	\$35,000.00		3.60%	\$8,180.00	\$51,360.00
11/1/27	\$385,000.00				\$7,550.00	
5/1/28	\$385,000.00	\$35,000.00		3.60%	\$7,550.00	\$50,100.00
11/1/28	\$350,000.00				\$6,920.00	
5/1/29	\$350,000.00	\$40,000.00		3.60%	\$6,920.00	\$53,840.00
11/1/29	\$310,000.00				\$6,200.00	
5/1/30	\$310,000.00	\$40,000.00		4.00%	\$6,200.00	\$52,400.00
11/1/30	\$270,000.00				\$5,400.00	
5/1/31	\$270,000.00	\$40,000.00		4.00%	\$5,400.00	\$50,800.00
11/1/31	\$230,000.00				\$4,600.00	
5/1/32	\$230,000.00	\$40,000.00		4.00%	\$4,600.00	\$49,200.00
11/1/32	\$190,000.00				\$3,800.00	
5/1/33	\$190,000.00	\$45,000.00		4.00%	\$3,800.00	\$52,600.00
11/1/33	\$145,000.00				\$2,900.00	
5/1/34	\$145,000.00	\$45,000.00		4.00%	\$2,900.00	\$50,800.00
11/1/34	\$100,000.00				\$2,000.00	
5/1/35	\$100,000.00	\$50,000.00		4.00%	\$2,000.00	\$54,000.00
11/1/35	\$50,000.00				\$1,000.00	
5/1/36	\$50,000.00	\$50,000.00		4.00%	\$1,000.00	\$52,000.00
<b>Total</b>		<b>\$585,000.00</b>			<b>\$188,420.00</b>	<b>\$773,420.00</b>

**Budget Narrative**  
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**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. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

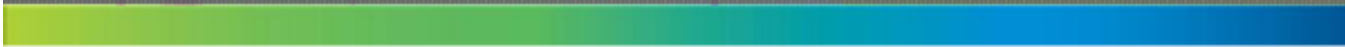
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Debt Service****Principal Debt Retirement**

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

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**Arlington Ridge**

Community Development District

**Supporting Budget Schedule**

FY 2027



<b>Exhibit "B"</b>		
Allocation of Fund Balances		
	Debt Service Series 2006	Debt Service Series 2019
<b><u>AVAILABLE FUNDS</u></b>		
Beginning Fund Balance - Fiscal Year 2027	\$442,081.00	\$99,329.00
Net Change in Fund Balance - Fiscal Year 2027	\$16,984.50	\$3,729.78
Reserves - Fiscal Year 2027	\$0.00	\$500,000.00
<b>Total Funds Available (Estimated) - 9/30/2027</b>	<b>\$459,065.50</b>	<b>\$603,058.78</b>
<b><u>ALLOCATION OF AVAILABLE FUNDS</u></b>		
<b><i>Restricted Fund Balance</i></b>		
Interest Payment - November 2027	\$35,612.50	\$7,550.00
Reserve Account(s) - US Bank	\$0.00	\$0.00
<b>Total Allocation of Available Funds</b>	<b>\$35,612.50</b>	<b>\$7,550.00</b>
<b>Total Unassigned Cash</b>	<b>\$423,453.00</b>	<b>\$595,508.78</b>

**Arlington Ridge**  
Community Development District

*All Funds*

**Comparison of Assessment Rates**  
Fiscal Year 2027 vs. Fiscal Year 2026

Product	Phase	General Fund 001			Series 2006 Debt Service			Series 2019 Debt Service			Total Assessments per Unit		Units		
		FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Acres Total
Single Family	1A & 1B	\$2,775.74	\$2,688.78	3.2%	\$425.00	\$425.00	0.0%	\$146.15	\$146.15	0.0%	\$3,346.89	\$3,259.93	\$86.96	2.7%	1
Single Family	1A & 1B	\$2,775.74	\$2,688.78	3.2%	\$780.00	\$780.00	0.0%	\$146.15	\$146.15	0.0%	\$3,701.89	\$3,614.93	\$86.96	2.4%	170
Single Family	1A & 1B	\$2,775.74	\$2,688.78	3.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,771.89	\$3,684.93	\$86.96	2.4%	89
Golfcourse Lots	1A & 1B	\$2,775.74	\$2,688.78	3.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,771.89	\$3,684.93	\$86.96	2.4%	4
Town Home	1C	\$2,775.74	\$2,688.78	3.2%	\$850.00	\$850.00	0.0%	\$146.15	\$146.15	0.0%	\$3,771.89	\$3,684.93	\$86.96	2.4%	94
Single Family	2	\$2,775.74	\$2,688.78	3.2%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,971.89	\$3,884.93	\$86.96	2.2%	369
Single Family	3	\$2,775.74	\$2,688.78	3.2%	\$1,050.00	\$1,050.00	0.0%	\$146.15	\$146.15	0.0%	\$3,971.89	\$3,884.93	\$86.96	2.2%	319
														1046	

**ASSESSMENT INCREASE ANALYSIS**

Product	Assessment Increase		Per Unit O&M % Increase	Per Unit O&M \$ Increase
	Per Product	\$		
All Units	\$0.00	\$ -	3.2%	\$2,775.74

Total increase \$0.00 *Collection costs included*

**ASSESSMENT TREND ANALYSIS - GENERAL FUND**

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
\$2,775.74	\$2,688.78	\$2,587.52	\$2,271.30	\$1,884.71

# **Subsection 5D**

## **FY2026-2027 Proposed Golf / Food & Beverage Budgets**

## **Arlington Ridge Golf Club Golf and F&B Operations — Financial Context for the Board**

**Prepared by Kiel Alderink, General Manager**

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I want to give the board the full picture on our financials because the numbers in the budget without context do not tell the complete story. My goal here is to walk through what is driving our costs, why we are projecting a loss, and why I believe we are heading in the right direction.

The most important number I can share right now is this:

Combined loss FY26 (projected actual):  $-\$305,360$  Combined loss

FY27 (budget):  $-\$220,000$  Year over year improvement:  $\$135,000+$

We are projecting to cut our combined losses by more than  $\$135,000$  in a single year. You may notice that the numbers above do not match this. This is because we have more than  $\$50k$  in new lease costs that did not exist in the prior year, still building our events pipeline from scratch, and navigating one of the toughest cost environments this industry has seen in years.

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### **What We Inherited**

Before getting into the numbers I think it is important for the board to understand the starting point, because it has a direct impact on where we are financially today.

When current management took over, the course was in poor shape. Reviews were bad. Groups and outings that had previously played here had taken their business elsewhere. There was no event pipeline, no prebooked revenue, and no foundation to build from. The facility had lost the trust of the local golf community and rebuilding that does not happen overnight no matter how much the course improves.

I understand the sentiment that the course is getting better so the money should follow. But it is not that simple. Trust takes time to rebuild. Event organizers and group leaders who had bad experiences here are not rushing back the moment they see new photos on social media. Outside players who left for other courses do not come back automatically. We have to go get them. That means marketing, outreach, relationship building, and delivering consistently good experiences over time before word spreads and the pipeline starts to fill.

We have been doing exactly that. We are running active Facebook and Google ad campaigns to reach local golfers and drive new traffic to the course. We have engaged a wedding marketing partner to position Fairfax as an event venue. We are actively reaching

out to event organizers to rebuild those relationships. This work is producing results but it takes time and it started from zero.

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### **Golf Operations**

Golf is projected to come in at around -\$30,000 for FY27. For a fully staffed, well-maintained public golf course inside a retirement community that is close to breakeven and a meaningful improvement from where we were.

One important piece of context here is that our golf P&L this year is absorbing \$69,000 in new lease costs that were not present in the prior year. That means the underlying operational improvement in golf is significantly stronger than the bottom line number alone suggests. We are carrying new fixed costs and still driving the overall number toward breakeven.

Beyond that, the honest reality on the golf side is that costs have gone up dramatically since 2020 and rates have not kept pace. Green fees in this market today are not much different from what they were five years ago. The cost to maintain and operate the course absolutely is. Labor, equipment, fuel, and supplies have all moved sharply upward. We are getting squeezed from both sides and there is no simple fix.

Raising rates significantly is not the answer. We compete with other public courses and community clubs in this area. If we price well above that competitive set we are no longer in the same conversation as comparable facilities. We would be trying to compete with resorts and championship courses and we would not win that fight.

What we are doing instead is building rounds volume, improving course conditions, growing outing revenue which carries better margins, and managing costs tightly without sacrificing the quality of service that brought players back to this course. The board knows what this facility looked like when cutting costs came at the expense of standards. That is not a path we are willing to repeat.

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### **F&B Operations**

I want to take a moment to give the board some helpful context on how F&B operations are typically structured in the golf and club management industry, because I think it will reframe how the numbers here should be read.

Across the properties that Landscapes Golf Management operates, and in the broader golf and club industry, F&B is traditionally analyzed as a department of the overall operation rather than as a standalone business. It is genuinely uncommon to have F&B structured as a fully separate business unit the way ours is. It is even less common to have general and

administrative expenses coded directly to F&B the way they are in our current setup. The standard that Landscapes aims for across its properties is breakeven or a slight profit in F&B when it is evaluated as a department of the whole operation.

With that context in mind The reported FY27 F&B net loss is -\$188,000. That number is accurate as coded. But approximately \$269,000 in general and administrative overhead is currently sitting inside the F&B books. Under the traditional department model that is standard across our industry, that overhead would live at the club level and would not appear on the F&B P&L at all.

When you look at F&B the way it is typically evaluated across comparable properties the picture looks like this:

Reported F&B Net Loss (FY27): -\$188,000

G&A Coded to F&B: -\$269,000 F&B

Food and Beverage as a department under standard accounting: approximately +\$81,000

Another consideration is that a portion of member dues is no longer being credited to F&B as it has been in the past.

That said I want to be straightforward with the board. No matter how things are coded, both entities are projected to carry some loss. The combined operation will require a community subsidy. I am not here to obscure that.

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### **Why This Makes Sense For ARGC**

Restaurants are not high margin businesses. The industry average net margin runs between 4 and 10 percent and that is under ideal conditions with full pricing flexibility. We do not have those conditions. Food costs are up. Labor costs are up. Minimum wage increases have raised the floor on what it costs to staff a restaurant. Fuel is pushing our maintenance costs higher. None of that is going to reverse anytime soon. Every operation in our category is navigating the same pressures right now.

The alternative to a community subsidy is raising prices enough to close the gap entirely on the backs of the residents who use the facility. The people eating at the Grille and playing golf would absorb thousands of dollars more per year so that every other resident contributes nothing additional.

Here is a straightforward way to look at it. Our combined projected loss of \$220,000 spread across 1,000 homes is \$220 per household per year. That is about \$18 a month. That is the real cost of having a well-run golf course and restaurant inside the gates of this community. Asking only the residents who actively use the facility to absorb all of that through

significantly higher prices is not equitable and it is not practical. If we raise prices to the point required to fully close the gap we will price ourselves out of the market, lose volume, and end up in a worse financial position than where we started.

The Chesapeake Bay Grille also serves a function beyond food and beverage revenue. It is a gathering place for this community. It contributes to the quality of life and the identity of Arlington Ridge as a place people want to live. That has real value even when it does not show up cleanly on a P&L.

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### **How We Get Better From Here**

The real lever for improving F&B performance is not raising menu prices significantly on daily dining. It is events. Private events, weddings, outings, and banquets carry much stronger margins than daily dining covers and that pipeline is actively being built. We have engaged a wedding marketing partner to promote Fairfax as a venue and outreach to event organizers is already underway. That infrastructure did not exist when we arrived and building it from scratch in a market where we first had to rebuild credibility takes time. We are doing that work now and it is the investment that will continue to close the gap going forward.

On the golf side the focus stays on volume, outings, and disciplined cost management without sacrificing the course quality and service standards that have driven our improvement this year.

We are on year one of managing this operation. In that time, we improved the course, rebuilt service standards, grew rounds, repaired relationships with the local golf community, absorbed new lease costs, and cut combined losses by more than \$135,000. The direction is right. What we need now is a realistic expectation of the cost environment we are operating in, continued investment in the operation, and the time to fully develop the revenue streams that will keep driving that improvement.

I welcome the opportunity to walk through every line of this budget with the board and answer any questions directly.

Kiel Alderink  
General Manager

### Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Mar 2026	Col 3 FY26 Projected Apr 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
<b>Rounds</b>				-	
Public Rounds	21,360	12,729	9,057	21,786	23,320
Outing Rounds	5,785	718	500	1,218	2,640
Member Rounds	17,355	10,085	8,263	18,348	18,040
<b>Total Rounds</b>	<b>44,500</b>	<b>23,532</b>	<b>17,820</b>	<b>41,352</b>	<b>44,000</b>
<b>Green Fees</b>				-	
Public	639,424	469,837	285,572	755,409	786,350
Outing	148,757	27,689	24,830	52,519	97,957
Member	34,063	16,049	13,104	29,153	30,288
<b>Total Green Fees</b>	<b>822,244</b>	<b>513,575</b>	<b>323,506</b>	<b>837,081</b>	<b>914,595</b>
<b>Golf Shop</b>				-	
Merchandise	120,000	49,331	32,000	81,331	109,500
Handicap	2,603	1,710	890	2,600	2,600
Rental	2,770	667	150	817	2,770
Lessons		1,622	-	1,622	-
Other / Tobacco		(1,096)	-	(1,096)	-
<b>Total Golf Shop</b>	<b>125,373</b>	<b>52,234</b>	<b>33,040</b>	<b>85,274</b>	<b>114,870</b>
<b>Driving Range</b>				-	
Range Balls	29,920	22,019	12,512	34,531	43,800
Range Dues	15,750	5,237	6,000	11,237	18,000
<b>Total Driving Range</b>	<b>45,670</b>	<b>27,256</b>	<b>18,512</b>	<b>45,768</b>	<b>61,800</b>
<b>Carts</b>				-	
18 Hole Cars	7,800	4,029	2,200	6,229	7,800
Tournament Cars		397	-	397	-

<b>Total Carts</b>	<b>7,800</b>	<b>4,426</b>	<b>2,200</b>	<b>6,626</b>	<b>7,800</b>
<b>Membership</b>				-	
Member Dues	537,996	287,588	309,829	597,417	597,417
<b>Total Membership</b>	<b>537,996</b>	<b>287,588</b>	<b>309,829</b>	<b>597,417</b>	<b>597,417</b>
<b>TOTAL REVENUE</b>	<b>1,539,083</b>	<b>885,079</b>	<b>687,087</b>	<b>1,572,166</b>	<b>1,696,482</b>
				-	
COS - Merchandise	84,400	53,984	16,000	69,984	78,300
COS - Tobacco		587	-	587	-
<b>TOTAL COST OF SALES</b>	<b>84,400</b>	<b>54,571</b>	<b>16,000</b>	<b>70,571</b>	<b>78,300</b>
<b>GROSS PROFIT</b>	<b>1,454,683</b>	<b>830,508</b>	<b>671,087</b>	<b>1,501,595</b>	<b>1,618,182</b>
<b>OPERATING EXPENSES</b>				-	
<b>Golf Shop Expense</b>				-	
Payroll	157,270	63,480	42,565	106,045	106,045
Payroll Taxes	13,993	6,388	2,819	9,207	9,207
Scorecards & Pencils	2,500	349	500	849	1,600
Handicap Fees	5,300	4,365	150	4,515	4,850
Tournament Fee	1,800	1,233	300	1,533	1,800
Cell Phones		250		250	1,200
Other Golf Shop	6,845	23,205	-	23,205	1,200
<b>Total Golf Shop Expense</b>	<b>187,708</b>	<b>99,270</b>	<b>46,334</b>	<b>145,604</b>	<b>125,902</b>
<b>Driving Range Expense</b>				-	
Range Supplies	11,495	7,840	500	8,340	4,000
Other Range		-	-	-	1,000
<b>Total Range Expense</b>	<b>11,495</b>	<b>7,840</b>	<b>500</b>	<b>8,340</b>	<b>5,000</b>
<b>Cart Expense</b>				-	
Payroll	64,119	60,024	55,000	115,024	107,757
Payroll Taxes	6,615	6,562	5,200	11,762	10,451
Equipment Repairs	1,320	4,138	200	4,338	2,400
Equipment Leases		291	-	291	<b>120,609</b>
<b>Total Cart Expense</b>	<b>72,054</b>	<b>71,015</b>	<b>60,400</b>	<b>131,415</b>	<b>120,609</b>

<b>Course Maintenance</b>					
Payroll	382,263	177,493	204,770	382,263	419,561
Payroll Taxes	31,691	16,922	14,769	31,691	34,340
Chemicals	59,500	43,267	16,233	59,500	60,000
Equipment Repairs	55,000	41,003	13,997	55,000	54,000
Fertilizer	61,500	21,983	39,517	61,500	64,000
Gas, Oil & Lube	28,800	12,272	16,528	28,800	32,500
Irrigation Repairs	25,000	9,577	15,423	25,000	24,000
Sand, Soil & Gravel	15,000	3,016	11,984	15,000	18,000
Seed & Sod	22,000	14,119	7,881	22,000	18,500
Utilities - Electric	42,000	18,275	23,725	42,000	39,500
Utilities - Water	60,000	19,209	40,791	60,000	52,000
Trash Removal	4,050	639	3,411	4,050	7,100
Building Repairs	3,000	3,421	(421)	3,000	3,600
Auto Reimbursement	1,200	600	600	1,200	1,200
Supplies	1,200	2,950	(1,750)	1,200	2,400
Golf Course Supplies	2,500	3,241	(741)	2,500	6,000
Small Tools & Equip	1,500	-	1,500	1,500	1,500
Uniforms & Laundry	1,350	-	1,350	1,350	1,350
Cell Phone	600	300	300	600	600
Tires & Batteries		340	(340)	-	900
Dues & Subscriptions	475	1,125	(650)	475	4,076
Employee Relations	1,200	24	1,176	1,200	1,200
Other Maintenance	16,000	1,478	(1,478)	-	-
<b>Total Maintenance</b>	<b>815,829</b>	<b>391,254</b>	<b>408,575</b>	<b>799,829</b>	<b>846,328</b>
<b>General &amp; Administrative</b>					
Payroll (GM)	46,250	19,888	23,000	42,888	56,833
Payroll Taxes	3,970	1,754	1,750	3,504	4,744
401(k) Plan Expense		-	-	-	10,187
Management Fees	93,000	46,500	46,500	93,000	95,790

Mgmt Fee - Contingent	15,400	-	-	-	24,000
Insurance - General	45,360	21,239	21,000	42,239	41,580
Insurance - Health	36,750	14,669	14,669	29,338	39,600
Insurance - Workers Comp	5,199	4,497	2,800	7,297	8,400
Discount Charges (VISA)	32,980	21,925	14,300	36,225	34,563
Contract Labor	13,800	9,584		9,584	4,800
Dues & Subscriptions	5,463	5,596	3,500	9,096	10,218
Technical Support	5,600	3,917	883	4,800	4,800
Payroll Processing	7,936	2,968	1,832	4,800	4,800
Printing & Paper		1,078	1,000	2,078	2,400
Travel	6,272	4,109		4,109	3,200
Telephone	2,688	1,344	1,400	2,744	2,760
Utilities - Electric	12,335	3,981	6,000	9,981	9,600
Utilities - Water	444	1,742	2,000	3,742	2,650
Property Taxes	4,446	5,185		5,185	5,047
Bank Charges	600	92	90	182	600
Employee Relations	4,200	588	612	1,200	4,600
Employee Relations		-	-	-	-
Security	1,378	317	320	637	320
Supplies	3,756	4,575	2,000	6,575	2,400
Pest Control	216	138	140	278	240
Postage & Shipping	300	172	68	240	240
Utilities - Cable TV	147	81	81	162	180
Uniforms	3,000	2,343		2,343	2,000
Cell Phones	600	153	150	303	384
Other G&A	2,207	7,544	-	7,544	4,584
<b>Total G&amp;A</b>	<b>354,297</b>	<b>185,979</b>	<b>144,095</b>	<b>330,074</b>	<b>381,520</b>
<b>Marketing / Membership</b>				-	
Advertising & Promotion	14,750	3,453	6,000	9,453	12,000
Customer Relations		2,709		2,709	-

<b>Total Marketing</b>	<b>14,750</b>	<b>6,162</b>	<b>6,000</b>	<b>12,162</b>	<b>12,000</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,456,133</b>	<b>761,520</b>	<b>665,904</b>	<b>1,427,424</b>	<b>1,491,359</b>
<b>EBITDA (Net Operating Income)</b>	<b>(1,450)</b>	<b>68,988</b>	<b>5,183</b>	<b>74,171</b>	<b>126,823</b>
<b>Other Income / Expense</b>					
Lease Pmt - Principal	(65,490)	(33,363)	(46,011)	(79,374)	(126,514)
Lease Pmt - Interest	(24,087)	(10,429)	(15,990)	(26,419)	(31,934)
Property Tax - Equip				-	
Prior Period Adj		(33,674)		(33,674)	-
Other Income		2,000		2,000	-
<b>Total Other Inc/Exp</b>	<b>(89,577)</b>	<b>(75,466)</b>	<b>(62,001)</b>	<b>(137,467)</b>	<b>(158,448)</b>
<b>NET INCOME</b>	<b>(91,027)</b>	<b>(6,478)</b>	<b>(56,818)</b>	<b>(63,296)</b>	<b>(31,625)</b>
<b>NET CASH FLOW</b>	<b>(91,027)</b>	<b>(6,478)</b>	<b>(77,983)</b>	<b>(84,461)</b>	<b>(31,625)</b>

## Arlington Ridge Food & Beverage — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Mar 2026	Col 3 FY26 Projected Apr 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
<b>Food &amp; Beverage Revenue</b>					
Prepared Food	651,500	366,600	280,138	646,738	646,073
Packaged Food	13,030	2,726	2,091	4,817	4,885
Fountain Beverages	19,750	10,976	8,421	19,397	18,961
Other Beverages	35,750	23,791	18,253	42,044	44,129
Liquor	107,951	76,241	58,494	134,735	123,187
Wine	46,789	31,937	24,502	56,439	48,951
Canned Beer	84,000	48,124	36,922	85,046	82,655
Tap Beer	55,600	36,058	27,665	63,723	67,403
Other Event Rev	15,450	9,119	6,997	16,116	14,100
Room Rental	1,400	100	77	177	14,100
Service Charge Income	46,078	10,235	7,853	18,088	18,700
Member Dues (Mktg)		127	97	224	
<b>TOTAL REVENUE</b>	<b>1,077,298</b>	<b>616,034</b>	<b>471,510</b>	<b>1,087,544</b>	<b>1,083,144</b>
<b>COST OF SALES</b>					
COS - Prepared Food	247,570	150,776	115,604	266,380	268,857
COS - Packaged Food	9,121	5,496	4,214	9,710	2,345
COS - Fountain Bev	10,862	1,600	1,227	2,827	3,792
COS - Other Beverages	17,875	10,563	8,099	18,662	26,477
COS - Liquor	36,703	17,155	13,153	30,308	30,797
COS - Wine	19,126	9,894	7,586	17,480	14,685
COS - Canned Beer	24,360	16,369	12,551	28,920	31,409
COS - Tap Beer	20,572	10,401	7,975	18,376	21,569
<b>TOTAL COST OF SALES</b>	<b>386,189</b>	<b>222,254</b>	<b>170,409</b>	<b>392,663</b>	<b>399,931</b>
<b>GROSS PROFIT</b>	<b>691,109</b>	<b>393,780</b>	<b>301,101</b>	<b>694,881</b>	<b>683,213</b>
<b>OPERATING EXPENSES</b>					
Payroll - FOH	185,063	112,515	78,760	191,275	189,633
Payroll - Kitchen	236,760	105,138	108,000	213,138	247,351

Payroll - Service Charge	46,078	10,269	7,188	17,457	18,700
Payroll Taxes	40,525	30,265	25,754	56,019	54,100
Temp Labor / Staffing		51,950		51,950	
Equipment Leases	5,700	2,836	2,482	5,318	3,000
Equipment Repairs	17,980	13,645	13,941	27,586	19,180
Supplies	35,964	18,981	18,610	37,591	24,000
Bar Supplies	6,000	2,700	2,363	5,063	6,160
Linens & Laundry	18,000	7,496	6,559	14,055	15,000
Janitorial Services	3,000	6,678	5,844	12,522	6,000
Smallwares	500	4,415	3,000	7,415	5,000
Delivery Fees		1,067	934	2,001	1,800
Discounts Earned	(4,500)	(1,556)	(1,362)	(2,918)	(3,600)
Dues & Subscriptions	1,194	1,055	923	1,978	5,466
Employee Relations	4,200	826	723	1,549	4,900
Decorations/Flowers		71	62	133	240
Licenses & Fees	1,750	1,734	1,517	3,251	650
Pest Control	864	331	289	620	480
Cell Phones	1,200	600	525	1,125	1,200
Travel	3,528	4,299		4,299	2,000
Uniforms & Laundry	2,000	961	841	1,802	1,000
Utilities - Electric		29	-	29	
Building Repairs		77	67	144	
Member Relations		644	564	1,208	
Cart Lease	250	581		581	
Cart Lease		411		411	
<b>Total F&amp;B Expense</b>	<b>606,056</b>	<b>378,018</b>	<b>277,584</b>	<b>655,602</b>	<b>602,260</b>
<b>General &amp; Administrative</b>	<b>46,250</b>				
Payroll (GM - F&B share)	46,250	19,887	25,002	44,889	56,833
Payroll Taxes	3,970	1,755	1,913	3,668	4,744
401(k) Plan Expense				-	9,978
Management Fees	18,000	9,000	7,876	16,876	18,540
Contract Labor	28,200	16,785	16,808	33,593	19,200
Insurance - General	24,420	11,436	10,008	21,444	22,680
Insurance - Health	41,900	7,448	7,446	14,894	19,800
Insurance - Workers Comp	4,627	2,176	1,905	4,081	5,800

Discount Charges (VISA)	25,780	14,175	12,404	26,579	21,343
Technical Support	3,150	2,109	1,845	3,954	2,700
Payroll Processing	4,596	1,670	1,668	3,338	4,720
Utilities - Electric	32,556	12,806	13,207	26,013	29,900
Utilities - Water	3,252	6,979	6,108	13,087	14,550
Utilities - Cable TV	2,793	1,542	1,349	2,891	3,240
Trash Removal	2,880	1,550	1,356	2,906	3,900
Telephone	1,512	756	662	1,418	1,620
Internet Service	800			-	600
Bank Charges	1,087	202	177	379	1,087
Security	1,200	80	70	150	324
Cell Phones		97	85	182	300
Travel		2,503		2,503	
Supplies		3,373	2,952	6,325	
Education & Seminars		85	74	159	
Prior Period Adj				-	
Other G&A	3,551	259		259	
<b>Total G&amp;A</b>	<b>250,524</b>	<b>116,673</b>	<b>112,915</b>	<b>229,588</b>	<b>241,859</b>
<b>Marketing / Membership</b>	<b>9,600</b>		<b>370</b>	<b>370</b>	
Advertising & Promotion	9,600	484	423	907	6,000
Customer Relations	19,450	15,830	13,853	29,683	21,750
<b>Total Marketing</b>	<b>29,050</b>	<b>16,314</b>	<b>14,276</b>	<b>30,590</b>	<b>27,750</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>885,630</b>	<b>511,005</b>	<b>404,775</b>	<b>915,780</b>	<b>871,869</b>
<b>EBITDA (Net Operating Income)</b>	<b>(194,521)</b>	<b>(117,225)</b>	<b>(103,674)</b>	<b>(220,899)</b>	<b>(188,656)</b>
Prior Period Adjustment				-	
<b>Total Other Inc/Exp</b>				-	
<b>NET INCOME</b>	<b>(194,521)</b>	<b>(117,225)</b>	<b>(103,674)</b>	<b>(220,899)</b>	<b>(188,656)</b>

## **Subsection 5E**

# **Ratification of Element Environment Agreement**

## AGREEMENT

### ESTIMATE

Element Environmental LLC  
 1200 Stanton Ct W  
 Lakeland, FL 33813-2348

Jpinoy@elementenv.com  
 +1 (888) 797-9970



**Bill to**  
 Inframark - Arlington Ridge CDD  
 313 Campus Street  
 Celebration, FL 34747

**Ship to**  
 Inframark - Arlington Ridge CDD  
 313 Campus Street  
 Celebration, FL 34747

**Estimate details**  
 Estimate no.: 1247  
 Estimate date: 04/24/2026

#	Product or service	Description	Amount
1.	Storm/Sewer System Maintenance	<p>Arlington Ridge CDD - Hole #17 Storm pipe outfall.</p> <p>Element Environmental will provide all labor, equipment, and materials to provide the following scope.</p> <ul style="list-style-type: none"> <li>-Excavate and remove built up sediment in front of outfall structure. A minimum of a 10x20 foot area will be cleared of sediment and vegetation. Disposal fees included.</li> <li>-Re-grade mouth of outfall creating a drainage swale 6' wide and 10' long to promote positive drainage and eliminate build up.</li> <li>-Line newly graded outfall swale with non-woven geotextile fabric and install rip rap in a uniformed fashion.</li> <li>-Any disturbed areas within the pond will be graded and repaired. Disturbed areas above pond will be repaired and sodded.</li> </ul> <p>**Irrigation of any sod will be the responsibility of the community and/or the golf course.</p>	\$8,380.00
<b>Total</b>			<b>\$8,380.00</b>

**Note to customer**  
 Thank you and have a great day!

## ADDENDUM TO AGREEMENT

**Agreement:** Estimate No. 1247, dated April 24, 2026 (“Agreement”)  
**Contractor:** Element Environmental LLC, a Florida limited liability company (“Contractor”)  
**District:** Arlington Ridge Community Development District (“District”)  
**Services:** Outfall Structure Maintenance Services (“Services”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
  - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
  - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions.
  - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items, if any, to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.
  - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
3. Insurance.
  - a. The Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of this Agreement the following insurance:
    - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida with \$1,000,000 Employer’s Liability Insurance Coverage.
    - ii. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
  - b. Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds on all policies above except for Workers' Compensation and Employer's Liability Insurance. At no time shall Contractor be without insurance in the above amounts. No policy may be cancelled during the term of the Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under the Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
  - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- 4. Compensation. In exchange for completing the Services, the District agrees to pay the Contractor in the amount of **Eight Thousand, Three Hundred Eighty Dollars and Zero Cents (\$8,380.00)** ("Total Payment"). The Total Payment shall be invoiced upon completion of the Services by Contractor and acceptance by the District of the Services. The Total Payment includes all parts, materials, permits, and labor necessary to complete the Services as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes and the District's adopted *Rules of Procedures*.
- 5. Indemnification.
  - a. Indemnification by Contractor. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement, this Addendum, or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work as described in the Agreement and this Addendum, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement, this Addendum, or any work or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or this Addendum.
  - b. Limit. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to the Agreement. Nothing in this

section is intended to waive or alter any other remedies that the District may have as against the Contractor.

- c. **Obligations.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 5 are independent of, and will not be limited by, any insurance required to be obtained by Contractor.
6. **Limitations on Governmental Liability.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
7. **Termination.** The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. **Public Records.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lee Graffius** of Inframark IMS ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (352) 728-2186 X1401, LEE.GRAFFIUS@INFRAMARK.COM, OR 4463**

**ARLINGTON RIDGE BOULEVARD, LEESBURG, FLORIDA  
34748.**

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under the Agreement, and the Contractor shall immediately discharge any such claim or lien.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Lake County, Florida.
12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signature Page to Addendum to Agreement Between Element Environmental LLC and Arlington Ridge Community Development District]

ELEMENT ENVIRONMENTAL LLC

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

*James Piney*

*Robert A. Hoover*

By: James Piney

By: ROBERT A. HOOPER

Its: Managing Partner

Its: Chairman, Board of Supervisors

Date: 4-29-2026

Date: 4/29/2026

# **Section 6**

## **Consent Agenda**

# **Subsection 6A**

## **Minutes: April 16, 2026, Budget Workshop**

**MINUTES OF BUDGET WORKSHOP  
ARLINGTON RIDGE**

1 The budget workshop of the Board of Supervisors of the Arlington Ridge Community  
2 Development District was held Thursday, April 16, 2026, at 10:03 a.m. at Fairfax Hall, located at  
3 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

4  
5 Present and constituting a quorum were:

6	Robert Hoover	Chairperson
7	Ted Kostich	Vice Chairperson
8	Dominic Setaro	Assistant Secretary
9	Jerry Gianoutsos	Assistant Secretary
10	Walter Kolodziey	Assistant Secretary

11

12 Also present, either in person or via Zoom Communications, were:

13	Lee Graffius	District Manager
----	--------------	------------------

14

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

18

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

20 Mr. Hoover called the meeting to order at 10:03 a.m. and Mr. Graffius called the roll. A quorum  
21 was established.

22

23 **SECOND ORDER OF BUSINESS** **Audience Comments**

24 There being none, the next order of business followed.

25

26 **THIRD ORDER OF BUSINESS** **Discussion of FY2027 Budget**

27 **Budget Review Process and Format**

- 28 • A PDF with the first three pages of the budget workbook was shared; line-by-line review  
29 planned, identifying areas for plus/minus adjustments.
- 30 • Budget now embeds assessment discounts (up to 4%) and collection costs (~2%) as visible  
31 line items rather than netting against revenue; considered more transparent.
- 32 • Agreement to align narratives with budget lines; accountants will clean up mismatches and  
33 add missing items.

**Arlington Ridge CDD**  
**April 16, 2026, Budget Workshop**

- 34           ○ Interest
- 35                 ▪ Projected at \$45,000; March projection is \$31,000; prior year investment
- 36                 income was \$56,289.
- 37                 ▪ As reserves grow, interest could rise; tempered by planned reserve
- 38                 spending, fluctuating rates, and ~\$300,000 loaned to restaurant/golf
- 39                 without interest.
- 40                 ▪ Consider modest upward adjustment but remain conservative given rate
- 41                 trends and liquidity usage.
- 42           ○ Rental Income (Fairfax Hall):
- 43                 ▪ Estimates adjusted downward to reflect realistic performance.
- 44                 ▪ Policy: when the on-site restaurant books and caters for full events, the
- 45                 \$500 charge is not applied; keep conservative assumptions.
- 46           ○ RB/RV Parking Lot Revenue:
- 47                 ▪ Set at \$16,000 due to vacancy fluctuations (vs. prior \$17,250 at full
- 48                 occupancy); may revisit if occupancy improves.
- 49   • Lexington Spa Revenue Recording and Contract Terms
- 50           ○ Uncertainty about posting location (miscellaneous vs. separate line); payments
- 51           appear misclassified under “Rental income – Fairfax Hall.”
- 52           ○ Access card revenue is minor: barcode system may be phased out by year-end.
- 53           ○ Ledger shows \$487 received from two individuals: discrepancy vs. expected
- 54           monthly checks.
- 55           ○ Current arrangement: Lexington Spa Nail and Massage services pays 10% of
- 56           documented income via two monthly checks; no percentage increase in ~4 years
- 57           despite rising utilities/repairs.
- 58           ○ Staff to audit and correct postings, confirm total payments, ensure proper line
- 59           classification, and review contract terms/renewal feasibility for raising to 11%.
- 60   • Supervisor Fees and Workshop Reimbursement
- 61           ○ Supervisor fees are budgeted at \$15,000 (up to \$200 per meeting for up to 15
- 62           meetings).
- 63           ○ Shade sessions are not reimbursable; workshops may be pending Board decision.

**Arlington Ridge CDD**  
**April 16, 2026, Budget Workshop**

- 64                   ○ Preference for individual opt-in rather than blanket policy; to be addressed at a  
65                   future board meeting.
- 66           • On-site and District Management Services
- 67                   ○ On-site management services line at \$266,900; contract uses fixed dollar  
68                   increases (exact percentage calculation to be confirmed offline).
- 69                   ○ District management services decreased due to last year's procurement; accepted  
70                   as-is with no renegotiation.
- 71           • Legal and Engineering Fees
- 72                   ○ Legal fees: ~\$36,909 through February plus ~\$10,000 pending; prior year  
73                   elevated due to multiple RFPs and ongoing matters (FEMA, Troon, Greenlee  
74                   Law). Tentative inclination to keep at \$120,000; final decision pending sensitivity  
75                   analysis.
- 76                   ○ Engineering fees: Shifted project expenses to repairs/maintenance or reserves to  
77                   reduce pressure on engineering line; general agreement to lower engineering to  
78                   ~\$40,000, maintain tighter invoicing cadence.
- 79           • Budget Status and Surplus Projections
- 80                   ○ Current expenditures projected at \$88,500, implying a \$38,000 surplus: numbers  
81                   to be refreshed with March actuals.
- 82                   ○ Recent approvals (~\$10,000) include Troon incident, smaller FEMA charges, and  
83                   ~\$8,000 regular fee.
- 84           • Technology and IT Scope
- 85                   ○ Computer supplies/equipment reduced from \$5,000 to \$3,500; two aging systems  
86                   may need replacement; some covered via barcode access funds.
- 87                   ○ Only two District-owned staff computers; minimal IT oversight and no server  
88                   oversight; need to evaluate future support requirements.
- 89                   ○ Restaurant/Golf POE System:
- 90                           ▪ GolfNow unstable; vendor to expedite POE delivery; question whether the  
91                           District must provide a server.
- 92                           ▪ CDD budget does not cover golf operations; funding should be handled in  
93                           golf operations budget or via CDD maintenance/services if adjusted; defer  
94                           detailed discussion to board meeting.

**Arlington Ridge CDD**  
**April 16, 2026, Budget Workshop**

- 95       • CDD Maintenance/Services Line Clarity
- 96             ○ Funds gate maintenance (Aztec), systems, cameras; reduced due to lower
- 97             spending in past 18 months.
- 98             ○ Maintain simplified structure; consider naming clarity while respecting
- 99             accounting code constraints.
- 100       • Legal Advertising and Office Operations
- 101            ○ Legal advertising costs elevated due to multiple RFPs; expected to stabilize if
- 102            fewer proposals.
- 103            ○ Office supplies remained low; recent conference table and chairs funded within
- 104            budget.
- 105            ○ Rentals/Leases:
- 106                ▪ Investigate Pitney Bowes buyout for unused equipment; explore
- 107                discount/negotiation options.
- 108                ▪ Maintain current Xerox approach to minimizing per-copy costs while
- 109                honoring lease terms.
- 110       • Dues/Licenses/Fees and Insurance
- 111            ○ Dues/Licenses/Fees: Placeholder \$10,850 pending workbook verification;
- 112            includes media streaming, liquor/seating licenses, pool permits; tracking via
- 113            “Elon” credit card; many renew in the fall and span fiscal years. A proposed
- 114            increase of \$1,100 due to rising costs; license workbook to be shared.
- 115            ○ Insurance: Aegis estimates overall are slightly lower than prior year; minor
- 116            increases in public officials, decreases in property/casualty, slight uptick in
- 117            general liability, workers’ comp unchanged.
- 118       • Utilities (Electric, Water/Sewer, Streetlights)
- 119            ○ Electric: Keep combined view at \$115,000; expected savings from electrical
- 120            project may be offset by fuel price increases.
- 121            ○ Water/Sewer: No rate increase indicated; usage driven by pools and spa; budget
- 122            kept roughly the same.
- 123            ○ Streetlights: Keep steady; do not apply anticipated project discounts due to
- 124            possible rate increases.
- 125       • Janitorial Services and Restaurant Cost Sharing

**Arlington Ridge CDD**  
**April 16, 2026, Budget Workshop**

- 126           ○ Janitorial includes contracted cleaning (Tiffany’s Pristine) and District  
 127           consumables; restaurant reimburses \$24,000 for janitorial portions and buys its  
 128           own supplies separately.
- 129       • Repairs, Maintenance, and Capital Reclassification
- 130           ○ General repairs and maintenance increased for in-year work; distinct restaurant  
 131           R&M exists to separate operator-related upkeep.
- 132           ○ Reclassify replacements (heaters, pumps, HVACs) from repairs/maintenance to  
 133           capital/reserves/annual projects for transparency.
- 134           ○ Reduce general R&M to \$125,000; move \$50,000 to Annual Projects with  
 135           narrative explaining reclassification; add supplemental schedules to monthly  
 136           packets (starting balances, contributions, detailed expenses, pending approvals).
- 137           ○ Restaurant R&M Policy:
- 138               ▪ Provisional agreement to reduce restaurant R&M to \$50,000 and increase  
 139               Annual Projects by \$50,000 earmarked for restaurant improvements;  
 140               major, enduring items treated as District capital; day-to-day fixes remain  
 141               operator’s responsibility.
- 142               ▪ Consider net-zero impact by reducing operator’s maintenance budget if  
 143               District assumes more building maintenance.
- 144       • Capital Structure - Reserves vs. Annual Projects
- 145           ○ Proposed allocations: \$450,000 to reserves and \$300,000 to annual projects; retain  
 146           separate buckets for planning/visibility.
- 147           ○ Develop and track a prioritized project list against the \$300,000 annual projects;  
 148           confirm presentation of reserves in the operating budget with auditors.
- 149       • Road, Pool, Security, and Events
- 150           ○ Road Repair and Maintenance: Keep annual line at \$25,000; use remaining prior  
 151           funds for “depression projects” and propose sidewalk repairs using these funds at  
 152           the next board meeting.
- 153           ○ Pool Maintenance: Maintain current Florida Aqua Group contract amounts.
- 154           ○ Security Monitoring: \$78,000 reflects staffing only; system maintenance charged  
 155           to general amenities maintenance.

**Arlington Ridge CDD**  
**April 16, 2026, Budget Workshop**

- 156                   ○ Special Events: Keep budget unchanged for flexibility; the restaurant leads to  
 157                   major events with occasional District support.
- 158           • Holiday Decorations
- 159                   ○ Keep holiday lighting budget as-is for now; acknowledge need for some new  
 160                   equipment; consider professional installation for safety/liability; explore vendor  
 161                   support and cost estimates.
- 162           • Landscaping and Irrigation
- 163                   ○ Landscape Maintenance and Mulch:
- 164                           ▪ Maintain \$30,000 for mulch; prioritize Village Green and front entrance  
 165                           due to visibility; consider alternatives (stone/rubber) with full cost  
 166                           implications (edging, safety).
- 167                   ○ Landscape Replacement:
- 168                           ▪ Tentatively reduce next year’s line to ~\$25,000; handle immediate  
 169                           replacements with current-year funds; flowers at front entrance cost  
 170                           ~\$11,000 annually if planted quarterly
- 171                   ○ Storm Cleanup and Tree Removal:
- 172                           ▪ General support for increasing to \$40,000 due to ongoing dead  
 173                           pines/hurricane aftermath.
- 174                   ○ Irrigation Maintenance:
- 175                           ▪ Leaning toward \$30,000 given aging infrastructure; new pumps expected  
 176                           to stabilize PSI and reduce water hammer; address suspected mainline  
 177                           break under pickleball court parking lot pavement.
- 178           • Property Enhancement Line
- 179                   ○ Intended for cross-category small improvements (e.g., court lights, bocce);  
 180                   proposal to eliminate the line to avoid “slush fund” perception; no formal vote  
 181                   recorded.
- 182           • Golf and Restaurant Financial Structure
- 183                   ○ Consideration of netting golf and F&B at a higher level to ease transfers vs.  
 184                   maintaining bifurcation per prior resolution (golf surpluses earmarked for golf  
 185                   improvements).

**Arlington Ridge CDD  
April 16, 2026, Budget Workshop**

- 186           ○ Past operator losses noted (Troon reported \$254,000 loss plus anticipated \$30,000
- 187           audit adjustment; current projection shows \$180,000 loss).
- 188           ○ Any structural change requires Board action and auditor input; resident perception
- 189           and audit implications to be considered.
- 190       • F&B Budget Assumption and LGM Input
- 191           ○ Placeholder F&B subsidy set at \$100,000; concern it may be understated if actual
- 192           deficits approach \$170,000.
- 193           ○ Increasing to \$175,000 would push overall increase to ~4.9%; prefer to wait for
- 194           LGM’s FY2027 budget/business plan (expected in May) before finalizing.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

197           Mr. Kostich made a MOTION to adjourn the meeting at 12:08p.m.  
 198           Mr. Gianoutsos seconded the motion.

200           The next regular CDD meeting is scheduled to be held Thursday, April 16, 2026, at 2:00 p.m.  
 201 in Fairfax Hall.

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

209 \_\_\_\_\_  
 210 Secretary/Assistant Secretary

209 \_\_\_\_\_  
 210 Chairperson/Vice Chairperson

## **Subsection 6B**

### **Minutes: April 16, 2026, Regular Minutes**

**MINUTES OF MEETING  
ARLINGTON RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development  
2 District was held Thursday, April 16, 2026, at 2:00 p.m. at Fairfax Hall, located at 4475 Arlington  
3 Ridge Boulevard, Leesburg, Florida 34748.

4  
5 Present and constituting a quorum were:

- |    |                  |                     |
|----|------------------|---------------------|
| 6  | Robert Hoover    | Chairperson         |
| 7  | Ted Kostich      | Vice Chairperson    |
| 8  | Jerry Gianoutsos | Assistant Secretary |
| 9  | Dominic Setaro   | Assistant Secretary |
| 10 | Walter Kolodziey | Assistant Secretary |

11  
12 Also present, either in person or via Zoom Communications, were:

- |    |                                     |                                    |
|----|-------------------------------------|------------------------------------|
| 13 | Lee Graffius                        | District Manager, Inframark        |
| 14 | Meredith Hammock via Zoom           | District Counsel: Kilinski/Van Wyk |
| 15 | Patrick Collins                     | District Counsel: Kilinski/Van Wyk |
| 16 | Kiel Alderink                       | Golf / F&B General Manager         |
| 17 | Lee Susewitt                        | Meritage Homes                     |
| 18 | Benjamin Beckham                    | Madden Engineering                 |
| 19 | Matt Palmer via Zoom                | Jurin Roofing                      |
| 20 | Residents and Members of the Public |                                    |

21  
22 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
23 *the meeting and actions taken. The full meeting is available in audio format upon request.*  
24 *Contact the District Office for any related costs for an audio copy.*  
25

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

27 Mr. Graffius called the meeting to order and called the roll. A quorum was established.  
28

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

30 The Pledge of Allegiance was recited.  
31

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

33 There were no audience comments on Agenda Items.  
34  
35  
36

**Arlington Ridge CDD**  
**April 16, 2026, Meeting**

37 **FOURTH ORDER OF BUSINESS**

**Organization Items**

38 **A. District Accountant**

39 The accounting snapshot may be found in the April 16, 2026, agenda package. Mr. Graffius  
 40 reviewed the financial snapshot from the agenda as provided by the district accountant. The  
 41 District's Operating account is currently \$1,030,534.57. Reserves are currently at \$1,790,283.74.  
 42 Tax Distribution of \$29,641.68 was received on March 31, 2026.

43

44 **B. District Counsel**

45 Mr. Collins provided a legal update regarding the demand letter to Troon. Troon offered to  
 46 settle for \$25,000.00. The District declined the offer and proposed mediation. Troon has agreed to  
 47 mediation and a selection process for a mediator has been started.

48

49 **Mr. Hoover made a motion to ratify Dom Setaro's authority to settle**  
 50 **the Troon legal matter on behalf of the District as requested by**  
 51 **Counsel.**  
 52 **Mr. Kolodziej seconded the motion.**

53

54 **Upon VOICE VOTE, unanimous approval was given (by a margin**  
 55 **of 5-0), to ratify Dom Setaro's authority to settle the Troon legal**  
 56 **matter on behalf of the District as requested by Counsel.**

57

58 Mr. Collins advised that mediation may cause the District to have additional legal fees above  
 59 the previously approved \$5,000.

60 Mr. Collins stated that the Spectrum fiber installation is currently at a pause as Spectrum is re-  
 61 verifying the grant is still valid for this project.

62

63 **C. District Engineer**

64 Mr. Hamstra updated the Board on the storm drain cleanout between holes #10 and #17.  
 65 Shenandoah started the project on the is scheduled for April 16, 2026, and is expecting it to take  
 66 two days. A scope of the storm drain at Roanoke will be performed at no additional cost to the  
 67 District. Mr. Hamstra updated the Board on the White Plains Way crosswalk project. The city gave  
 68 suggestions for the line striping being thermoplastic and adding solar light pucks between the  
 69 double yellow lines. Mr. Hamstra stated the revised proposal was sent to Mercon and K&S

**Arlington Ridge CDD**  
**April 16, 2026, Meeting**

70 Striping. Mercon submitted a revised proposal of \$18,930.00. K&S submitted a bid but refused to  
71 provide line-item pricing and altered the requirements despite discussion and submitted a proposal  
72 for \$10,720.00. Questions were asked about requirements for all the proposed work.

73

74 Mr. Kostich made a MOTION to repaint the crosswalk lines and  
75 replace the two-golf cart crossing signs with pedestrian crossing  
76 signs not to exceed \$3,000.

77

78 Mr. Kolodziej seconded the motion.

79

80 Upon discussion Mr. Hamstra stated he would recommend Mercon perform the work and  
81 according to their proposal the work would cost \$4,500.00.

82

83 Mr. Kostich amended the MOTION to repaint the crosswalk lines  
84 and replace the two-golf cart crossing signs with pedestrian crossing  
85 signs not to exceed \$4,500 and use Mercon to complete the work.

86

87 Upon VOICE VOTE, unanimous approval was given (by a margin  
88 of 5-0), to approve the amended motion to repaint the crosswalk  
89 lines and replace the two-golf cart crossing signs with pedestrian  
90 crossing signs not to exceed \$4,500 and use Mercon to complete the  
91 work.

92

93 Mr. Hamstra provided an update on the Manor Oaks waterline proposal from Meritage Homes.  
94 The surveyor's description is encompassing of the project. He also looked at the demand and  
95 pressure test that was done with the fire hydrant testing. The pressure requirements for most  
96 municipalities are 500 gallons per minute or 20 PSI, for the city of Leesburg it's 750 gallons per  
97 minute for demand being available for fire flow protection. The one recommendation is when they  
98 eventually make the true connection with the second portion in the county road right away an  
99 updated hydraulic analysis be done with Arlington Ridge as it exists today before build out of  
100 Manor Oaks and the double connections that we all have in the files, and the new demands and  
101 pressures for the systems once it's fully connected and fully built out. Mr. Hamstra shared concerns  
102 with the connection of the water line at the resident's home and ensuring the resident is properly  
103 notified of possible landscape removal and ensured landscaping will be fully restored.

104

**Arlington Ridge CDD**  
**April 16, 2026, Meeting**

105 **D. Yellowstone: Regular Report**

106 Yellowstone's monthly report may be found in the April 16, 2026 agenda package. Mr. Clark  
107 updated the Board on irrigation repairs including a possible break under the pavement to the  
108 commons parking lot. Mr. Setaro asked about areas of Arlington Ridge Blvd where sod is dead  
109 and asked if it was getting proper irrigation. Mr. Graffius asked about the dead plant report from  
110 the freeze as well as a future update on the remaining proposal to split the irrigation from the golf  
111 course. Mr. Clark to follow up on irrigation coverage and proposal costs to complete irrigation  
112 split.

113

114 **E. Landscapes Golf Management: Regular Report**

115 The golf course and Food & Beverage monthly report may be found in the April 16, 2026,  
116 agenda package. Mr. Alderink reported Golf operations continue to exceed expectations. Golf had  
117 a solid February and March. Golf profited \$74,000.00. Sam Langford was promoted to assistant  
118 golf professional, and Eli Lopez has been promoted to Pro Shop Manager. F&B revenues were  
119 \$121,000.00, still coming in a little below budget. Mr. Alderink has now identified, with the  
120 financials being where they are, inefficiencies in staffing and hours. They are actively working  
121 with the F&B team to really get efficient and create a plan to essentially get the ship moving in the  
122 right direction. So, they can be at a break even or a profit. The full summer plan will be in place  
123 soon, and a new menu adjustment is coming up soon.

124 Golf Course Maintenance update was provided by Superintendent Schutte in the agenda  
125 package. The type of Bermuda grass growing here cannot be seeded. Bermuda grass spreads by  
126 Rhizomes and stolons. The golf course maintenance team will be cutting these stems using two  
127 pieces of equipment. The slicer will be operating on a regular basis around the golf course. The  
128 slicer cuts, the stems each time a stem is cut, it increases the Bermudas ability to spread. The team  
129 will also be using the Wiedeman sweeper, which has vertical cut blades to rip solons from areas  
130 that have good grass and plant them in the barren spaces. Aeration will be completed June 1, 2026  
131 and June 2, 2026, with 9 holes being closed each day.

132 Mr. Setaro, as the golf liaison reported, found issues with the November-February financials  
133 and has requested adjustments to correct the issues. Mr. Setaro mentioned he was not confident in  
134 LGM's lack of Supervision and understanding of governmental accounting. Mr. Setaro cautioned  
135 Alderink about only giving revenue numbers as we are going to be at an overall loss of \$170,000

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136 for golf. Mr. Gianoutsos as liaison shared concerns over portion control, overpouring, and food  
 137 waste and has spoken with the F&B manager and the chef about measuring pours and food portion  
 138 control.

139

140 **F. District Manager: Regular Report**

141 A full report was included in the April 16, 2026, agenda package. Mr. Graffius announced his  
 142 promotion to portfolio District Management and his onsite replacement, Mr. Thomasec, will start  
 143 Monday. Mr. Graffius will remain the District Manager and work from Arlington Ridge when not  
 144 attending other District's meetings. Mr. Graffius informed the Board that Staff have evaluated  
 145 Samba in BRAC and are not finding attendance sufficient to warrant the use of BRAC over the  
 146 Social Center card room. Mr. Graffius asked for the Board's permission to inform the Samba  
 147 players they will need to relocate to the Social Center card room and permit the Euchre players to  
 148 use BRAC. The Board stated for Staff to manage the use as they see proper.

149

150 **FIFTH ORDER OF BUSINESS**

**Business Items**

151

152 **A. Consideration of MOU with Manor Oaks Developer**

153 Mr. Collins addressed the MOU for the Manor Oaks waterline proposal. Mr. Kostich reviewed  
 154 the documents as the liaison and had a suggestion of \$80,000.00 plus the costs of legal and  
 155 engineering to be placed in the final agreement. Mr. Collins reviewed the previous concerns as  
 156 expressed By District Engineer Mr. Hamstra.

157

158 Mr. Hoover made a MOTION to accept the MOU as presented by  
 159 counsel in substantial form to allow for minor revisions.  
 160 Mr. Hoover seconded the motion.

161

162 Mr. Setaro shared concern with the \$80,000.00 request and provided explanation he felt it  
 163 should be \$1,200.00 per proposed home being built or \$142,800.00.

164

165 Upon VOICE VOTE, with Mr. Setaro and Mr. Hoover opposed  
 166 approval was given (by a margin of 3-2 to accept the MOU as  
 167 presented by counsel in substantial form to allow for minor  
 168 revisions.

169

170 Upon clarification of the motion to accept included the compensation rate of \$80,000, Mr.  
 171 Gianoutsos rescinded his aye vote.

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Upon VOICE VOTE, with Mr. Setaro, Mr. Hoover and Mr. Gianoutsos opposed, motion failed (by a margin of 3-2) to accept the MOU as presented by counsel in substantial form to allow for minor revisions.

178 A discussion ensued with Mr. Setaro clarifying that his suggested number would be \$113,000  
 179 based on \$1,000 per household and there being 113 houses. Mr. Kostich stated he arrived at his  
 180 number by reviewing the physical disruption to the property and wanting to stay under \$100,000.  
 181 Mr. Hoover suggested a number in the middle of \$92,000.

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Mr. Kolodziey made a MOTION to accept the MOU as presented by counsel in substantial form to allow for minor revisions and seek \$92,000 in compensation and cover any legal and engineering fees to the District.  
 Mr. Hoover seconded the motion.

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Upon VOICE VOTE, with Mr. Setaro and Mr. Gianoutsos opposed approval was given (by a margin of 3-2), to accept the MOU as presented by counsel in substantial form to allow for minor revisions and seek \$92,000 in compensation and cover any legal and engineering fees to the District.

195

**196 B. Discussion / Amendment Consideration on Food & Beverage Funding / Financial**  
**197 Update on Golf**

198 Mr. Setaro provided an update on Food & Beverage. The unfunded balance for Food &  
 199 Beverage as of September 30, 2025, was \$98,230.00. The F&B budget of \$70,4451.00 for FY2025  
 200 was given to LGM, however it still leaves a shortfall of \$43,000.00. Losses from October 2025 to  
 201 February 2026 are \$86,000.00 and F&B is projected to lose another \$108,000.00 March 2026  
 202 through September 2026. This creates a shortfall of \$194,532.00. \$195,000.00 has already been  
 203 transferred per the contract to keep F&B and golf funded for operations.

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Mr. Setaro made a MOTION to approve funding for Food & Beverage in the amount of \$195,000.  
 Mr. Hoover seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve funding for Food & Beverage in the amount of \$195,000.

**C. Consideration of Sidewalk Grinding and Slab Replacement**

Inframark provided a proposal for sidewalk replacement and grinding. The total of the proposal was \$23,000.00.

Mr. Hoover made a motion to approve the sidewalk replacement and grinding in the amount of \$23,000.00. Mr. Hoover Rescinded the motion.

The Board requested for a second bid to be obtained for the work before final approval.

**D. Consideration of Amendment to Jurin Agreement (per vendor request)**

Mr. Palmer with Jurin Roofing submitted a request to sub-contract the BRAC roof replacement due to loss of staff to complete the project. Mr. Hoover asked about rescheduling the work later and having Jurin complete the work. Mr. Palmer stated they lost their main roofer and do not have enough staff to perform the work for the foreseeable future and could not guarantee the work to be completed in the next few months. Mr. Graffius stated he did reach out to Titan Roofing, and they provided an updated proposal with the same amount considered at the March 2026 meeting should the Board cancel the Jurin Roofing agreement and approve the Titan Roofing agreement.

Mr. Setaro made a MOTION to approve the Titan Roofing replacement agreement in the amount of \$31,500.00. Mr. Kostich seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Titan Roofing replacement agreement in the amount of \$31,500.00.

Mr. Collins stated there would need to be a motion to cancel the current agreement with Jurin Roofing.

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Mr. Kolodziej made a MOTION to terminate the agreement with Jurin Roofing for the BRAC roof replacement.  
Mr. Hoover seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to terminate the agreement with Jurin Roofing for the BRAC roof replacement.

**SIXTH ORDER OF BUSINESS                      Consent Agenda**  
**A. Minutes: March 19, 2026, Regular Meeting Minutes,**  
**B. Minutes: March 19, 2026, Budget Workshop Meeting Minutes**

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Mr. Setaro made a MOTION to approve March 19, 2026, Regular Meeting Minutes and March 19, 2026, Budget Workshop Meeting Minutes  
Mr. Gianoutsos seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve March 19, 2026, Regular Meeting Minutes and March 19, 2026, Budget Workshop Meeting Minutes

**SEVENTH ORDER OF BUSINESS                      Supervisor Issues**

Mr. Kostich mentioned reviewing and adding to the May 2026 agenda to add a discussion on the two open spaces where the pine trees were removed along Hopewell Pass and Heritage Trail and consider having them made into two lots for new homes.

Mr. Setaro clarified he did not include the unfunded portion of F&B for last year as we hopefully will get some of that back.

271

**EIGHTH ORDER OF BUSINESS                      Audience Comments**

Lot# 364 asked about cleaning out the buffer area between White Plains Way and the golf maintenance fence.

275

Lot# 314 mentioned concerns regarding the Manor Oaks waterline installation and the effects on the current hydraulic system.

277

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278 Lot# 624 asked for an update on the Irrigation Pump house installation. Mr. Graffius stated the  
279 current estimated installation date is June 1, 2026.

280

281 **NINTH ORDER OF BUSINESS**

**Adjournment**

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283 **Mr. Kolodziey made a MOTION to adjourn the meeting at 3:52pm.**  
284 **Mr. Gianoutsos seconded the motion.**

285

286 The next meeting is scheduled to be held Thursday, May 21, 2026, at 2:00 p.m. in Fairfax Hall.

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288 **Upon VOICE VOTE, unanimous approval was given (by a margin**  
289 **of 5-0), to adjourn the meeting at 3:52p.m.**

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293 Secretary/Assistant Secretary

Chairperson/Vice Chairperson