



*Arlington Ridge  
Community Development  
District*

**July 16, 2026**

**Agenda Package**

313 Campus Street  
Celebration, Florida 34747

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Arlington Ridge Community Development District

**Board of Supervisors**

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Ted Kostich, Vice Chairperson  
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Howard Neal, Regional Director  
Patrick Collins, District Counsel  
Meredith Hammock, District Counsel  
David Hamstra, District Engineer  
Kiel Alderink, Golf Course/F&B General Manager  
John Thomasec, District Onsite Manager  
Jennifer Stewart, District Accountant  
Tabitha Blackwelder, District Admin

## Regular Meeting Agenda Thursday, July 16, 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 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**

**THE REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 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
  - B. District Engineer
  - C. Yellowstone: Regular Report .....Page 7
  - D. Inframark: District Manager / Onsite Manager Regular Report .....Page 33
  - E. Landscapes Golf Management: Regular Report .....Page 35
- 5. Business Items**
  - A. Golf Course and F&B FY2027 Budget.....Page 39
  - B. Review of FY2025 Final Audit Report .....Page 63
  - C. Review of Recreational Facilities Policy
- 6. Consent Agenda**
  - A. Minutes: June 18, 2026, Regular Meeting.....Page 104
  - B. Accounting Snapshot.....Page 111
- 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, August 20, 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**

#SPILL!

**Date :** June 7 -2026**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 JUNE 2
- Tree pruning at Independence Trail, Heritage Trail, Roanoke Dr, Hopewell
- Pass, by the Village Green parking lot
- Rv parking lot weeds were cleaned and treated with herbicide.

**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
- 

**Irrigation Activities**

- Irrigation Inspection for June was complete June 23 and 24, 2026
- Main line by the pool on Arlington Blvd was completed on 7-7-26

**Fertilization and Pest Control Activities**

- Turf application will be applied on the second week of July
- Any visible ant mounds were treated

## **Subsection 4C (2<sup>nd</sup>)**

# **Yellowstone Irrigation Report**

# Yellowstone Landscape | LSBG



2729 W Main St., Leesburg, FL 34748 - 352.973.0420

Property Arlington Ridge  
 26702 Waverly Ct  
 Leesburg, FL 34748

Inspection

**Started:**

6/24/2026

**Last Updated:**

6/25/2026

**Inspector:**

Travon Bastian

Estimate Summary

Service Summary

Service	Quantity
Repair Drip Line	2
Repair Lateral Line	2
Repair Main Line	1
Replace Sprinkler Head	21

Signature

Date

## Service Detail

General

Asset	Service	Notes	Photos
Main Line 2	<u>Repair</u>	Line Length (ft.): 0 Line Size: 2" broken main behind valve	<a href="#">Show 2 Photos</a>
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Arlington Blue Ridge center > Zone 1

**Asset Service Notes** **Photos**  
s

*No issues were identified*

## Arlington Blue Ridge center > Zone 2

**Asset Service Notes** **Photos**  
s

*No issues were identified*

## Arlington Blue Ridge center > Zone 3

**Asset Service Notes** **Photos**  
s

*No issues were identified*

## Arlington Blue Ridge center > Zone 4

Asset	Service	Notes	Photos
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1 1/4" broken lateral line behind tree	<a href="#">Show 1 Photo</a>

## Arlington Ridge Heritage Trl > Zone 1

Asset	Service	Notes	Photos
Sprinkler Head 4	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 small 1/2 inch rotor not rotating	<a href="#">Show 1 Photo</a>
Sprinkler Head 5	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 small 1/2 inch rotor not rotating	<a href="#">Show 1 Photo</a>

## Arlington Ridge Heritage Trl > Zone 2

**Asset Service Notes** **Photos**  
s

*No issues were identified*

## Arlington Ridge Heritage Trl > Zone 3

Asset	Service	Notes	Photos
Sprinkler Head 3	<a href="#">Replace</a>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken spray	<a href="#">Show 1 Photo</a>

### Arlington Ridge Heritage Trl > Zone 4

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Heritage Trl > Zone 5

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Heritage Trl > Zone 6

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Heritage Trl > Zone 7

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Tennis Court

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Tennis Court > Zone 1

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Arlington Ridge Tennis Court > Zone 2

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 1

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 2**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 3**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 4**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 16**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 20**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 1 > Zone 21**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 2 > Zone 29**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 2 > Zone 30**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Controller 2 > Zone 31

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Controller 2 > Zone 32

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 4	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Controller 3 > Zone 23

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Controller 3 > Zone 25

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Controller 3 > Zone 26

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Controller 3 > Zone 27

Asset	Service	Notes	Photos
No issues were identified			

## Controller 3 > Zone 28

Asset	Service	Notes	Photos
No issues were identified			

## Controller 3 > Zone 29

Asset	Service	Notes	Photos
No issues were identified			

## Controller 3 > Zone 30

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Controller 3 > Zone 31

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

## Controller 4 > Zone 23

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

**Controller 5 > Zone 1**

**Asset Service Notes** **Photos**  
s  
*No issues were identified*

**Controller 5 > Zone 2**

Asset	Service	Notes	Photos
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	<a href="#">Show 1 Photo</a>
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2"	<a href="#">Show 1 Photo</a>
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" broken lateral in pool bed	<a href="#">Show 2 Photos</a>

**Controller 5 > Zone 3**

**Asset Service Notes** **Photos**  
s  
*No issues were identified*

**Controller 5 > Zone 4**

**Asset Service Notes** **Photos**  
s  
*No issues were identified*

**Controller 5 > Zone 5**

**Asset Service Notes** **Photos**  
s  
*No issues were identified*

**Controller 5 > Zone 6**

**Asset Service Notes** **Photos**  
s  
*No issues were identified*

**Controller 5 > Zone 7**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 8**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 9**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 10**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 11**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 12**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 13**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 14**

**Asset Service Notes** **Photo**  
s

*No issues were identified*

**Controller 5 > Zone 15**

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

Controller 5 > Zone 16

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 17

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 18

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 19

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 20

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 21

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 22

**Asset Service Notes** **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 23

Asset	Service	Notes	Photos
Sprinkler Head 1	<a href="#">Replace</a>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	<a href="#">Show 1 Photo</a>

Controller 5 > Zone 24

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 25

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 26

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 27

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 28

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 29

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 30

Asset Service Notes **Photo**  
s  
*No issues were identified*

Controller 5 > Zone 31

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 5 > Zone 32

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6 > Zone 1

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6 > Zone 2

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6 > Zone 3

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6 > Zone 4

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Controller 6 > Zone 5

**Asset Service Notes** **Photo**  
s

*No issues were identified*

### Node E

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node E > Zone 1

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node F > Zone 1

Asset	Service	Notes	Photos
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 broken rotor next to home	<a href="#">Show 2 Photos</a>

## Node G

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node H

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node H > Zone 1

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node H > Zone 2

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node I

**Asset Service Notes** **Photo**  
s

*No issues were identified*

## Node I > Zone 1

# **Subsection 4C (3<sup>rd</sup>)**

## **Soil Sample Results**

Unit: lbs/1000sqft ▾

Version: Latest (1.0) ▾



# SiteOne®

Sample Type

 Lawn (St. Augustine)

Nickname

arlington

Registered Date

6/9/2026

Valid Thru

6/17/2026

Area Size

5000 sq.ft.

Maintenance level

HIGH

Satisfied with lawn

Yes

Irrigated with reuse water

Yes

For A Deeper Dive Into Your Specific Needs, [Schedule A Consultation With Our Team Of Experts](#)

## Soil Analysis

**i** The following report is based on University of Florida science. All product recommendations are made by AgriTech Corp. UF/IFAS or FFL does not recommend or endorse products.

The lab conducts an in-depth soil analysis, examining a range of components. The detailed breakdown below provides a thorough insight into soil properties and nutrient levels, classified into primary, secondary, and macro nutrient groups.

### Soil Properties

Soil pH, Buffer pH, Cation Exchange Capacity (CEC) are important soil properties that can significantly influence the availability and uptake of nutrient elements by plants.

Soil pH ⓘ



Buffer pH ⓘ

**BpH 7.85**

Cation Exchange Capacity ⓘ

**CEC 13.8** meq/100g

Estimated Nitrogen Release ⓘ

**ENR 0.95**

Organic Matter ⓘ

**OM 2.06 %**

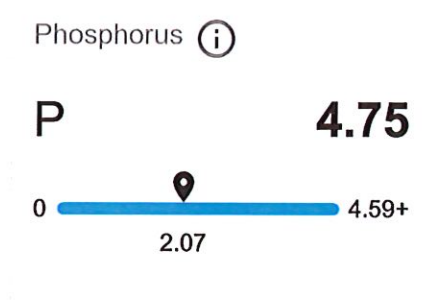
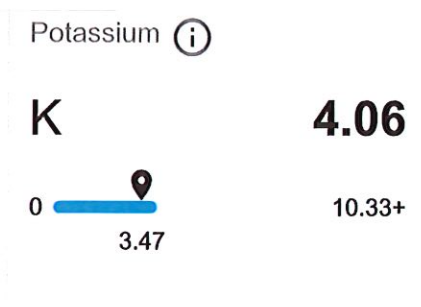
Sodium ⓘ

**Na 2.25**

## Macronutrients

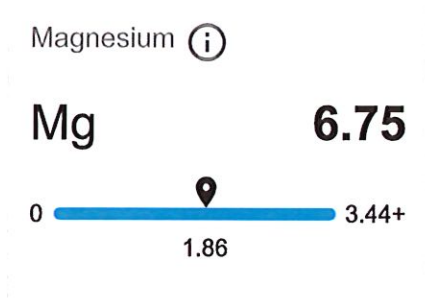
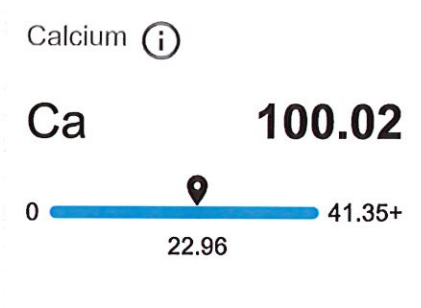
### Primary Nutrients

Nitrogen (N), Phosphorus (P), and Potassium (K) are essential major nutrients for plant growth and survival. These elements are often the first to be depleted in the soil due to the substantial quantities plants require. While fertilization is consistently necessary for nitrogen, routine soil analyses typically do not directly measure nitrogen levels. Instead, nitrogen needs are commonly assessed and assigned on a per-crop basis. **Refer to the Amendment needs section for your Nitrogen Assignment.**



### Secondary Nutrients

Calcium (Ca) and Magnesium (Mg). Although essential to plant growth, there are usually enough of these nutrients in the soil so fertilization is not always needed.



### Micronutrients


Boron (B), Copper (Cu), Iron (Fe), Manganese (Mn), and Zinc (Zn). They are essential for plant growth which are needed in only very small (micro) quantities. These elements are sometimes called minor elements or trace elements.

Boron 



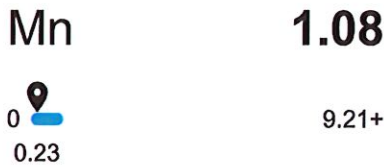
Copper 



Iron 



Manganese 



Zinc 



### Base Saturation

A concept in soil science that provides valuable information about the soil's overall nutrient balance. Can also help in understanding how various elements like Calcium (Ca), Magnesium (Mg), and Potassium (K) interact in the soil.

 Calcium

**Ca** **79.2%**

 Hydrogen

**H** **8.7%**

 Potassium

**K** **1.6%**

 Magnesium

**Mg** **8.9%**

 Sodium

**Na** **1.5%**

### AMENDMENT NEEDS

Amendment needs are calculated based on a unit of measure; set to pounds per 1,000 square feet by default, unless adjusted otherwise by the user.

## Nitrogen Assignment

An annual nitrogen recommendation has been established through standardized guidelines, utilizing research findings from field experiments. This is designed to determine the most effective application rate, ensuring optimal growing conditions for the specific crop you are cultivating.

Nitrogen ⓘ

**N**                      **5** lbs

## pH Modifiers

The lab identifies modifiers to adjust or regulate pH levels, these can either raise or lower the pH level depending on the desired result.

Sulfur (Elemental) ⓘ

**S**                      **4** lbs

## TREATMENT RECOMMENDATIONS

Taking the calculated amendment needs and factoring in the provided area size, the products recommended account for the total lbs you need to apply across the entire area size.

### Instructions

Please review the directions, restrictions, and precautions provided on the product labels. It is dangerous, wasteful, and sometimes illegal to do otherwise.

Some states, towns and counties restrict the use of fertilizers. Always check your local laws and regulations before purchasing and applying these products.

### Disclaimer

This kit location may have application restrictions. [Florida Fertilizer Ordinances](#) 

## Early Spring 2027 Applications

### LESCO Fertilizer 24-0-11 50% PolyPlus OPTI45 AS Spar-Tech RootEdge (24-0-11)

 Fertilizer ⓘ [Buy product](#) 

Apply 20.85 lbs

Purchase Options 50 lb bag (x1)

#### Upcoming Applications

Late Spring

Once you have fertilized your crop make sure to activate the fertilizer by watering for 30 mins. If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

## Late Spring 2027 Applications

### LESCO Fertilizer 24-0-11 50% PolyPlus OPTI45 AS Spar-Tech RootEdge (24-0-11)

 Fertilizer ⓘ [Buy product](#) 

Apply 20.85 lbs

Purchase Options 50 lb bag (x1)

Once you have fertilized your crop make sure to activate the fertilizer by watering for 30 mins. If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

### Water Instructions

You should water your lawn in the morning at 6 am for at least 20-30 minutes (2-3 days a week). If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

## ☀ Mid Summer 2026 Applications

### LESCO Fertilizer 9-0-24 50% PolyPlus OPTI45 MOP SOP KMAG Spar-TECH (9-0-24)

 Fertilizer ⓘ [Buy product](#) 

**Apply** 55.61 lbs

**Purchase Options** 50 lb bags (x2)

Once you have fertilized your crop make sure to activate the fertilizer by watering for 30 mins. If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

### **Water Instructions**

You should water your lawn in the morning at 6 am for at least 20-30 minutes (2-3 days a week). If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

## Early Autumn 2026 Applications

### LESCO 15-0-15 50% PolyPlus OPTI45 AS Spar-TECH Root Edge Turfgrass Granular Fertilizer (15-0-15)

 Fertilizer ⓘ

Apply 33.36 lbs

Purchase Options 50 lb bag (x1)

#### Upcoming Applications

Late Autumn

Once you have fertilized your crop make sure to activate the fertilizer by watering for 30 mins. If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

## Late Autumn 2026 Applications

### LESCO 15-0-15 50% PolyPlus OPTI45 AS Spar-TECH Root Edge Turfgrass Granular Fertilizer (15-0-15)

 Fertilizer ⓘ

Apply 33.36 lbs


Purchase Options 50 lb bag (x1)

Once you have fertilized your crop make sure to activate the fertilizer by watering for 30 mins. If you expect precipitation and/or the grass continues to show drought stress, then adjust accordingly.

#### Water Instructions


Watering is not required during this season, but should be considered if there is a need and/or signs of possible drought stress.

 **Frost Warning**

There is a high probability that a frost can occur during this season. "Frost" refers to the layer of ice crystals that form when water vapor on plant matter condenses and freezes without first becoming dew. Refer to the [The Old Farmer's Almanac](#)  to determine the frost dates for your area.

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 **Frost Warning**

There is a high probability that a frost can occur during this season. "Frost" refers to the layer of ice crystals that form when water vapor on plant matter condenses and freezes without first becoming dew. Refer to the [The Old Farmer's Almanac](#)  to determine the frost dates for your area.

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## **Subsection 4D**

# **District Manager / Community Director Report**



## **Arlington Ridge Community Development District**

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

### **Community Director / District Manager Report — July 2026**

#### **Manor Oaks Waterline Project**

The waterline installation is nearing completion and is now in its final stages. Meritage has removed the three trees included in the project agreement and sodded the RV side. The remaining work includes making the final connection by the City.

#### **Chesapeake Bay Grille, Tavern, and Golf Shop Building Painting Project:**

The painting project for the Chesapeake Bay Grille, Tavern, and Golf Shop building is expected to be near completion by the time of this meeting.

#### **Lexington Spa**

The pools are scheduled to close on August 4 for monthly cleaning. The Department of Health also visited earlier this month and advised that spa jet nozzles must be installed on all pipes in the spa. This issue has occurred in the past where someone is deliberately removing the spa jet nozzles to increase their flow as the outer ring is still there, but the jet nozzle is gone. This could become a fining violation if this continues.

## **District Manager**

#### **Staffing Changes**

We are pleased to welcome Jessica as our new administrative assistant. Over the next month, Jessica will be learning more about the community, our procedures, and the daily operations of the CDD Office. Please join us in welcoming her to the team as she gets settled into her new role. Additionally, we are happy to Welcome Mike, David and Eddie to our gate attendant role. These gentlemen have worked for Arlington at the entrance for several years and have now become Inframark employees.

#### **Barcodes**

Residents who need a new or replacement barcode for their car should now visit the HOA Office. This change will help keep the process organized and ensure that barcode requests are handled by the appropriate office.

#### **FY 2027 Budget Adoption**

The hearing notice and budget adoption for Fiscal Year 2027 are scheduled for the August 20<sup>th</sup> CDD meeting. The Board will review and approve the final proposed budget. The budget may only remain the same as proposed or be reduced. The proposed budget was approved with a 3.2% increase, which represents an annual increase of \$86.96 per household. Please note that this amount is the total increase for the year, not a monthly increase.

## **Subsection 4E**

# **Landscapes Golf Management: Regular Report**

# Arlington Ridge Golf Club

Monthly Board Update — June 2026

## General Manager Notes

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June was a quiet but steady month. We hosted several private groups, saw steady member play, and the restaurant held its course through the summer slowdown. We also are submitting our updated budget and business plan this month and are looking forward to board feedback so we can move forward together on the same page.

## Golf Operations

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June was a quiet stretch on the golf side, with play carried mainly by a handful of private outings rather than any large member events. We've been running a number of aggressive sales promotions to open up space for new merchandise programs. We're using June and July to learn what's actually resonating with golfers and what isn't so we can put our effort behind what works.

## Food & Beverage

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Chesapeake Bay Grille stayed steady through June while still pulling nice participation on game nights. We made the decision to close on Sundays until mid-October based on participation levels, with the goal of coming back bigger and better than ever once the season turns. Chef Maj's live cooking nights continue to draw a nice turnout, and the Potato Bar in particular has been getting incredible feedback from members.

We are also bringing in a new Sous Chef that we are excited about. This will help compliment Chef Maj and give us better coverage in the kitchen. This will help ensure that our consistency across offerings is always spectacular. We look forward to welcoming Toby this week.

## Agronomy

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We have been fighting weeds aggressively this summer, and in a few areas we probably pushed a bit too hard, but we're already seeing a nice bounce back. With core aeration of the greens now behind us and continued summer rain, the course should be rounding into great shape. There are areas out there where you can already see the lush, healthy Bermuda coming in.

## Marketing & Community Outreach

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We have a handful of promotions we'll be testing through July and into August to keep outside participation up heading into the slower stretch of summer. Google and Facebook continue to give us great reach for a fraction of the cost of other media, and we'll keep leaning on those channels while we work to build out the corporate membership program and rebuild our event and wedding pipeline as a higher-margin revenue source.

## Looking Ahead

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We expect the summer softness in rounds and F&B volume to continue through the next several months, which is a normal seasonal pattern and one we are planning around.

Our focus into July is getting the greens back into great shape and bring golfers back quickly, continuing labor discipline in both departments, and converting event leads already in the pipeline. We will also keep pushing outside marketing to bring more people in.

Respectfully submitted,

**Kiel Alderink, PGA**

General Manager, Arlington Ridge Golf Club

*Landscapes Golf Management*

# **Section 5**

## **Business Items**

# **Subsection 5A**

## **Golf Course and F&B FY2027 Budget**

# ARLINGTON RIDGE GOLF CLUB

## **Business Plan — 2027 (Revised)**

Presented by Landscapes Golf Management

Leesburg, Florida | Fiscal Year: October 2026 – September 2027

*Revised draft reflecting Board-approved F&B operational initiatives, July 2026*

## Mission Statement

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At Arlington Ridge Golf Club, our goal is to offer residents and guests an exceptional golf and dining experience that enhances the active adult lifestyle of the community. Through top-tier course conditions, innovative programs, and a welcoming atmosphere, we strive to be more than just a golf course — we are a gathering spot where friendships grow, skills improve, and everyone shares in the joy of the game.

### Overall Vision

To be Central Florida's most welcoming and well-conditioned golf and dining destination — where exceptional course conditions, genuine hospitality, and flavorful cuisine come together in a vibrant community setting that celebrates the beauty of the game and the joy of gathering with friends.

### Brand Positioning Statement

Arlington Ridge Golf Club is the premier destination for golfers of all levels, offering a championship Gary Koch-designed course set among winding rivers and majestic oak canopies, in a welcoming, member-and-guest friendly atmosphere where every round is a new challenge and every visit is a memorable experience.

### Landscapes Golf Management

As course manager, Landscapes Golf Management is committed to: FISH! Service Philosophy, a Safe Work Environment, Cleanliness and Pride in Facilities, Employee Development, Resourceful Course Maintenance, Financial Responsibility, Professional Business Reporting, and Partners in Purchasing.

## Executive Summary

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FY2026 marked the first full year under Landscapes Golf Management's direction at Arlington Ridge Golf Club. With a rebuilt leadership team, the club made significant strides in restoring course quality, member trust, and operational systems. Through the first five months of FY2026, Golf Operations is tracking +10.4% and F&B +18.6% over the same period in FY2025.

FY2027 shifts from stabilization to growth. Following Board review of the original F&B budget draft in June 2026, LGM incorporated a revised set of Food & Beverage operational initiatives — market-aligned pricing, a more focused menu, buffet-style service for select events, renewed service training, and visible member-experience upgrades — projected to improve F&B departmental NOI by approximately \$43,000 over the original draft. Golf Operations has also been rebudgeted around a stronger revenue push — anchored by growth in range membership enrollment and outside league and outing play — paired with a more realistic, right-sized labor model. As a result, Golf Operations now budgets its first positive Net Income under this plan: \$5,137. The initiatives below, taken together, are designed to expand revenue, improve operating efficiency, and continue closing the gap toward overall club profitability under LGM management.

### Key FY2027 Initiatives

- **Technology:** Lightspeed POS — eliminate GolfNow revenue-sharing trade deal; replace with flat monthly fee and gain full tee sheet ownership.
- **New Product:** Corporate Membership — two-tier program for local businesses; annual fee plus employee rounds at \$25 (afternoon/twilight only).
- **New Revenue:** Wedding & Private Events — activate Fairfax Hall, Veterans Memorial, Courtyard, and golf course as premium event venues.

- **Golf Operations:** League Recruitment — structured push to add 4–6 new leagues for committed, recurring rounds.
- **Golf Operations — Revenue & Labor:** Coordinated push to grow range membership enrollment and outside league/outing rounds, paired with a more realistic, right-sized labor model — together budgeted to deliver Golf's first positive Net Income under this plan.
- **Sales:** Direct Community Outreach — monthly door-to-door flyer program; active business solicitation led by F&B Manager / Event Coordinator.
- **F&B — Channel Growth:** DoorDash, Drive-Up Window & Mobile Ordering — grow all three F&B channels to increase capture rate per round.
- **F&B — Revised Operating Strategy:** Market-aligned pricing, a more focused menu, buffet-format service for larger events, and renewed service training, projected to lift F&B departmental NOI to approximately 11.5% of revenue.
- **Community:** Referral Program — incentivize members and guests to refer new outings, corporate memberships, and events.
- **Pricing:** 5% Rate Increase — across memberships and public play, supported by course quality improvement.
- **Course:** Landscape Enhancements on Holes 3, 4, 6, and 7 — targeted plantings to improve aesthetics and support marketing content.

### FY2027 Revenue Summary

The table below reflects FY2025 actuals, a full-year FY2026 projection based on 5-month actuals with trend applied to remaining months, and the revised FY2027 budget, incorporating the Board-approved F&B operational initiatives described above.

Revenue Center	FY2025 Actual	FY2026 YTD (5 Mo.)	FY2026 Projected	FY2027 Budget (Revised)
Golf Operations	\$1,367,674	\$697,875	\$1,509,491	\$1,714,269
Food & Beverage	\$913,920	\$493,820	\$1,084,052	\$1,083,144
Total Revenue	\$2,281,594	\$1,191,695	\$2,593,543	\$2,797,413
Total Rounds	—	18,726	~42,700	45,000
Golf EBITDA	(\$231,814)	(\$57,896)	—	\$168,632
F&B EBITDA	(\$162,793)	(\$104,089)	—	(\$145,000)
Combined EBITDA	(\$394,607)	(\$161,985)	—	\$23,632
Equipment Leases	—	—	—	(\$163,495)
Net Income	—	—	—	(\$139,863)

*F&B EBITDA reflects the department's full net result including \$270,000 in allocated G&A and Membership/Marketing overhead, consistent with prior years' presentation in this table. On a departmental-NOI basis (revenue less COGS, labor, and departmental operating expenses only — the industry-standard measure, excluding building-level overhead), F&B is budgeted at approximately \$124,000, or 11.5% of revenue. See the Food & Beverage Objectives section for detail. Golf EBITDA excludes \$163,495 in equipment lease payments (principal and interest), which are applied once at the combined level below; on a standalone basis, after its share of those lease payments, Golf Operations budgets Net Income of \$5,137.*

Combined operating EBITDA improves by nearly \$418,000 year over year — from (\$394,607) in FY2025 to \$23,632 in FY2027 — driven by revenue growth, rate increases, operational discipline, a revised Food & Beverage strategy that improves F&B's net result by roughly \$43,000 relative to the original budget draft, and a rebudgeted Golf Operations plan built around range membership growth, outside league and outing play, and a more realistic

labor model. Net Income of (\$139,863) reflects \$163,495 in equipment lease payments (principal and interest) that directly support the course quality improvements underpinning this plan's revenue growth. These lease obligations did not exist in prior years.

FY2026 projection applies +10.4% Golf and +18.6% F&B growth trends from 5-month actuals to FY2025 seasonal patterns.

## Market Conditions

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### Local Demographics

- Leesburg is one of the fastest-growing cities in the country — an estimated 18% population growth from 2023 to 2024, bringing the city to nearly 40,000 residents. Median age of 46.4 aligns strongly with the active-adult golf demographic.
- The Villages/Wildwood metro area, fewer than 15 miles away, surpassed 150,000 residents in late 2023 and continues to rank among the fastest-growing metros nationally — a substantial, proximate pool of active, golf-oriented adults.
- New residential development across Lake County continues to expand the addressable market for memberships and daily fee play.

### Competitive Landscape

- Lake County is home to more than two dozen golf courses, with additional options in neighboring Sumter and Marion counties. Nearest direct competitors include Monarch Golf Club and Plantation Golf Club, both just miles away, alongside The Villages' extensive golf operations to the north.
- Arlington Ridge competes on course quality, hospitality, and the integrated golf-and-dining experience — not price. Improving conditions and new amenities support premium positioning relative to value competitors in the market.

### Climate & Seasonality

- Peak season runs late September through May. June–September brings the highest rainfall (August averages 21 wet days), requiring disciplined scheduling of maintenance and marketing focus on morning tee times and events.
- Florida's year-round mild climate is a significant advantage over northern markets when targeting snowbirds and seasonal visitors.

### Economic & Cost Environment

- Maintenance inputs, equipment, and labor costs continue to rise — reinforcing the importance of disciplined budgeting, LGM vendor partnerships, and F&B margin management.
- Golf-community real estate values remain tied to amenity quality, creating direct alignment between club investment and the broader residential value proposition.

## Golf Operations Objectives

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Golf Operations targets \$1,714,269 in FY2027 revenue, including \$597,417 in membership dues and 45,000 total rounds. This compares to \$1,367,674 in FY2025 and a projected \$1,509,491 for FY2026. Golf EBITDA is budgeted at \$168,632, with Net Income of \$5,137 after \$163,495 in equipment lease payments (principal and interest) — Golf Operations' first budgeted positive bottom line under this plan. The improvement is driven by increased revenue and a more realistic labor model that covers operational needs while running efficiently.

## Revenue Growth & Labor Efficiency Drivers

- Range Membership Growth: Range membership enrollment is budgeted to double active members by year-end, lifting Range Revenue over the trailing 12 months.
- Outside League & Outing Play: A coordinated push to grow outside league and outing bookings adds committed, recurring rounds beyond the existing membership and public play base.
- Right-Sized Labor Model: Total wages are budgeted at 39.1% of revenue, down from 42–43% in recent years — a more realistic staffing model built to fully cover the operation's needs while remaining efficient.

## Corporate Membership Program

A new two-tier Corporate Membership launches in FY2027, giving local businesses a way to offer golf as a workplace perk or client entertainment benefit.

- Tier 1 — Small Business (\$6,500/year): One full membership for the owner or manager, plus up to 4 employees at \$25/round (twilight only).
- Tier 2 — Mid/Large Business (\$10,000/year): One full membership for the owner or manager, plus up to 10 employees at \$25/round (twilight only).
- Accounts are non-resident, non-transferable, and renewed annually. Employee rosters set at start of each fiscal year.
- Active solicitation led by the Golf Professional on a structured schedule targeting medical practices, law firms, real estate offices, car dealerships, and financial services firms.

## Referral Program

- Members and guests earn pro shop or dining credit for referring new golf outings, corporate memberships, or confirmed event bookings. Credit amounts finalized prior to launch.

## Direct Community Outreach

- Door-to-door flyer to every Arlington Ridge home — offers tied to the current priority (membership renewal, league sign-up, dining special, green fee promotion). Printed locally, simple, consistent.

## League Recruitment

- Target 4–6 new leagues in FY2027 — weekday and weekend — across HOA groups, businesses, churches, and civic organizations. Structured packages include committed tee times, discounted per-round rates, and post-round F&B incentives.

## Rate Increases & Pricing

- 5% increase across all public green fees and membership dues. Communicate increases proactively tied to course improvement. Monitor pricing relative to Monarch, Plantation, and The Villages.

## Member Experience & On-Course Standards

- Annual member survey to gather feedback and respond visibly. Ranger training and SOPs maintained for consistent pace of play management and on-course service.

## Merchandise

- Merchandise program aligned with membership — product that serves members' needs and reflects the club's brand. Focus on top-performing, restockable brands to minimize end-of-season carryover.

## Food & Beverage Objectives

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F&B targets \$1,101,998 in FY2027 revenue with COGS of \$389,451, compared to \$913,920 in FY2025. Following a set of operational initiatives presented to and supported by the Board at the June 2026 meeting, F&B departmental NOI (revenue less COGS, labor, and departmental operating expenses) is now projected at approximately \$129,354, or 11.7% of revenue — up from \$80,953 (7.5%) in the original budget draft. After the department's \$270,000 in allocated G&A and Membership/Marketing overhead, F&B's budgeted net result improves to approximately (\$140,388), roughly \$48,000 better than the original draft's (\$188,657). The strategy focuses on operational efficiency, market-aligned pricing, disciplined event selection, a more focused menu, elevated service standards, and expanded digital ordering channels.

### Optimized Hours & Staffing

- The F&B team has been built to run lean and efficient. Seasonal hours align to golf traffic — peak season extends into evening; summer hours tighten to protect labor margins. Hours published consistently across all channels.
- Quarterly review using Lightspeed POS data to identify and eliminate underperforming windows.

### Market-Aligned Menu Pricing

- New menus launching this offseason reflect current Lake County and Villages corridor market rates. All items priced to target margin before promotional discounting. Continuing to price alcoholic beverages in line with the competitive market. Bar and beverage pricing reviewed independently as the highest-margin category.

### A More Focused Menu, Built for Consistency

- Menu engineering using ORCA recipe data — remove items that haven't resonated with the community, reduce SKU count 15–20%, and direct kitchen focus to member favorites, weekly specials, and community programming.
- A rotating weekly Chef's Feature moves seasonal product without permanently expanding the menu. The goal is consistency: every plate that leaves the kitchen meets the same culinary standard.

### Premium Events Only

- The club will no longer accept events that do not meet a minimum margin floor. F&B Manager / Event Coordinator to actively solicit premium bookings — weddings, corporate functions, HOA events. Event profitability tracked individually through PipeDrive and Lightspeed.

### Buffet-Style Service for Select Events

- For larger, high-attendance events, service shifts to buffet-style format. This frees front-of-house staff to focus on table touches and a more member-focused experience, while the kitchen maintains its focus on food quality and speed.
- Chef Maj and Chef Beers are designing 5–10 elevated, made-to-order-quality dishes built specifically for this format, so members experience it as a step up in execution, not a shortcut.

### Renewed Investment in Service Training

- Starting this offseason, monthly in-service trainings launch for the service team, reinforcing table-side talking points and member-interaction standards at every guest touch.

### Visible Upgrades to the Member Experience

- Building on recently updated wine and martini glassware and refreshed table settings, F&B is introducing a signature compound butter for bread service and a new seasonal cocktail menu, along with continued service improvements at Chatham's.

### **DoorDash, Drive-Up Window & Mobile Ordering**

- Continue and grow DoorDash, drive-up window, and mobile ordering as three distinct channels to capture revenue beyond the dining room. Promote all three through on-property signage (QR codes at cart handles, pro shop, 10th tee), member email, and social media. Target 10% increase in F&B capture rate per public round.

### **Inventory & Service**

- Complete ORCA recipe build-out. Weekly P&L review. Sysco partnership pricing through LGM for cost control. Monthly best practice calls with F&B management and corporate culinary team.

## **Event Sales & Wedding Venue Objectives**

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The Club targets \$285,000 in event revenue in FY2027 with a deliberate push into the wedding and private celebration market as a high-value, largely untapped opportunity in Lake County.

### **Wedding Venue Development**

Arlington Ridge offers multiple distinct event spaces — Fairfax Hall, the Veterans Memorial, the Courtyard, and the golf course itself — providing flexible configurations for ceremonies and receptions of varying size. The natural backdrop of the Gary Koch-designed course, majestic oak canopies, and water features creates a setting that rivals purpose-built venues.

- Multiple venue spaces allow flexible ceremony and reception configurations, all on one property.
- Full-service catering by Chef Maj with menus designed to achieve food cost below 30%.
- Golf-loving couples and guests can play a round before or after the event — a genuine multi-day destination experience.
- Proximity to The Villages (150,000+ residents) creates a natural referral base for weddings, anniversary celebrations, and vow renewals.

### **Wedding Package Framework**

- Develop 2–3 tiered packages (Ceremony Only, Ceremony + Reception, Full-Day) with clear inclusions and pricing across available venue spaces.
- Dedicated wedding page on club website with galleries, venue details, and PipeDrive-connected lead form.
- Partner with local photographers, DJs, and florists for recommended vendor lists.
- Establish exclusive-use policy and minimum spend thresholds for weekend bookings.

### **Banquet & Event Strategy**

- Target corporate functions, HOA events, celebration of life gatherings, and social club bookings for weekday availability.
- Referral credit offered to anyone who refers a new event booking that confirms.
- For strong recurring events, offer early re-booking incentive immediately following the event.

### **Sales Process**

- All leads funnel into PipeDrive CRM for follow-up within 24 hours. GM follows up personally on all large event bookings. 59-Club Secret Shopper program maintained to evaluate inquiry responsiveness.

## Golf Course Maintenance Objectives

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FY2027 maintenance builds on FY2026 improvements with a focus on sustaining premium playing surfaces, completing targeted landscape enhancements, and executing cultural programs that protect long-term turf quality.

### Landscape Enhancements — Holes 3, 4, 6, and 7

- Targeted upgrades using native plantings and ornamental grasses to improve visual presentation and define playing corridors. Estimated \$8,000–\$15,000; scope finalized by Superintendent in Q1 FY2027. Target completion April 2027.

### Overseeding Program

- Annual overseeding in November — 9 holes open daily to minimize disruption. Poa Trivialis on greens (6 lbs./1,000 sq. ft.); perennial ryegrass on tees and fairways (300 lbs./acre). Disciplined irrigation and mowing to maintain optimal winter surfaces through peak revenue months.

### Cultural Practices

- Greens aerification in June and August with heavy topdressing. Verticutting in spring to thin overseed and reduce thatch. Light topdressing throughout the year for consistent ball roll. Growth regulators applied weekly for green speed consistency.

### Chemical & Fertilizer Program

- Preventative fungicide for disease control. Herbicide applications to maintain weed suppression gains from FY2026. Bulk slow-release fertilizer on tees, fairways, and rough each spring. Mole cricket and fire ant control in spring.

### Staff Development

- Monthly best practice webinars for Superintendent and Assistant Superintendent. Cross-training throughout the season. Safety and equipment training via Paylocity digital modules.

## Capital Expense Plan

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*No Capital Expenses being planned for FY27*

## Technology & POS Initiatives

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### Lightspeed POS Transition

The transition from Golf365/GolfNow to Lightspeed POS eliminates the GolfNow trade deal — a commission-based arrangement that extracted a meaningful share of public tee time revenue. Lightspeed replaces it with a flat monthly fee, returning full pricing and distribution control to the club.

- Flat monthly fee replaces GolfNow revenue share — direct margin improvement on every public round booked.
- Full tee sheet ownership enables flexible promotional pricing, direct booking incentives, and peak/off-peak rate management.

- Integrated reporting supports accurate round tracking, merchandise COGS analysis, and F&B performance visibility.
- Business Intelligence Dashboard implemented post-transition for real-time data across all revenue centers.
- Lightspeed go-live targeted summer 2027. Transition planning begins Q2 FY2027 with staff training ahead of go-live.

### **Existing Platform Optimization**

- Paylocity — continue expanding micro-learning modules across all departments.
- PipeDrive CRM — monthly pipeline review with F&B Manager and GM; full team adoption for all event and membership leads.
- ORCA — recipe build-out complete by summer 2027; weekly P&L and purchasing discipline.

## **2027 Marketing Objectives**

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FY2027 marketing shifts from awareness to active acquisition. Total marketing budget: \$27,000.

### **Goal #1 — Membership & Corporate Membership (\$2,000)**

- Promote 5% rate increase tied to course improvement — value delivered, not cost added.
- Corporate membership outreach: F&B Manager / Event Coordinator makes structured weekly visits to local businesses with a one-page pitch document.
- Target categories: medical practices, law firms, real estate offices, car dealerships, financial services firms.

### **Goal #2 — Direct Community Outreach (\$2,400)**

- Door-to-door flyer to every Arlington Ridge home. One offer per issue, printed locally, consistent cadence year-round.

### **Goal #3 — Wedding & Event Venue (\$6,000)**

- Dedicated wedding venue page on club website with galleries, venue descriptions (Fairfax Hall, Veterans Memorial, Courtyard, course), and PipeDrive lead form.
- Google Search and Facebook/Instagram ads targeting engaged couples and event planners in Lake County and Sumter County.
- Cross-referral partnerships with local wedding planners, photographers, and florists.

### **Goal #4 — League Recruitment (\$3,500)**

- 'Start Your League Here' one-pager distributed to HOA activities directors, company coordinators, and community group leaders.
- Local Facebook groups, community boards, and Lake County business associations. Active leagues featured in social content as social proof.

### **Goal #5 — Public Tee Time Growth (\$8,000)**

- Geofenced digital campaigns within 15 miles of The Villages — open public access, overseeded surfaces, improved conditions.
- Google Search year-round: 'public golf near The Villages,' 'best golf courses in Leesburg.' Three-tier pricing featured in all public advertising.

## Goal #6 — F&B & Online Ordering (\$3,000)

- On-property signage (QR codes at pro shop, cart handles, scorecards, 10th tee) promoting drive-up window, mobile ordering, and DoorDash.
- Social and email campaigns showcasing daily specials, themed nights, and the convenience of online ordering.

## Campaign Calendar

Channel	Q1 Oct–Dec	Q2 Jan–Mar	Q3 Apr–Jun	Q4 Jul–Sep
Google Ads	Membership & Corporate	Daily Fee & Leagues	Weddings & Events	Summer Specials
Facebook/Instagram	Early Pay + Corporate	Leagues + Public Play	Weddings + Events	DoorDash + F&B
Community Flyers	Membership Renewal	League Sign-Up	Events & Dining	Summer Golf & F&B
Business Solicitation	Corporate Launch	Outing Packages	Events & Weddings	Fall Corporate Renewal

Remaining / Contingency: \$5,100 for creative production, photography, and boosting high-performing campaigns.

## Performance Measurement

- Membership count and dues revenue — individual and corporate accounts.
- Event leads, wedding inquiries, and confirmed bookings.
- Round counts, daily fee revenue by source, and league rounds committed.
- F&B capture rate per round; DoorDash and online order volume.
- Ad performance: CTR, conversions, Return on Ad Spend.
- Referral program conversions — outings, corporate memberships, and events.

## Organizational Chart

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General Manager

Golf Professional / Asst. Golf Professional • F&B Manager • Head Chef • Superintendent

Golf Shop Staff • Service Staff • Kitchen Staff • Asst. Superintendent

Outside Service Staff • Mechanic & Laborers

F&B Manager oversees front-of-house service staff. Head Chef manages kitchen team and culinary operations. Both report directly to the General Manager.

## Proposed Rates

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FY2027 introduces a simplified two-tier daily fee structure: Daily Rate and Twilight. Twilight begins at 3:00 PM October through March, and 4:00 PM April through September. All rates reflect approximately 5% increases over FY2026. Membership dues sourced from FY2027 approved budget.

Rate Type	Oct 1–Dec 21	Dec 21–Apr 20	Apr 21–May 31	Jun 1–Sep 30
Public — Daily	\$55	\$68	\$58	\$49 / \$26
Public — Twilight	\$38	\$45	\$38	\$35 / \$20
Resident — Daily	\$50	\$63	\$53	\$42 / \$21
Resident — Twilight	\$33	\$40	\$33	\$28 / \$15
Outing Rounds	\$46	\$58	\$50	\$44
League 18 Hole	\$40	\$50	\$40	\$36
League 9 Hole	\$28	\$38	\$28	\$28
Range — Small	\$7	\$7	\$7	\$7
Range — Large	\$12	\$12	\$12	\$12

Twilight begins at 3:00 PM October 1 through March 31, and 4:00 PM April 1 through September 30.

### Membership Pricing (FY2027 Budget Rates)

Membership Type	Annual Rate
Resident Single — Early (October)	\$3,850
Resident Single — Standard	\$4,120
Resident Family — Early (October)	\$6,572
Resident Family — Standard	\$7,032
Non-Resident Single — Early	\$4,450
Non-Resident Single — Standard	\$4,750
Non-Resident Family — Early	\$7,055
Non-Resident Family — Standard	\$7,550
Social Member	\$625
Range Membership	\$65 / month

## Membership Programs

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### Full Golf Memberships

- Resident & Non-Resident options with annual greens fees, unlimited practice balls, and handicap via WHS GHIN system.
- Advanced tee time reservations. 10% Off select Golf Shop merchandise and restaurant dining.
- Access to member-exclusive events and programming at member pricing.

### Golf-Social Membership (\$625)

- 10% Off food and select Golf Shop merchandise. Member charging privileges.
- Two (2) discounted rounds per month, per household at \$25 plus tax. Access to club events at member pricing.
- Two (2) large range ball buckets per month.

**10-Round Pass**

- Resident \$450 (\$45/round) | Non-Resident \$500 (\$50/round). Valid 12 months from purchase, all tee times. Non-transferable. Unused rounds expire. Subject to change based on desire and value.

**Corporate Membership**

- Tier 1 — Small Business (\$6,500/year): One full membership for owner/manager + up to 4 employees at \$25/round (twilight only).
- Tier 2 — Mid/Large Business (\$10,000/year): Two full membership for owner/managers + up to 10 employees at \$25/round.
- Pricing subject to change after review.

**Range Membership (\$75/month)**

- Unlimited range balls for a flat monthly fee of \$75. Available to residents and non-residents.
- Month-to-month — no annual commitment required. Ideal for players who practice regularly but are not yet ready for a full golf membership.

*Club management will provide monthly updates on progress toward all FY2027 objectives.*

Arlington Ridge Golf Club | Leesburg, Florida | Landscapes Golf Management

## **Subsection 5A (2<sup>nd</sup>)**

# **F&B FY2027 Budget Comparison**

## Arlington Ridge Food & Beverage — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – May 2026	Col 3 FY26 Projected Jun 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
<b>REVENUE</b>					
Prepared Food	651,500	479,463	176,000	655,463	646,073
Packaged Food	13,030	3,572	3,520	7,092	4,885
Fountain Beverages	19,750	13,916	5,500	19,416	18,961
Other Beverages	35,750	32,371	9,000	41,371	47,508
Liquor	107,951	101,263	26,893	128,156	124,360
Wine	46,789	41,515	13,999	55,514	48,951
Canned Beer	84,000	63,069	16,500	79,569	96,956
Tap Beer	55,600	46,684	15,800	62,484	67,403
Other Event Rev	15,450	11,902	3,200	15,102	14,100
Room Rental	1,400	450	-	450	14,100
Service Charge Income	46,078	14,985	11,660	26,645	18,700
Member Dues (Mktg)	-	127	-	127	-
<b>TOTAL REVENUE</b>	<b>1,077,298</b>	<b>809,317</b>	<b>282,072</b>	<b>1,091,389</b>	<b>1,101,997</b>
<b>COST OF SALES</b>					
COS - Prepared Food	247,570	196,148	66,880	263,028	255,936
COS - Packaged Food	9,121	6,154	2,464	8,618	2,247
COS - Fountain Bev	10,862	2,994	3,024	6,018	3,792
COS - Other Beverages	17,875	15,466	4,500	19,966	27,555
COS - Liquor	36,703	22,822	9,144	31,966	31,090
COS - Wine	19,126	13,129	5,818	18,947	13,706
COS - Canned Beer	24,360	21,155	4,785	25,940	34,904
COS - Tap Beer	20,572	14,063	5,846	19,909	20,221
<b>TOTAL COST OF SALES</b>	<b>386,189</b>	<b>291,931</b>	<b>102,461</b>	<b>394,392</b>	<b>389,451</b>
<b>GROSS PROFIT</b>	<b>691,109</b>	<b>517,386</b>	<b>179,611</b>	<b>696,997</b>	<b>712,546</b>
<b>OPERATING EXPENSES</b>					
Payroll - FOH	185,063	143,978	58,385	202,363	186,019
Payroll - Kitchen	236,760	147,383	70,386	217,769	231,858
Payroll - Service Charge	46,078	12,658	11,661	24,319	18,700

## Arlington Ridge Food & Beverage — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – May 2026	Col 3 FY26 Projected Jun 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Payroll Taxes	40,525	38,292	10,978	49,270	54,100
Temp Labor / Staffing	-	57,275	-	57,275	-
Equipment Leases	5,700	3,843	1,900	5,743	3,000
Equipment Repairs	17,980	14,807	6,260	21,067	19,180
Supplies	35,964	25,733	11,988	37,721	24,000
Bar Supplies	6,000	3,087	2,000	5,087	6,160
Linens & Laundry	18,000	10,715	6,000	16,715	15,000
Janitorial Services	3,000	8,074	1,000	9,074	6,000
Smallwares	500	5,212	-	5,212	5,000
Delivery Fees	-	1,711	-	1,711	1,800
Discounts Earned	(4,500)	(1,557)	(2,000)	(3,557)	(3,600)
Dues & Subscriptions	1,194	1,174	-	1,174	5,466
Employee Relations	4,200	1,425	1,400	2,825	4,900
Decorations/Flowers	-	71	-	71	240
Licenses & Fees	1,750	2,109	1,750	3,859	650
Pest Control	864	709	288	997	480
Cell Phones	1,200	800	400	1,200	1,200
Travel	3,528	4,299	432	4,731	2,000
Uniforms & Laundry	2,000	1,038	-	1,038	1,000
Utilities - Electric	-	28	-	28	-
Building Repairs	-	77	-	77	-
Member Relations	-	1,261	-	1,261	-
Cart Lease	-	581	-	581	-
Cart Lease (2)	-	-	-	-	-
Security	-	161	-	161	-
<b>Total F&amp;B Expense</b>	<b>606,056</b>	<b>484,944</b>	<b>182,828</b>	<b>667,772</b>	<b>583,153</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>					
Payroll (GM - F&B share)	46,250	28,294	20,000	48,294	56,833
Payroll Taxes	3,970	2,398	1,710	4,108	4,744
401(k) Plan Expense	-	-	-	-	10,150

## Arlington Ridge Food & Beverage — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 - May 2026	Col 3 FY26 Projected Jun 2026 - Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Management Fees	18,000	12,000	6,000	18,000	18,540
Contract Labor	28,200	19,985	6,400	26,385	19,200
Insurance - General	24,420	14,716	8,140	22,856	22,680
Insurance - Health	41,900	10,974	15,800	26,774	19,800
Insurance - Workers Comp	4,627	2,057	1,443	3,500	5,800
Discount Charges (VISA)	25,780	17,857	6,438	24,295	21,343
Technical Support	3,150	2,559	900	3,459	2,700
Payroll Processing	4,596	2,246	1,200	3,446	4,720
Utilities - Electric	32,556	17,149	10,852	28,001	29,900
Utilities - Water	3,252	9,677	1,084	10,761	14,550
Utilities - Cable TV	2,793	2,068	931	2,999	3,240
Utilities - Gas	-	-	(1,200)	(1,200)	-
Trash Removal	2,880	2,486	960	3,446	3,900
Telephone	1,512	1,008	504	1,512	1,620
Internet Service	-	-	(621)	(621)	600
Bank Charges	1,087	392	276	668	1,087
Security	1,200	341	466	807	324
Cell Phones	-	133	-	133	300
Travel	-	2,503	-	2,503	-
Supplies	-	3,373	-	3,373	-
Education & Seminars	-	142	-	142	-
Employee Relations	-	64	-	64	-
Penalties and Late Fees	-	93	-	93	-
Postage and Shipping	-	167	-	167	-
Prior Period Adj (G&A)	-	-	-	-	-
Other G&A	3,551	-	3,551	3,551	-
<b>Total G&amp;A</b>	<b>250,524</b>	<b>152,682</b>	<b>84,834</b>	<b>237,516</b>	<b>242,031</b>
<b>MARKETING / MEMBERSHIP</b>					
Advertising & Promotion	9,600	1,323	3,200	4,523	6,000
Customer Relations	19,450	21,755	4,000	25,755	21,750

## Arlington Ridge Food & Beverage — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 - May 2026	Col 3 FY26 Projected Jun 2026 - Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Total Marketing	29,050	23,078	7,200	30,278	27,750
<b>TOTAL OPERATING EXPENSES</b>	<b>885,630</b>	<b>660,704</b>	<b>274,862</b>	<b>935,566</b>	<b>852,934</b>
<b>EBITDA (Net Operating Income)</b>	<b>(194,521)</b>	<b>(143,318)</b>	<b>(95,251)</b>	<b>(238,569)</b>	<b>(140,388)</b>
Prior Period Adjustment	-	(7,520)	-	(7,520)	-
<b>NET INCOME</b>	<b>(194,521)</b>	<b>(150,838)</b>	<b>(95,251)</b>	<b>(246,089)</b>	<b>(140,388)</b>

## **Subsection 5A (3<sup>rd</sup>)**

# **Golf FY2027 Budget Comparison**

## Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 - May 2026	Col 3 FY26 Projected Jun 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	16,331	5,158	21,489	23,850
Outing Rounds	5,785	1,151	1,400	2,551	2,700
Member Rounds	17,355	13,597	4,192	17,789	18,450
<b>Total Rounds</b>	<b>44,500</b>	<b>31,079</b>	<b>10,750</b>	<b>41,829</b>	<b>45,000</b>
<b>REVENUE</b>					
<b>Green Fees</b>					
Public	639,424	594,432	142,583	737,015	804,222
Outing	148,757	48,022	16,442	64,464	100,184
Member	34,063	21,261	5,723	26,984	30,977
<b>Total Green Fees</b>	<b>822,244</b>	<b>663,715</b>	<b>164,748</b>	<b>828,463</b>	<b>935,383</b>
<b>Golf Shop</b>					
Merchandise	120,000	66,192	36,000	102,192	109,500
Handicap	2,603	1,770	-	1,770	2,600
Rental	2,770	668	385	1,053	2,770
Lessons	1,622	1,622	1,622	3,244	-
Other / Tobacco	(1,096)	10,039	(1,096)	8,943	-
<b>Total Golf Shop</b>	<b>125,373</b>	<b>80,291</b>	<b>36,911</b>	<b>117,202</b>	<b>114,870</b>
<b>Driving Range</b>					
Range Balls	29,920	27,499	5,950	33,449	43,800
Range Dues	15,750	7,577	4,000	11,577	15,000
<b>Total Driving Range</b>	<b>45,670</b>	<b>35,076</b>	<b>9,950</b>	<b>45,026</b>	<b>58,800</b>
<b>Carts</b>					
18 Hole Cars	7,800	4,992	2,600	7,592	7,800
Tournament Cars	397	443	397	840	-
<b>Total Carts</b>	<b>7,800</b>	<b>5,435</b>	<b>2,997</b>	<b>8,432</b>	<b>7,800</b>
<b>Membership</b>					
Member Dues	537,996	375,059	179,332	554,391	597,417
<b>Total Membership</b>	<b>537,996</b>	<b>375,059</b>	<b>179,332</b>	<b>554,391</b>	<b>597,417</b>

## Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 - May 2026	Col 3 FY26 Projected Jun 2026 - Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
<b>TOTAL REVENUE</b>	1,539,083	1,159,576	393,938	1,553,514	1,714,270
<b>COST OF SALES</b>					
COS - Merchandise	84,400	40,366	25,845	66,211	78,300
COS - Tobacco	587	698	587	1,285	-
<b>TOTAL COST OF SALES</b>	<b>84,400</b>	<b>41,064</b>	<b>26,432</b>	<b>67,496</b>	<b>78,300</b>
<b>GROSS PROFIT</b>	<b>1,454,683</b>	<b>1,118,512</b>	<b>367,506</b>	<b>1,486,018</b>	<b>1,635,970</b>
<b>OPERATING EXPENSES</b>					
<b>Golf Shop Expense</b>					
Payroll	157,270	75,799	48,326	124,125	101,776
Payroll Taxes	13,993	7,353	4,052	11,405	8,671
Scorecards & Pencils	2,500	349	-	349	1,600
Handicap Fees	5,300	4,365	-	4,365	4,850
Tournament Fee	1,800	1,233	600	1,833	1,800
Cell Phones	250	250	250	500	1,200
Other Golf Shop	6,845	23,130	-	23,130	-
<b>Total Golf Shop Expense</b>	<b>187,708</b>	<b>112,479</b>	<b>53,228</b>	<b>165,707</b>	<b>119,897</b>
<b>Driving Range Expense</b>					
Range Supplies	11,495	7,840	-	7,840	4,000
Other Range	-	-	-	-	1,000
<b>Total Range Expense</b>	<b>11,495</b>	<b>7,840</b>	<b>-</b>	<b>7,840</b>	<b>5,000</b>
<b>Cart Expense</b>					
Payroll	64,119	77,938	17,255	95,193	91,403
Payroll Taxes	6,615	8,354	1,769	10,123	8,789
Equipment Repairs	1,320	4,138	440	4,578	2,400
Equipment Leases	291	291	291	582	-
Supplies	-	104	-	104	-
<b>Total Cart Expense</b>	<b>72,054</b>	<b>90,825</b>	<b>19,755</b>	<b>110,580</b>	<b>102,592</b>
<b>Course Maintenance</b>					
Payroll	382,263	240,056	130,965	371,021	419,561
Payroll Taxes	31,691	21,928	10,198	32,126	34,340

## Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – May 2026	Col 3 FY26 Projected Jun 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Chemicals	59,500	50,634	18,000	68,634	60,000
Equipment Repairs	55,000	53,109	16,000	69,109	54,000
Fertilizer	61,500	40,778	14,000	54,778	64,000
Gas, Oil & Lube	28,800	17,513	9,600	27,113	32,500
Irrigation Repairs	25,000	14,547	8,000	22,547	24,000
Sand, Soil & Gravel	15,000	4,490	4,000	8,490	18,000
Seed & Sod	22,000	14,119	-	14,119	18,500
Utilities - Electric	42,000	23,954	14,000	37,954	39,500
Utilities - Water	60,000	27,972	20,000	47,972	52,000
Trash Removal	4,050	849	800	1,649	7,100
Building Repairs	3,000	4,967	1,000	5,967	3,600
Auto Reimbursement	1,200	800	400	1,200	1,200
Supplies	1,200	3,298	400	3,698	2,400
Golf Course Supplies	2,500	3,241	-	3,241	6,000
Small Tools & Equip	1,500	-	500	500	1,500
Uniforms & Laundry	1,350	-	300	300	1,350
Cell Phone	600	400	200	600	600
Tires & Batteries	340	340	340	680	900
Dues & Subscriptions	475	1,126	-	1,126	4,076
Employee Relations	1,200	23	400	423	1,200
Other Maintenance	16,000	-	16,000	16,000	-
Contract Labor	-	-	(16,000)	(16,000)	-
Discounts Earned	-	(2,215)	-	(2,215)	-
Education & Seminars	-	1,500	-	1,500	-
Equipment Rental Temp	-	3,700	-	3,700	-
Landscaping	-	403	-	403	-
Travel	-	416	-	416	-
Trees & Shrubs	-	182	-	182	-
<b>Total Maintenance</b>	<b>815,829</b>	<b>528,130</b>	<b>249,103</b>	<b>777,233</b>	<b>846,327</b>
<b>General &amp; Administrative</b>					

## Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 - May 2026	Col 3 FY26 Projected Jun 2026 - Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Payroll (GM)	46,250	28,294	20,000	48,294	56,833
Payroll Taxes	3,970	2,397	1,710	4,107	4,744
401(k) Plan Expense	-	-	-	-	10,187
Management Fees	93,000	62,000	31,000	93,000	95,790
Mgmt Fee - Contingent	15,400	-	15,400	15,400	24,000
Insurance - General	45,360	27,329	15,120	42,449	41,580
Insurance - Health	36,750	18,508	12,400	30,908	39,600
Insurance - Workers Comp	5,199	3,820	1,732	5,552	8,400
Discount Charges (VISA)	32,980	28,496	8,080	36,576	34,563
Contract Labor	13,800	10,384	1,600	11,984	4,800
Dues & Subscriptions	5,463	6,376	1,783	8,159	10,218
Technical Support	5,600	4,716	1,600	6,316	4,800
Payroll Processing	7,936	3,992	2,048	6,040	4,800
Printing & Paper	-	1,079	-	1,079	2,400
Travel	6,272	4,109	768	4,877	3,200
Telephone	2,688	1,792	896	2,688	2,760
Utilities - Electric	12,335	5,459	4,268	9,727	9,600
Utilities - Water	444	2,389	148	2,537	2,650
Property Taxes	4,446	5,185	(1)	5,184	5,047
Bank Charges	600	222	200	422	600
Employee Relations	4,200	1,132	1,400	2,532	4,600
Security	1,378	396	577	973	320
Supplies	3,756	4,716	1,152	5,868	2,400
Pest Control	216	191	72	263	240
Postage & Shipping	300	291	100	391	240
Utilities - Cable TV	147	109	49	158	180
Uniforms	3,000	2,343	-	2,343	2,000
Cell Phones	600	217	200	417	384
Other G&A	2,207	-	2,207	2,207	-
Building Repairs & Maintenance	-	1,656	-	1,656	3,600

## Arlington Ridge Golf Club — Budget Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – May 2026	Col 3 FY26 Projected Jun 2026 – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget
Trash Removal	-	621	(480)	141	984
Bad Debts	-	288	-	288	-
Business Meals & Entertainment	-	76	-	76	-
Cash Over and Short	-	31	-	31	-
Discounts Earned	-	1,163	-	1,163	-
Education & Seminars	-	553	-	553	-
Equipment Repairs & Maintenance	-	737	-	737	-
Licenses & Fees	-	94	-	94	-
Miscellaneous	-	1,961	-	1,961	-
Professional Fees Other	-	372	-	372	-
Taxes - Other	-	474	-	474	-
Internet Service	-	60	(1,153)	(1,093)	-
<b>Total G&amp;A</b>	<b>354,297</b>	<b>234,028</b>	<b>122,876</b>	<b>356,904</b>	<b>381,520</b>
<b>Marketing / Membership</b>					
Advertising & Promotion	14,750	5,082	3,000	8,082	12,000
Customer Relations	-	2,708	-	2,708	-
<b>Total Marketing</b>	<b>14,750</b>	<b>7,790</b>	<b>3,000</b>	<b>10,790</b>	<b>12,000</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,456,133</b>	<b>981,092</b>	<b>447,962</b>	<b>1,429,054</b>	<b>1,467,336</b>
<b>EBITDA (Net Operating Income)</b>	<b>(1,450)</b>	<b>137,420</b>	<b>(80,456)</b>	<b>56,964</b>	<b>168,634</b>
<b>Other Income / Expense</b>					
Lease Pmt - Principal	(65,490)	(46,364)	(22,166)	(68,530)	(126,514)
Lease Pmt - Interest	(24,087)	(14,352)	(7,694)	(22,046)	(31,934)
Property Tax - Equip	-	-	-	-	(5,047)
Prior Period Adj	-	(61,658)	-	(61,658)	-
Other Income	2,000	2,000	2,000	4,000	-
<b>Total Other Inc/Exp</b>	<b>(89,577)</b>	<b>(120,374)</b>	<b>(27,860)</b>	<b>(148,234)</b>	<b>(163,495)</b>
<b>NET INCOME</b>	<b>(91,027)</b>	<b>17,046</b>	<b>(108,316)</b>	<b>(91,270)</b>	<b>5,139</b>
<b>NET CASH FLOW</b>	<b>(91,027)</b>	<b>17,046</b>	<b>(108,316)</b>	<b>(91,270)</b>	<b>5,139</b>

# **Subsection 5B**

## **FY2025 Final Audit Report**

**ARLINGTON RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### **Qualified and Unmodified Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Arlington Ridge Community Development District, City of Leesburg, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

#### *Summary of Opinions*

<b>Opinion Unit</b>	<b>Type of Opinion</b>
Governmental Activities	Unmodified
General Fund	Unmodified
Special Revenue Fund – Food and Beverage	Qualified
Special Revenue Fund – Golf Course	Qualified
Debt Service Fund	Unmodified

#### *Unmodified Opinions on Governmental Activities, General Fund, and Debt Service Fund*

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, General Fund, and Debt Service Fund of Arlington Ridge Community Development District, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Qualified Opinions on the Food and Beverage Fund and Golf Course Fund*

In our opinion, except for the possible effects of the matter described in the Basis for Qualified and Unmodified Opinions section of our report, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Food and Beverage Fund and Golf Course Fund of Arlington Ridge Community Development District, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Qualified and Unmodified Opinions**

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

***Matter Giving Rise to Qualified Opinions on the Food and Beverage Fund and Golf Course Fund***

We were unable to obtain sufficient appropriate audit evidence regarding certain miscellaneous revenue transactions and related interfund activity recorded in the Food and Beverage Fund and Golf Course Fund. The Food and Beverage Fund reported miscellaneous revenue of \$54,434, and the Golf Course Fund reported miscellaneous revenue of \$(56,444).

The miscellaneous revenue accounts appear to have been used, at least in part, as clearing or reconciliation accounts for Golf and Food and Beverage activity, payment platform activity, bank deposits, and related interfund activity. However, the activity was not sufficiently reconciled, supported, or cleared as of year-end, and the Golf Course Fund miscellaneous revenue account continued to report a debit balance.

As a result, we were unable to determine whether adjustments to miscellaneous revenues, charges for services, interfund balances, liabilities, fund balances, or related disclosures of the Food and Beverage Fund and Golf Course Fund were necessary. The possible effects of this matter are material to the Food and Beverage Fund and Golf Course Fund.

We did not consider the matter material to governmental activities because the net effect of the unresolved miscellaneous revenue activity between the Food and Beverage Fund and Golf Course Fund was approximately \$(2,010), and the related interfund receivable/payable balances are eliminated in the governmental activities financial statements.

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

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

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

***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

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

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

***Required Supplementary Information***

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

***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor’s report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2026, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

June 30, 2026

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Arlington Ridge Community Development District, City of Leesburg, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$10,444,868.
- The change in the District's total net position in comparison with the prior fiscal year was (\$123,772), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,056,736, an increase of \$248,648 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment and charges for services. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Governmental Funds

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

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

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, special revenue funds, and debt service fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison schedule has been provided for the general and special revenue funds to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 2,425,932	\$ 2,123,570
Capital assets, net of depreciation	10,522,837	11,326,758
Total assets	12,948,769	13,450,328
Current liabilities	382,371	774,994
Long-term liabilities	2,121,530	2,106,694
Total liabilities	2,503,901	2,881,688
Net position		
Net investment in capital assets	8,401,307	8,921,733
Restricted	491,328	311,763
Unrestricted	1,552,233	1,335,144
Total net position	\$ 10,444,868	\$ 10,568,640

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 5,173,729	\$ 5,183,133
Operating grants and contributions	19,831	21,494
General revenues		
Unrestricted investment earnings	102,382	48,194
Miscellaneous	328,495	86,672
Total revenues	<u>5,624,437</u>	<u>5,339,493</u>
Expenses:		
General government	472,053	399,890
Maintenance and operations	1,433,993	679,756
Recreation	3,961,448	4,117,454
Interest	115,715	118,250
Total expenses	<u>5,983,209</u>	<u>5,315,350</u>
Special items	235,000	-
Change in net position	(123,772)	24,143
Net position - beginning	10,568,640	10,544,497
Net position - ending	<u>\$ 10,444,868</u>	<u>\$ 10,568,640</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$5,983,209. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and revenues generated from the District's golf and restaurant operations. The increase in total revenue is the result of insurance proceeds received in the current year as reimbursement for property losses. The majority of the increase in expenses was the result of an increase in professional services including landscape maintenance and repairs. Additionally, the District reported a gain on the cancellation of debt in the current year. See Notes to the financial statements for more information.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$351,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025. Actual food and beverage fund and golf course fund expenditures did exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$23,836,120 invested in capital assets. In the government-wide financial statements depreciation of \$13,313,283 has been taken, which resulted in a net book value of \$10,522,837. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$1,870,000 Bonds outstanding. At September 30, 2025, the District also reported a lease liability of \$181,694 and a financed purchase liability of \$69,836 for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Arlington Ridge Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 1,678,889
Accounts receivable, net	44,971
Due from other governments	31,475
Inventories	48,970
Prepays and deposits	131,220
Restricted assets:	
Investments	490,407
Capital assets:	
Nondepreciable	4,135,000
Depreciable, net	6,387,837
Total assets	12,948,769
 <b>LIABILITIES</b>	
Accounts payable	168,008
Accrued expenses	111,454
Accrued interest payable	39,871
Unearned revenue	63,038
Non-current liabilities:	
Due within one year	192,936
Due in more than one year	1,928,594
Total liabilities	2,503,901
 <b>NET POSITION</b>	
Net investment in capital assets	8,401,307
Restricted for debt service	491,328
Unrestricted	1,552,233
Total net position	\$ 10,444,868

See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 472,053	\$ 472,053	\$ -	\$ -	\$ -
Maintenance and operations	1,433,993	1,303,169	-	-	(130,824)
Recreation	3,961,448	3,040,316	-	-	(921,132)
Interest on long-term debt	115,715	358,191	19,831	-	262,307
Total governmental activities	5,983,209	5,173,729	19,831	-	(789,649)
General revenues:					
Unrestricted investment earnings					102,382
Miscellaneous					328,495
Total general revenues					430,877
Special item - Gain on the cancellation of debt					235,000
Change in net position					(123,772)
Net position - beginning					10,568,640
Net position - ending					\$ 10,444,868

See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Special Revenue		Debt Service	
		Food & Beverage	Golf Course		
<b>ASSETS</b>					
Cash	\$1,646,540	\$ -	32,349	\$ -	\$ 1,678,889
Investments	-	-	-	490,407	490,407
Due from other funds	199,725	-	95,946	-	295,671
Accounts receivable, net of allowance	-	28,613	16,358	-	44,971
Due from other governments	30,554	-	-	921	31,475
Inventory	-	19,581	29,389	-	48,970
Prepaid items	130,505	-	-	-	130,505
Deposits	-	715	-	-	715
Total assets	<u>\$2,007,324</u>	<u>\$ 48,909</u>	<u>\$ 174,042</u>	<u>\$ 491,328</u>	<u>\$ 2,721,603</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 129,809	23,377	14,822	\$ -	\$ 168,008
Accrued expenses	23,276	20,142	68,036	-	111,454
Due to other funds	-	114,946	180,725	-	295,671
Unearned Revenue	4,890	127	58,021	-	63,038
Total liabilities	<u>157,975</u>	<u>158,592</u>	<u>321,604</u>	<u>-</u>	<u>638,171</u>
Deferred inflows of resources:					
Unavailable revenue	26,696	-	-	-	26,696
Total deferred inflows of resources	<u>26,696</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,696</u>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid and deposits items	130,505	-	-	-	130,505
Restricted for:					
Debt service	-	-	-	491,328	491,328
Assigned to:					
Operating reserve	459,861	-	-	-	459,861
Capital reserve	1,232,287	-	-	-	1,232,287
Unassigned	-	(109,683)	(147,562)	-	(257,245)
Total fund balances	<u>1,822,653</u>	<u>(109,683)</u>	<u>(147,562)</u>	<u>491,328</u>	<u>2,056,736</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$2,007,324</u>	<u>\$ 48,909</u>	<u>\$ 174,042</u>	<u>\$ 491,328</u>	<u>\$ 2,721,603</u>

See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,056,736

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,836,120	
Accumulated depreciation	<u>(13,313,283)</u>	10,522,837

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.

26,696

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(39,871)	
Long-term liabilities	<u>(2,121,530)</u>	(2,161,401)

Net position of governmental activities		<u>\$ 10,444,868</u>
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See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Special Revenue		Debt Service	
		Food & Beverage	Golf Course		
<b>REVENUES</b>					
Assessments	\$ 2,556,709	\$ -	\$ -	287,808	\$ 2,844,517
Charges for services	-	881,875	1,420,641	-	2,302,516
Interest earnings	102,382	-	-	19,831	122,213
Miscellaneous revenue	330,505	54,434	(56,444)	-	328,495
Total revenues	<u>2,989,596</u>	<u>936,309</u>	<u>1,364,197</u>	<u>307,639</u>	<u>5,597,741</u>
<b>EXPENDITURES</b>					
Current:					
General government	472,053	-	-	-	472,053
Maintenance and operations	1,002,126	-	-	-	1,002,126
Recreation	808,183	1,101,210	1,605,883	-	3,515,276
Debt service:					
Principal	-	-	54,992	185,000	239,992
Interest	-	-	15,391	104,255	119,646
Capital outlay	-	-	74,118	-	74,118
Total expenditures	<u>2,282,362</u>	<u>1,101,210</u>	<u>1,750,384</u>	<u>289,255</u>	<u>5,423,211</u>
Excess (deficiency) of revenues over (under) expenditures	707,234	(164,901)	(386,187)	18,384	174,530
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in (out)	(70,451)	70,451	-	-	-
Lease proceeds	-	-	74,118	-	74,118
Total other financing sources (uses)	<u>(70,451)</u>	<u>70,451</u>	<u>74,118</u>	<u>-</u>	<u>74,118</u>
Net change in fund balances	636,783	(94,450)	(312,069)	18,384	248,648
Fund balances - beginning, as reclassified (see Note 13)	<u>1,185,870</u>	<u>(15,233)</u>	<u>164,507</u>	<u>472,944</u>	<u>1,808,088</u>
Fund balances - ending	<u>\$ 1,822,653</u>	<u>\$ (109,683)</u>	<u>\$ (147,562)</u>	<u>\$ 491,328</u>	<u>\$ 2,056,736</u>

See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	248,648
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		74,118
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		26,696
Governmental funds report the face amount of long-term liabilities issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(74,118)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		239,992
The gain on the retirement of debt is not recognized in the governmental fund financial statements, but is reported as a special item in the statement of activities.		235,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		3,931
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(878,039)
Change in net position of governmental activities	\$	<u>(123,772)</u>

See notes to the financial statements

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Arlington Ridge Community Development District ("District") was created on October 13, 2003 by City of Leesburg, Florida Ordinance No 03-94 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters, as provided by F. S. Chapter 190.006. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

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

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Special Revenue Funds

The District maintains two major Special Revenue Funds. The Food and Beverage Fund is used to account for the financial resources and operations of the District's restaurant and food and beverage activities. The Golf Course Fund is used to account for the financial resources and operations of the District's golf course and pro shop.

### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)**Restricted Assets

These assets represent cash and investments set aside pursuant to debt covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational facilities	5 – 30
Infrastructure	5 – 30
Equipment	5

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

### Leases

The District is a lessee for a non-cancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and special revenue funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Funds - Government Obligations Fund	\$ 490,407	S&P AAAM	Weighted average maturity: 45 days
Total Investments	\$ 490,407		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund receivables and payables at September 30, 2025 were as follows:

Receivable Fund	Payable fund		
	Food & beverage	Golf course	Total
General	\$ 19,000	\$ 180,725	\$ 199,725
Golf course	95,946	-	95,946
Total	\$ 114,946	\$ 180,725	\$ 295,671

Interfund balances are used to record temporary advances and amounts paid by one fund on behalf of another fund. The balances due to the general fund from the food & beverage fund and golf course funds resulted from temporary loans made to those special revenue funds to provide sufficient cash flow for the payment of current expenditures. The balances are expected to be repaid from future special revenue fund resources.

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 70,451
Food & beverage	70,451	-
Total	\$ 70,451	\$ 70,451

The transfer from the general fund to the food and beverage fund was made in accordance with the general fund budget.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 4,135,000	\$ -	\$ -	\$ 4,135,000
Total capital assets, not being depreciated	4,135,000	-	-	4,135,000
Capital assets, being depreciated				
Recreational buildings and facilities	10,937,041	-	-	10,937,041
Infrastructure	7,433,936	-	-	7,433,936
Right-to-use assets	255,756	-	-	255,756
Equipment	1,000,269	74,118	-	1,074,387
Total capital assets, being depreciated	19,627,002	74,118	-	19,701,120
Less accumulated depreciation for:				
Recreational buildings and facilities	(6,450,423)	(446,172)	-	(6,896,595)
Infrastructure	(5,399,309)	(294,741)	-	(5,694,050)
Right-to-use assets	(29,838)	(50,907)	-	(80,745)
Equipment	(555,674)	(86,219)	-	(641,893)
Total accumulated depreciation	(12,435,244)	(878,039)	-	(13,313,283)
Total capital assets, being depreciated, net	7,191,758	(803,921)	-	6,387,837
Governmental activities capital assets	\$ 11,326,758	\$ (803,921)	\$ -	\$ 10,522,837

Depreciation expense was charged to the maintenance and operations and the recreation functions/programs.

**NOTE 7 – LONG-TERM LIABILITIES****Series 2006**

On March 9, 2006 the District issued \$15,965,000 of Special Assessment Bonds, Series 2006A, due on May 1, 2036 with a fixed interest rate of 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District and the Bondholders. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2006A Bonds is to be paid serially through May 1, 2036.

The Series 2006A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$50,000 of the Series 2006 Bonds. See Note 14 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**NOTE 7 – LONG-TERM LIABILITIES (Continued)****Series 2019**

On July 18, 2019, the District issued \$1,765,000 of Special Assessment Bonds, Series 2019 consisting of Term Bonds with due dates from May 1, 2029 to May 1, 2036 and fixed interest rates ranging from 3.60% to 4.00%. The Bonds were issued to finance the acquisition of the Arlington Ridge Golf Club and the construction or reconstruction of related improvements. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2036.

The Series 2019 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$10,000 of the Series 2019 Bonds. See Note 14 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Note Payable**

On May 27, 2022, the District entered into an Agreement for Funding and Cooperation Regarding Community Sales Center with Arlington Ridge Community Association (the "Association") related to the District's acquisition, renovation, and operation of a community sales center. Under the agreement, the Association agreed to contribute \$235,000 to the District in the form of a loan to fund a portion of the purchase price of the sales center, provided the closing occurred on or before October 1, 2022. No payments were due on the loan for two years from the closing date, and the loan is forgivable if the District complies with the terms and conditions of the agreement, including using the facility for authorized social and recreational activities for residents, landowners, and paid users of Arlington Ridge and completing required renovations within two years of closing. If the District did not satisfy the renovation requirements within the required period, the District was obligated to repay the loan over a period not to exceed five years. The agreement also required repayment of the full loan amount within 30 days if the District sells the sales center within ten years of the closing date to a party other than the Association, regardless of whether the loan had previously been forgiven. The District is responsible for the ownership, operation, renovation, and related costs of the sales center, except as otherwise provided in the agreement. As of September 30, 2025, the loan is considered forgiven. The gain on the cancellation of debt is reflected on the statement of activities.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2006	\$ 1,575,000	\$ -	\$ 145,000	\$ 1,430,000	\$ 95,000
Series 2019	480,000	-	40,000	440,000	35,000
Note payable	235,000	-	235,000	-	
Financed purchase payable	3,938	74,118	8,220	69,836	13,397
Leases Payable	228,466	-	46,772	181,694	49,539
Total	<u>\$ 2,522,404</u>	<u>\$ 74,118</u>	<u>\$ 474,992</u>	<u>\$ 2,121,530</u>	<u>\$ 192,936</u>

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 130,000	\$ 95,690	\$ 225,690
2027	135,000	89,205	224,205
2028	145,000	82,445	227,445
2029	150,000	75,765	225,765
2030	160,000	68,180	228,180
2031-2035	930,000	218,425	1,148,425
2036	220,000	11,350	231,350
Total	<u>\$ 1,870,000</u>	<u>\$ 641,060</u>	<u>\$ 2,511,060</u>

**NOTE 8 – FINANCED PURCHASE PAYABLE**Prior Financed Purchase Agreement

The District had previously entered into two financed purchase agreements for certain equipment ranging from 48 to 60 months. The agreements qualified as financed purchases for accounting purposes and were recorded at the present value of the future minimum payments.

During the year ended September 30, 2025, the District made the final required payment under the financed purchase agreements. The final payment totaled \$3,954, including principal of \$3,938 and interest of \$16. As of September 30, 2025, these financed purchase agreements were paid in full, and no related payable remained outstanding.

New Financed Purchase Agreement

During the year ended September 30, 2025, the District entered into a new financed purchase agreement for lawn equipment. The agreement qualifies as a financed purchase for accounting purposes and, therefore, has been recorded at the present value of the future minimum payments.

The property acquired through the financed purchase totaled \$74,118. As of September 30, 2025, the outstanding financed purchase payable related to this agreement was \$69,836.

The future minimum obligations and the net present value of these minimum payments at September 30, 2025 were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 13,397	\$ 4,006	\$ 17,403
2027	14,263	3,139	17,402
2028	15,185	2,217	17,402
2029	16,167	1,235	17,402
2030	10,824	247	11,071
Total	<u>\$ 69,836</u>	<u>\$ 10,844</u>	<u>\$ 80,680</u>

**NOTE 9 - LEASES**

During the prior fiscal year, the District entered into an equipment lease agreement as a lessee. The District adopted GASB 87 in the 2024 fiscal year. As a result, an initial lease liability and intangible right-to-use leased equipment asset was recorded in the amount of \$255,756. The lease liability was measured using a discount of 5.76%. The lease requires monthly payment of \$4,893 for a term of 60 months. The equipment has a five-year estimated useful life. The value of the right-to-use asset as of the end of the current fiscal year was \$255,756 and had accumulated amortization of \$80,745.

**NOTE 9 – LEASES (Continued)**

The future principal and interest lease payments as of September 30, 2025, were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 49,539	\$ 9,171	\$ 58,710
2027	52,469	6,241	58,710
2028	55,572	3,138	58,710
2029	24,114	348	24,462
Total	\$ 181,694	\$ 18,898	\$ 200,592

**NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 12 – LITIGATION AND CLAIMS**

The District is a defendant in a lawsuit relating to an alleged injury. The matter proceeded to mediation; however, no settlement was reached. The District tendered the matter to its insurance carrier which accepted the tender for defense and indemnification. The litigation remains pending.

The District is involved in a dispute with a former contractor related to golf course and restaurant facilities management services. The District agreed to mediate the matter; however, no settlement was reached. The District has approved counsel to file a formal complaint and to preserve the District's right to a trial jury. The matter remains unresolved and ongoing.

**NOTE 13 – RECLASSIFICATION OF BEGINNING FUND BALANCE**

During fiscal year 2025, the District separated the previously combined Golf Course/Restaurant Special Revenue Fund into two Special Revenue Funds: the Golf Course Special Revenue Fund and the Food and Beverage Special Revenue Fund. This change was made to provide separate financial accountability for the golf course and restaurant operations. The September 30, 2024 ending fund balance of the previously reported combined Special Revenue Fund has been allocated between the two funds as of October 1, 2024. This reclassification had no effect on total governmental fund balances or governmental activities net position.

**NOTE 14 – SUBSEQUENT EVENTS****Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$25,000 of the Series 2006 Bonds. Additionally, the District prepaid a total of \$10,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amount		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 2,544,150	\$ 2,544,150	\$ 2,556,709	\$ 12,559
Interest earnings	44,492	44,492	102,382	57,890
Miscellaneous	26,140	26,140	330,505	304,365
Total revenues	2,614,782	2,614,782	2,989,596	374,814
<b>EXPENDITURES</b>				
Current:				
General government	420,725	504,925	472,053	32,872
Maintenance and operations	1,305,064	1,321,864	1,002,126	319,738
Recreation	224,550	223,550	808,183	(584,633)
Capital outlay	200,000	451,000	-	451,000
Total expenditures	2,150,339	2,501,339	2,282,362	218,977
Excess (deficiency) of revenues over (under) expenditures	464,443	113,443	707,234	593,791
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers	(70,451)	(70,451)	(70,451)	-
Total other financing sources/(uses)	(70,451)	(70,451)	(70,451)	-
Net change in fund balances	\$ 393,992	\$ 42,992	636,783	\$ 593,791
Fund balance - beginning			1,185,870	
Fund balance - ending			\$ 1,822,653	

See notes to required supplementary information

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – FOOD AND BEVERAGE FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amount		Actual		Variance with Final Budget - Positive
	Original & Final	Actual Amounts	Final	Amounts	(Negative)
<b>REVENUES</b>					
Charges for services	\$ 1,094,092	\$ 881,875	\$	(212,217)	
Miscellaneous	48,410	54,434		6,024	
Total revenues	1,142,502	936,309		(206,193)	
<b>EXPENDITURES</b>					
Current:					
Recreation	758,072	1,101,210		(343,138)	
Total expenditures	758,072	1,101,210		(343,138)	
Excess (deficiency) of revenues over (under) expenditures	384,430	(164,901)		(549,331)	
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund transfers	-	70,451		70,451	
Total other financing sources/(uses)	-	70,451		70,451	
Net change in fund balances	\$ 384,430	(94,450)	\$	(478,880)	
Fund balance - beginning				(15,233)	
Fund balance - ending			\$	(109,683)	

See notes to required supplementary information

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GOLF FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amount		Actual		Variance with Final Budget - Positive (Negative)
	Original & Final		Amounts		
<b>REVENUES</b>					
Charges for services	\$ 1,671,520		\$ 1,420,641		\$ (250,879)
Miscellaneous	1,365		(56,444)		(57,809)
Total revenues	1,672,885		1,364,197		(308,688)
<b>EXPENDITURES</b>					
Current:					
Recreation	1,479,163		1,605,883		(126,720)
Debt service:					
Principal and interest	62,196		70,383		(8,187)
Capital outlay	-		74,118		(74,118)
Total expenditures	1,541,359		1,750,384		(209,025)
Excess (deficiency) of revenues over (under) expenditures	131,526		(386,187)		(517,713)
<b>OTHER FINANCING SOURCES (USES)</b>					
Lease proceeds	-		74,118		74,118
Total other financing sources/(uses)	-		74,118		74,118
Net change in fund balances	\$ 131,526		(312,069)		\$ (443,595)
Fund balance - beginning			164,507		
Fund balance - ending			\$ (147,562)		

See notes to required supplementary information

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$351,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025. Actual food and beverage fund and golf course fund expenditures did exceed appropriations for the fiscal year ended September 30, 2025.

**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	34
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$241,445
Independent contractor compensation	\$14,897
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedules of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$2,587.52 Debt service - \$146.15 - \$1,050.00
Special assessments collected	\$2,844,517
Outstanding Bonds:	\$1,870,000



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Arlington Ridge Community Development District, City of Leesburg, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2026, which included unmodified opinions on the Governmental Activities, General Fund, and Debt Service Fund and qualified opinions on the Food and Beverage Fund and Golf Course Fund.

### Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying Management Letter as item 2025-01 Material Weakness that we consider to be a material weakness.

### Report on Compliance and Other Matters

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

We noted another matter involving the internal control over financial reporting and compliance that we have described in the accompanying Management Letter as item 2025-02 Budget.

**The District's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

**Purpose of this Report**

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

June 30, 2026



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CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
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Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Arlington Ridge Community Development District, City of Leesburg, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Arlington Ridge Community Development District, City of Leesburg, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2026



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

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

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Arlington Ridge Community Development District, City of Leesburg, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 30, 2026, which included unmodified opinions on the Governmental Activities, General Fund, and Debt Service Fund and qualified opinions on the Food and Beverage Fund and Golf Course Fund.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2026, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Arlington Ridge Community Development District, City of Leesburg, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Arlington Ridge Community Development District, City of Leesburg, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2025-01 – Material Weakness: Insufficient Audit Evidence Supporting Certain Golf Course and Food and Beverage Revenue and Interfund Activity**

##### Condition

The District was unable to provide sufficient appropriate audit evidence supporting certain miscellaneous revenue and related interfund activity recorded in the Golf Course Fund and Food and Beverage Fund for the fiscal year ended September 30, 2025.

The miscellaneous revenue accounts included numerous entries related to revenue corrections, deposits, payment processor activity, event-related activity, interfund activity, and other non-routine adjustments. The available descriptions, reconciliations, and supporting documentation were not sufficient to determine the nature, completeness, accuracy, classification, or proper financial statement presentation of the transactions.

The former Golf and Food and Beverage management company stated that the miscellaneous revenue account was used in part to track and reconcile certain Golf and Food and Beverage funds and other miscellaneous revenue. However, the explanation did not provide transaction-level support for the specific entries recorded in the account. The account was also described as being used for temporary activity, but the activity was not fully cleared or reconciled as of year-end, and the Golf Course Fund miscellaneous revenue account continued to report a debit balance.

##### Criteria

Management is responsible for maintaining accounting records and internal controls sufficient to permit the preparation of financial statements in accordance with accounting principles generally accepted in the United States of America. Such records should include supporting documentation, reconciliations, explanations of significant account activity, and evidence supporting the classification, completeness, accuracy, and proper period recognition of transactions.

##### Cause

The miscellaneous revenue accounts appear to have been used, at least in part, as mixed-purpose clearing or reconciliation accounts. However, the activity was not sufficiently reconciled, supported, or cleared at year-end.

##### Effect

Because sufficient appropriate audit evidence was not available, we were unable to determine whether adjustments to Golf Course Fund and Food and Beverage Fund revenues, expenditures, liabilities, interfund balances, fund balances, or related disclosures were necessary. This resulted in qualified opinions on the Golf Course Fund and Food and Beverage Fund.

The matter was not considered material to governmental activities because the net effect of the unresolved miscellaneous revenue activity between the Golf Course Fund and Food and Beverage Fund was approximately \$(2,010), and related interfund receivable/payable balances are eliminated in the governmental activities financial statements.

## REPORT TO MANAGEMENT (Continued)

### Recommendation

We recommend that the District require complete supporting documentation and reconciliations for Golf Course Fund and Food and Beverage Fund activity on a monthly or quarterly basis. The accounting records for each fund should be maintained as self-balancing funds, with beginning balances that agree to the prior year audited financial statements or approved closing balances.

Reconciliations should include, at a minimum, reconciled trial balances by fund, detailed general ledgers, bank reconciliations, POS/MIR-to-GL reconciliations, support for miscellaneous revenue and reclassification entries, support for due to/due from balances and transfers, and schedules for receivables, payables, deferred revenue, inventory, prepaid items, capital assets, leases, financed purchases, and other long-term liabilities, as applicable.

The District should require unusual or contrary account balances, including debit balances in revenue accounts, credit balances in asset accounts, or debit balances in liability accounts, to be investigated, supported, corrected, or specifically documented and approved as valid before monthly close.

The District should also require written internal control procedures over Golf Course and Food and Beverage operations to be maintained, approved by the District, updated periodically, and made available to the District and its auditors. The Golf Course and Food and Beverage management company should participate in the annual audit process, respond to audit inquiries, provide supporting documentation, post District-approved audit adjustments, and provide written representations or certifications regarding the completeness and accuracy of the accounting records and support it maintains.

### Reference Number for Prior Year Finding

Not applicable.

### Management Response:

Management is currently in litigation with the prior contractor of the Golf Course and Restaurant. We have contracted a new Management company for these two entities. The new management company has adopted policies in which reporting is submitted and reconciled monthly. A new platform is also being implemented in the next fiscal year. These changes will provide better controls over reporting as well as policies and procedures.

### **2025-02 Budget:**

#### Observation

Actual expenditures exceeded appropriations in the food and beverage fund and golf course fund for the fiscal year ended September 30, 2025.

#### Recommendation

We recommend that the District monitor budget-to-actual results for the Food and Beverage Fund and Golf Course Fund during the fiscal year and amend the budget, when necessary, so that budgeted appropriations remain aligned with expected expenditures.

### Reference Number for Prior Year Finding

Not applicable.

## REPORT TO MANAGEMENT (Continued)

### Management Response:

The District will monitor budget to actuals closely going forward to avoid exceeding budgeted appropriations. The board has taken action to cover the short fall for the Food & Beverage fund from the General Fund through an operating transfer. Golf will be funded either by the Fiscal Year 2026 profit or by an operating transfer from the General Fund.

## II. PRIOR YEAR FINDINGS

None

## III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 29.

# **Subsection 5C**

## **Recreational Facilities Policy**

# **Section 6**

## **Consent Agenda**

## **Subsection 6A**

# **Minutes: June 18, 2026, Regular Meeting**

**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, June 18, 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	Dom Setaro	Assistant Secretary
9	Jerry Gianoutsos	Assistant Secretary
10	Walter Kolodziej	Assistant Secretary

11

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

13	Lee Graffius	District Manager, Inframark
14	Patrick Collins	District Counsel: Kilinski/Van Wyk
15	Kiel Alderink	Golf / F&B General Manager
16	John Thomasec	Community Director, Inframark
17	Chad Clarke	Landscape, Yellowstone
18	Residents and Members of the Public	

19

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

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

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

26

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

28 The Pledge of Allegiance was recited.

29

30 **THIRD ORDER OF BUSINESS** **Public Comments on Agenda Items**

31 Lot #355 commented on the unannounced early closure of the restaurant and the lack of signage  
32 on the door. Mr. Alderink was asked by the Board to send out a notice when the restaurant will be  
33 closing early and to post a sign on the door announcing the early closure.

34

35

36

37 **FOURTH ORDER OF BUSINESS** **Staff Reports**

38 **A. District Counsel**

39 Mr. Collins reminded the Board to complete their Form 1 disclosures prior to July 1, 2026. Mr.  
40 Collins updated the Board on election candidates. Three seats were open in the 2026 general election.  
41 Dominic Setaro qualified to retain Seat 2, Steve Newlin qualified for Seat 4 and Glenn Daigle  
42 qualified for Seat 5. Each seat was uncontested, meaning the candidates running will take office in  
43 November 2026.

44 Mr. Collins updated the Board on the Troon mediation. While a considerable offer was presented  
45 the final settlement was short of expectation. Mr. Collins asked for a Motion to file an official legal  
46 complaint.

47

Mr. Setaro made a MOTION to authorize District Counsel to file a legal complaint against Troon and preserve the right to a jury trial.  
Mr. Hoover seconded the motion.

48

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize District Counsel to file a legal complaint against Troon and preserve the right to a jury trial.

49

50 **B. District Engineer**

51 District Engineer not present.

52 Mr. Graffius provided updates to the Board regarding a new proposal that was submitted for the  
53 White Plain Way pedestrian crossing project. The proposal covered repainting the lines, replacing the  
54 golf cart crossing signs with Pedestrian crossing signs and the installation of center road signs for  
55 \$5,745.

56 The Board tabled the project until Fiscal Year 2027.

57

58 **C. Yellowstone: Regular Report**

59 Mr. Clarke provided updates on landscaping which can be found in the agenda package. The  
60 irrigation conversion back to the golf course had been completed. Five irrigation timers will need to  
61 be replaced for the Roanoke area as rerunning wires would be costly. Yellowstone will continue to  
62 work with the golf course Superintendent on irrigation maintenance and repairs.

63

64

65 **i. Hopewell Pass Landscape Proposal #715052**

66 This proposal was discussed after the Landscapes Golf Management Regular Report.

67

68 **D. District Manager / Community Director**

69 Mr. Graffius mentioned Robbin's retirement. An offer letter is being sent to a candidate to fill the  
70 Administrative Assistant position. Mr. Graffius also noted the candidates for the 2026 general  
71 election.

72 Mr. Graffius informed the Board he was still attempting to solicit a second proposal for sidewalk  
73 grinding and replacements, however currently the companies he has been able to find only replace  
74 slabs and do not do evaluations.

75 Mr. Thomasec presented the Community Director Report to the Board.

76 The sod installation for the canal project has been completed.

77 The Manor Oaks waterline project is in its final stage. Mr. Thomasec will follow up with Meritage  
78 on the estimated completion date.

79 Preparation for the painting of the Restaurant and Golf Shop exterior will start on Monday, June  
80 22, 2026.

81 The BRAC roof replacement has been completed and is waiting for the City's final approval.

82

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

84 Mr. Alderink provided highlights to the monthly report found in the June 18, 2026, agenda  
85 package.

86 The new POS system was discussed along with tracking capabilities it can perform. Discussions  
87 ensued regarding the restaurant losses and possible changes to make Food & Beverage more  
88 profitable.

89

90 **Hopewell Pass Landscape Proposal #715052**

91 The Hopewell Pass Landscape Proposal #715052 in the amount of \$13,922.90 was discussed.

92 The Board asked about the design being different from other areas in the community. A section of  
93 the proposal has plants depicted that were not sanctioned by the CDD.

94

Mr. Setaro made a MOTION to permit staff to seek alternative bids and provide for Mr. Hoover to approve a final proposal not to exceed \$14,000.00.

Mr. Kolodziej seconded the motion.

95 Discussion ensued regarding funding the project.

96

Mr. Setaro amended the MOTION to permit staff to seek alternative bids and provide for Mr. Hoover to approve a final proposal not to exceed \$14,000.00 with the project funding coming from the \$92,000.00 Meritage paid to the District for the waterline installation.

Mr. Kolodziej seconded the motion.

97

Upon VOICE VOTE, approval was given (by a margin of 4-1), with Mr. Kostich opposed, to permit staff to seek alternative bids and provide for Mr. Hoover to approve a final proposal not to exceed \$14,000.00 with the project funding coming from the \$92,000.00 Meritage paid to the District for the waterline installation.

98

99 Mr. Hoover called a break from 3:31 p.m. to 3:41 p.m.

100

101 **FIFTH ORDER OF BUSINESS** **Business Items**

102 **A. Golf and Food & Beverage FY2027 Proposed Budget**

103 Mr. Alderink summarized the individual meetings he had with Board members regarding the  
104 revisions to the business plan and the proposed FY2027 budget for Golf and Food & Beverage.

105 LGM will produce a final proposed budget and business plan based on the Board's input for the  
106 July 16, 2026, meeting.

107

108 **B. Capital Projects**

109 Mr. Hoover discussed the Capital Projects and Supervisor project ranking workbook sent out to  
110 the Board for review and to rank project considerations for FY2026. Mr. Hoover compiled the  
111 rankings. The top five items on the list are as follows:

- 112 • Roof replacement for the admin office, the cabana, the guard house and the restroom
- 113 buildings
- 114 • Road rejuvenation and repairs
- 115 • Continuation of exterior building painting
- 116 • Weight room equipment replacement
- 117 • Security cameras for the amenities.

118 Discussion ensued regarding building surge protection, and it was decided that it would be  
119 considered repairs and maintenance.

120

121 **C. Recreational Use Policy**

122 Per resident request the operating hours at the Lexington Spa Gym were discussed with a  
123 request to change the gym hours from 4:30 a.m. – 12:00 a.m. to 4:00 a.m. – 12:00 a.m.

124 In the process the Board was asked to review the current Use of Recreational Facilities policies  
125 for any additional revisions. All proposed revisions by the Board will be presented at the July 16,  
126 2026, meeting for consideration. Depending on the type of changes a public hearing may be  
127 required.

128

Mr. Hoover made a MOTION to change the opening hours for the Lexington Spa Gym from 4:30 a.m. to 4:00 a.m.  
Mr. Kolodziej seconded the motion.

129

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to change the opening hours for the Lexington Spa Gym from 4:30 a.m. to 4:00 a.m.

130

131 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

132 **A. Minutes: May 21, 2026, Regular Minutes**

Mr. Kolodziej made a MOTION to approve May 21, 2026, Regular Meeting Minutes.  
Mr. Kostich seconded the motion.

133

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve May 21, 2026, Regular Meeting Minutes.

134

135 **B. Accounting Snapshot**

136 Mr. Graffius reviewed the accounting snapshot provided in the agenda package with the Board.

137 Mr. Setaro requested an update from accounting on the IRS tax return filing. Mr. Graffius will get  
138 with Ms. Sowani to provide an update.

139 Mr. Graffius discussed the FEMA appeals and stated there were three claims submitted. The first  
140 claim was denied twice. The second and third claims were denied. Mr. Graffius asked if the Board  
141 wished to proceed with the second appeal.

142

143

Mr. Setaro made a MOTION to refrain from filing further appeals on the three FEMA claims.  
Mr. Kostich seconded the motion.

144

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to refrain from filing further appeals on the three FEMA claims.

145

146 **SEVENTH ORDER OF BUSINESS** **Supervisor Request & Comments**

147 Mr. Gianoutsos commented on discussions with Mr. Alderink regarding suggestions and  
148 plans for revised operations for Food & Beverage to increase profitability. Mr. Gianoutsos stated  
149 there was a lack of acceptance of the suggested changes.

150 Mr. Kostich suggested reviewing the dips in the road and obtaining proposals to have the areas  
151 fixed using the roads budget to fund the project.

152 Mr. Graffius informed the Board most of the money has been spent cleaning out and repairing the  
153 storm drain issue between Holes #10 and #17.

154

155 **EIGHTH ORDER OF BUSINESS** **Public Comments**

156 Lot #426 voiced dissatisfaction with the cost of specials in the restaurant and stated that other  
157 restaurants nearby offered cheaper options.

158

159 **NINTH ORDER OF BUSINESS** **Adjournment**

160 There being no further business, the Board adjourned the meeting.

161

Mr. Kolodziey made a MOTION to adjourn the June 18, 2026, meeting at 4:21 p.m.  
Mr. Kostich seconded the motion.

162

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adjourn the June 18, 2026, meeting at 4:21 p.m.

163

164

165

166

167 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_ Chairman / Vice Chairman

# **Subsection 6B**

## **Accounting Snapshot**

# ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot July 8, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$429,923.46
  - BankUnited MM: \$2,828.10 (minimum to keep account open is \$2,500)
  - Valley National Bank Reserve: \$1,537,164.68
- **Assessment collections:**
  - We received a tax distribution of \$49,035.51 on 6/30/26
  - We are 99.9% 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
  - Accounts Receivable – Golf Course: \$114,140.61
    - June funding for Golf Course provided on 6/24/26
- **Audit – FY 2025:**
  - The audit was finalized and filed with the state on 6/30/26
  - Thank you to supervisor Dominic Setaro for your dedication with helping us get this audit completed and reviewed prior to finalizing.
- **Expenses:**
  - Current expenses make up 75% of the annual budget through the end of June 2026  
Total expenses for the first 9 months are approximately \$1,605,000. This figure may change as we finalize the June financials