Arlington Ridge Community Development District

August 20, 2026

Agenda Package

313 Campus Street
Celebration, Florida 34747

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Arlington Ridge
Community Development District

Board of Supervisors
Robert Hoover, Chairperson
Ted Kostich, Vice Chairperson
Jerry Gianoutsos, Assistant Secretary
Dominic Setaro, Assistant Secretary
Walter Kolodziey, Assistant Secretary

District Staff
Lee Graffius, District Manager
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, August 20, 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

7. Consent Agenda

8. Supervisor Request & Comments

9. Audience Comments

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

10. Adjournment

The next meeting is scheduled for Thursday, September 17, 2026, at 2:00 p.m.

Section 4

Public Hearing on FY 2027 Budget and Levying O&M Assessments

Subsection 4A

Resolution 2026-07; Adopting FY2027 Final Budget

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Arlington Ridge Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Arlington Ridge Community Development District for the Fiscal Year Ending September 30, 2027.”

d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:________________________________

Its:________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Arlington Ridge
Community Development District

FISCAL YEAR 2027

Proposed Budget

8/20/2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Arlington Ridge
Community Development District

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Arlington Ridge

Community Development District

Operating Budget

FY 2027

Arlington Ridge
Community Development District *General Fund*

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$45,000.00	$26,485.00	$18,515.00	$45,000.00	0%	$45,000.00
Rental Income- Fairfax Hall	$4,500.00	$4,222.00	$278.00	$4,500.00	0%	$500.00
Special Assmnts- Tax Collector	$2,643,715.00	$2,630,099.00	$13,616.00	$2,643,715.00	0%	$2,903,423.27
Special Assmnts- Discounts		$0.00	$0.00	$0.00	0%	-$116,136.93
RV Parking Lot Revenue	$17,250.00	$14,985.00	$2,265.00	$17,250.00	0%	$16,000.00
Other Miscellaneous Revenues	$1,500.00	$93,050.00	$0.00	$93,050.00	6103%	$2,500.00
TOTAL REVENUES	**$2,711,965.00**	**$2,768,841.00**	**$34,674.00**	**$2,803,515.00**	**3%**	**$2,851,286.34**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$15,000.00	$9,200.00	$5,800.00	$15,000.00	0%	$15,000.00
Onsite Management Services	$255,540.00	$191,655.00	$63,885.00	$255,540.00	0%	$263,042.70
District Management Services	$66,039.00	$49,529.00	$16,510.00	$66,039.00	0%	$68,020.17
ProfServ - Arbitrage Rebate	$600.00	$600.00	$0.00	$600.00	0%	$600.00
Dissemination Agent/Reporting	$5,000.00	$3,750.00	$1,250.00	$5,000.00	0%	$5,000.00
Trustees Fees	$10,000.00	$8,949.00	$1,051.00	$10,000.00	0%	$10,000.00
Attorneys Fees	$120,000.00	$89,882.00	$30,118.00	$120,000.00	0%	$120,000.00
District Engineer	$35,000.00	$31,901.00	$0.00	$31,901.00	325%	$30,000.00
Assessment Roll	$7,500.00	$5,625.00	$0.00	$5,625.00	0%	$7,500.00
Auditing Services	$5,000.00	$10,900.00	$0.00	$10,900.00	118%	$18,300.00
Computer Supplies/Equipment	$3,500.00	$36.00	$3,464.00	$3,500.00	0%	$3,500.00
Postage	$1,500.00	$58.00	$1,442.00	$1,500.00	0%	$1,000.00
Information Technology	$5,500.00	$1,386.00	$4,114.00	$5,500.00	0%	$5,000.00
Legal Advertising	$3,000.00	$2,531.00	$469.00	$3,000.00	0%	$3,000.00
Office Supplies	$2,500.00	$2,191.00	$309.00	$2,500.00	0%	$2,500.00
Rentals & Leases	$4,000.00	$1,911.00	$2,089.00	$4,000.00	0%	$4,000.00
Annual District Filing Fees	$200.00	$175.00	$25.00	$200.00	0%	$200.00
Dues, Licenses & Fees	$9,750.00	$6,213.00	$3,537.00	$9,750.00	0%	$9,750.00
Miscellaneous Expenses	$1,000.00	$1,128.00	$0.00	$1,128.00	13%	$5,000.00
Website Admin Services	$1,583.00	$1,187.00	$396.00	$1,583.00	0%	$1,650.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$58,068.47
Total Financial and Administrative	**$552,212.00**	**$418,807.00**	**$134,459.00**	**$553,266.00**	**0%**	**$631,131.34**
Insurance						
Public Officials Liability	$9,234.00	$8,700.00	$534.00	$9,234.00	0%	$9,570.00
Property & Casualty	$105,000.00	$104,511.00	$489.00	$105,000.00	0%	$99,285.00
General Liability	$13,401.00	$12,627.00	$774.00	$13,401.00	0%	$15,266.00
Workers Compensation	$850.00	$0.00	$850.00	$850.00	0%	$850.00
Total Insurance	**$128,485.00**	**$125,838.00**	**$2,647.00**	**$128,485.00**	**0%**	**$124,971.00**
Utility Services						
Electric Utility Services	$110,000.00	$91,550.00	$31,302.02	$122,852.02	12%	$135,000.00
Utility-Water & Sewer	$54,000.00	$63,152.00	$21,592.41	$84,744.41	57%	$55,000.00
Street Lights	$131,000.00	$60,650.00	$20,736.95	$81,386.95	-38%	$140,000.00
Total Utility Services	**$295,000.00**	**$215,352.00**	**$73,631.38**	**$288,983.38**	**-2%**	**$330,000.00**

Arlington Ridge
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Amenity						
Janitorial - Services & Supplies	$85,000.00	$44,584.00	$40,416.00	$85,000.00	0%	$82,000.00
Repair and Maintenance	$120,000.00	$81,029.00	$38,971.00	$120,000.00	0%	$125,000.00
Restaurant Repairs & Maintenance	$35,000.00	$12,074.00	$22,926.00	$35,000.00	0%	$50,000.00
Road Repair & Maintenance	$10,000.00	$0.00	$10,000.00	$10,000.00	0%	$25,000.00
Pool Maintenance - Contract	$72,000.00	$53,370.00	$18,630.00	$72,000.00	0%	$74,160.00
Security Monitoring Services	$136,000.00	$145,636.00	$0.00	$145,636.00	7%	$78,000.00
Special Events	$5,000.00	$3,249.00	$1,751.00	$5,000.00	0%	$5,000.00
Holiday Decorations	$2,000.00	$1,394.00	$606.00	$2,000.00	0%	$7,500.00
Total Amenity	**$465,000.00**	**$341,336.00**	**$133,300.00**	**$474,636.00**	**2%**	**$446,660.00**
Landscape and Pond Maintenace						
Landscape Maintenance - Contract	$293,592.00	$220,194.00	$73,398.00	$293,592.00	0%	$299,388.00
Landscaping - Mulch	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Landscaping - Replacement	$20,000.00	$5,872.00	$14,128.00	$20,000.00	0%	$25,000.00
Landscape Storm Clean up & Tree Removal	$35,000.00	$52,350.00	$0.00	$52,350.00	50%	$40,000.00
Irrigation Maintenance	$25,000.00	$39,167.00	$0.00	$39,167.00	57%	$30,000.00
Pond/Littoral Shelf & Wetland Management	$33,475.00	$25,107.00	$8,368.00	$33,475.00	0%	$34,136.00
Total Landscape and Pond Maintenace	**$407,067.00**	**$342,690.00**	**$95,894.00**	**$438,584.00**	**8%**	**$428,524.00**
Capital Expenditures & Projects						
Property Enhancements	$25,000.00	$8,085.00	$16,915.00	$25,000.00	0%	$0.00
Annual Projects	$200,000.00	$185,453.00	$14,547.00	$200,000.00	0%	$200,000.00
Total Capital Expenditures & Projects	**$225,000.00**	**$193,538.00**	**$31,462.00**	**$225,000.00**	**0%**	**$200,000.00**
TOTAL EXPENDITURES	**$2,072,764.00**	**$1,637,561.00**	**$471,393.38**	**$2,108,954.38**	**2%**	**$2,161,286.34**
Excess (deficiency) of revenues Over (under) expenditures	$639,201.00	$1,131,280.00	-$436,719.38	$694,560.62	9%	$690,000.00
OTHER FINANCING SOURCES (USES)						
Transfer Out - Capital Reserve	-$404,750.00	-$404,750.00	$0.00	-$404,750.00	0%	-$405,000.00
Transfer Out - Golf Course/Food & Beverage	-$429,451.00	-$265,451.00	$164,000.00	-$101,451.00	-76%	-$285,000.00
TOTAL OTHER SOURCES (USES)	**-$834,201.00**	**-$670,201.00**	**$164,000.00**	**-$506,201.00**		**-$690,000.00**
Net change in fund balance	-$195,000.00	$461,079.00	-$272,719.38	$188,359.62	-197%	$0.00
FUND BALANCE, BEGINNING	$459,642.00	$459,642.00	$0.00	$459,642.00	0%	$648,001.62
FUND BALANCE, ENDING	**$264,642.00**	**$920,721.00**	**-$272,719.38**	**$648,001.62**	145%	**$648,001.62**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Reserve Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$37,308.00	$40,557.00	$0.00	$40,557.00	9%	$38,000.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$37,308.00**	**$40,557.00**	**$0.00**	**$40,557.00**	**9%**	**$38,000.00**
EXPENDITURES						
Administrative						
Miscellaneous Expenses	$0.00	$417,377.00	$0.00	$417,377.00	0%	$0.00
Irrigation Repairs	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$417,377.00**	**$0.00**	**$417,377.00**	**0%**	**$0.00**
Other Physical Environment						
R&M- Emergency & Disaster Relief	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Capital Outlay	$0.00	$114,440.00	$0.00	$114,440.00	0%	
Total Other Physical Environment	**$0.00**	**$114,440.00**	**$0.00**	**$114,440.00**	**0%**	**$0.00**
TOTAL EXPENDITURES	**$0.00**	**$531,817.00**	**$0.00**	**$531,817.00**	**0%**	**$0.00**
Excess (deficiency) of revenues Over (under) expenditures	$37,308.00	-$491,260.00	$0.00	-$491,260.00	-1417%	$38,000.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Transfer In- General Fund	$404,750.00	$404,750.00	$0.00	$404,750.00	0%	$450,000.00
Transfer In- GF (Sales Center)	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$404,750.00**	**$404,750.00**	**$0.00**	**$404,750.00**		**$450,000.00**
Net change in fund balance	$442,058.00	-$86,510.00	$0.00	-$86,510.00	-120%	$488,000.00
FUND BALANCE, BEGINNING	$1,363,012.00	$1,363,012.00	$0.00	$1,363,012.00	0%	$1,276,502.00
FUND BALANCE, ENDING	**$1,805,070.00**	**$1,276,502.00**	**$0.00**	**$1,276,502.00**	-29%	**$1,764,502.00**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$1,363,012.00
Net Change in Fund Balance - Fiscal Year 2026	$442,058.00
Reserve Expenditures - Fiscal Year 2026	-$531,817.00
Estimated Funds Available - 9/30/2026	**$1,273,253.00**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026		$1,273,253.00
Less: First Quarter Operating Reserve		$0.00
Assigned Fund Balance		
	Operating Reserve - First Quarter Operating Capital	
	Capital Project Reserve Contribution	$488,000.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027		$0.00
Total Allocation of Available Funds		**$1,761,253.00**

Notes

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Rental Income-Fairfax Hall

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

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

RV Lot

Included bar code replacements and access card replacement fees

Other Miscellaneous Revenues

Included bar code replacements and access card replacement fees

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Management

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

District Management

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

Professional Services – Arbitrage Rebate

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

Dissemination Agent/Reporting

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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

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

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

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

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

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

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

Information Technology
Cost related to information technology for the district.

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

Office Supplies
Miscellaneous supplies for the distrcits office.

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

Annual District Filing Fees
Annual filing fees for the district to maintain in compliance.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Miscellaneous Expense
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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

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

Insurance

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

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

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

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

Utility Services

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

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

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

Amenity

Janitorial Services & Supplies
Cost of janitorial services and supplies for CDD Facilities.

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

Budget Narrative
Fiscal Year 2027

Amenity (continued)

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

Roadway Repair & Maintenance
Represents the estimated expenditures for any maintenance of roadways and sidewalks.

Pool Maintenance
Cost of pool maintenance and repairs to facilitate pool services.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

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

Landscape and Pond Maintenance

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

Landscaping – Mulch
Cost of mulch installation throughout the District.

Landscaping –Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Landscaping – Storm Clean Up & Tree Removal
Costs related to clean up around the district after a storm and potential tree removal due to damage

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

Pond/Littoral Shelf & Wetland Management
Monthly lake management services including aquatic weed control

Capital Expenditures and Projects

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

Budget Narrative
Fiscal Year 2027

Other Financing Sources

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

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

Arlington Ridge

Community Development District

Debt Service Budget

FY 2027

Arlington Ridge

Community Development District *Debt Service Fund*

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2006 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$11,424.00	$0.00	$11,424.00	0%	$11,424.00
Special Assmnts- Tax Collector	$197,048.00	$186,486.00	$10,562.00	$197,048.00	0%	$187,275.00
Special Assmnts- Discounts	$0.00	$97,946.00	$0.00	$97,946.00	0%	-$7,491.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$197,048.00**	**$295,856.00**	**$10,562.00**	**$306,418.00**	**56%**	**$191,208.00**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$3,745.50
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$3,745.50**
Debt Service						
Principal Debt Retirement	$100,000.00	$95,000.00	$5,000.00	$100,000.00	0%	$95,000.00
Principal Debt Retirement - Special Call	$0.00	$80,000.00	$0.00	$80,000.00	0%	$0.00
Interest Expense	$82,775.00	$77,963.00	$4,812.00	$82,775.00	0%	$69,025.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Debt Service	**$182,775.00**	**$252,963.00**	**$9,812.00**	**$262,775.00**	**44%**	**$164,025.00**
TOTAL EXPENDITURES	**$182,775.00**	**$252,963.00**	**$9,812.00**	**$262,775.00**		**$167,770.50**
Net change in fund balance	$0.00	$42,893.00	$750.00	$43,643.00	0%	$23,437.50
FUND BALANCE, BEGINNING	$394,512.00	$394,512.00	$0.00	$394,512.00	0%	$438,155.00
FUND BALANCE, ENDING	**$394,512.00**	**$437,405.00**	**$750.00**	**$438,155.00**	11%	**$461,592.50**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2006 Bonds	$1,600,000.00	$1,505,000.00	$1,405,000.00	$1,310,000.00

Amortization Schedule

Special Assessment Bonds, Series 2006

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

Arlington Ridge

Community Development District *Debt Service Fund*

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$2,820.00	$0.00	$2,820.00	0%	$0.00
Special Assmnts- Tax Collector	$55,090.00	$52,137.00	$2,953.00	$55,090.00	0%	$54,660.10
Special Assmnts- Discounts	$0.00	$13,840.00	$0.00	$13,840.00	0%	-$2,186.40
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$55,090.00**	**$68,797.00**	**$2,953.00**	**$71,750.00**	**30%**	**$52,473.70**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$1,093.20
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$1,093.20**
Debt Service						
Principal Debt Retirement	$35,000.00	$35,000.00	$0.00	$35,000.00	0%	$30,000.00
Principal Debt Retirement - Special Call	$0.00	$15,000.00	$0.00	$15,000.00	0%	$0.00
Interest Expense	$17,620.00	$16,890.00	$730.00	$17,620.00	0%	$15,000.00
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Debt Service	**$52,620.00**	**$66,890.00**	**$730.00**	**$67,620.00**	**29%**	**$45,000.00**
TOTAL EXPENDITURES	**$52,620.00**	**$66,890.00**	**$730.00**	**$67,620.00**		**$46,093.20**
Excess (deficiency) of revenues Over (under) expenditures	$2,470.00	$1,907.00	$2,223.00	$4,130.00	67%	$6,380.49
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$2,470.00	$0.00	$0.00	$0.00	-100%	$0.00
TOTAL OTHER SOURCES (USES)	**$2,470.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$0.00	$1,907.00	$2,223.00	$4,130.00	0%	$6,380.49
FUND BALANCE, BEGINNING	$96,816.00	$96,816.00	$0.00	$96,816.00	0%	$100,946.00
FUND BALANCE, ENDING	**$96,816.00**	**$98,723.00**	**$2,223.00**	**$100,946.00**	4%	**$107,326.49**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	**11/1/2025**	**11/1/2026**		**11/1/2027**
Series 2019 Bonds	$490,000.00	$455,000.00	$420,000.00		$390,000.00

Amortization Schedule
Special Assessment Bonds, Series 2019

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Arlington Ridge

Community Development District

Supporting Budget Schedule

FY 2027

Exhibit "B"

Allocation of Fund Balances

	Debt Service Series 2006	Debt Service Series 2019
AVAILABLE FUNDS		
Beginning Fund Balance - Fiscal Year 2027	$438,155.00	$100,946.00
Net Change in Fund Balance - Fiscal Year 2027	$23,437.50	$6,380.49
Reserves - Fiscal Year 2027	$0.00	$500,000.00
Total Funds Available (Estimated) - 9/30/2027	**$461,592.50**	**$607,326.49**
ALLOCATION OF AVAILABLE FUNDS		
Restricted Fund Balance		
Interest Payment - November 2027	$31,900.00	$6,960.00
Reserve Account(s) - US Bank	$0.00	$0.00
Total Allocation of Available Funds	**$31,900.00**	**$6,960.00**
Total Unassigned Cash	**$429,692.50**	**$600,366.49**

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

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

ASSESSMENT INCREASE ANALYSIS

	Assessment Increase	$ -	
Product	Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
All Units	$0.00	3.2%	$2,775.74
Total increase	$0.00	*Collection costs included*	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

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

Subsection 4B

Resolution 2026-08; Levying O&M Assessments

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Board hereby authorizes the District Manager to execute any and all documents required by the County to certify assessments and the Assessment Roll.

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

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

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

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ____________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Section 5

Staff Reports

Subsection 5A

District Counsel

Subsection 5B

District Engineer

Subsection 5C

Yellowstone: Regular Report / Irrigation & Fertilization Discussion

Date : Jul-26

Property : Arlington Ridge CDD

Senior Account Manager : Alberto Torres

Business Development Manager: Michael Wilding

Maintenance Activities

- Mowing of the Common Areas completed.
- Trim and detail shrubs beds at community entrance, blvd and Town Center
- Preform 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 propiety
- Pool detail was done by July 7
- The grass Behind Bent Creek Lne has been mowed
- The Dead plants has been replaced along White Plains Way
- Raising trees by White Plains way,Bedford way ,Arlignton Blvd and RV Parking lot Entrance has been completed

Mowing Activities

- Preform weekly mowing and string trimming of roadways and entrances to the community
- Perform weekly mowing service on all Zoysia/St Augustine along Arligton Ridge Blvd and Heritage Trail
- The sprinkler by Ronake Dr.And Arlington Ridge Blvd. Has Been Repair

Irrigation Activities

- Irrigation Inspection for was complete July 15-2026
- Main line was repair by Camerons Run

Fertilization and Pest Control Activities

- Turf Teattment General has been complet on 7-13-26
- Fertilizer,weed control and insect control

Yellowstone Landscape | LSBG

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

Property

Arlington Ridge
26702 Waverly Ct
Leesburg, FL 34748

Inspection

Started:	7/21/2026
Last Updated:	7/21/2026
Inspector:	Travon Bastian

Estimate Summary

Service Summary

Service	Quantity
Replace Sprinkler Head	1

Signature

Date

Service Detail

Arlington Blue Ridge center		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Blue Ridge center > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Blue Ridge center > Zone 2		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Blue Ridge center > Zone 3		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Blue Ridge center > Zone 4		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 2		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 3

Asset	Service	Notes
No issues were identified		

Arlington Ridge Heritage Trl > Zone 4		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 5		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 6		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Heritage Trl > Zone 7		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Tennis Court		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Tennis Court > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Arlington Ridge Tennis Court > Zone 2		
Asset	**Service**	**Notes**
No issues were identified		

Controller 1		
Asset	**Service**	**Notes**
No issues were identified		

Controller 1 > Zone 9		

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 16

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 17

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 18

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 19

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 20

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 21

Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 24

Asset	Service	Notes
No issues were identified		

Controller 2

Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 29

Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 30

Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 31

Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 32

Asset	Service	Notes
No issues were identified		

Controller 3

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 23

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 25

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 26

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 27

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 28

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 29

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 30

Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 31

Asset	Service	Notes
No issues were identified		

Controller 4

Asset	Service	Notes
No issues were identified		

Controller 4 > Zone 23

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 1

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 2

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 3

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 4

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 5

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 6

Asset	Service	Notes
Sprinkler Head 1	Replace	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0

Controller 5 > Zone 7

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 8

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 9

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 10

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 11

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 12

Asset	Service	Notes
No issues were identified		

Controller 5 > Zone 13		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 14		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 15		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 16		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 17		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 18		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 19		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 20		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 21		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 22		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 23		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 24		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 25		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 26		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 27		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 28		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 29		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 30		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 31		
Asset	**Service**	**Notes**
No issues were identified		

Controller 5 > Zone 32		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6 > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6 > Zone 2		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6 > Zone 3		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6 > Zone 4		
Asset	**Service**	**Notes**
No issues were identified		

Controller 6 > Zone 5		
Asset	**Service**	**Notes**
No issues were identified		

Node E		
Asset	**Service**	**Notes**
No issues were identified		

Node E > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Node F		
Asset	**Service**	**Notes**
No issues were identified		

Node F > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Node G		
Asset	**Service**	**Notes**
No issues were identified		

Node H		
Asset	**Service**	**Notes**
No issues were identified		

Node H > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Node H > Zone 2		
Asset	**Service**	**Notes**
No issues were identified		

Node I		
Asset	**Service**	**Notes**
No issues were identified		

Node I > Zone 1		
Asset	**Service**	**Notes**
No issues were identified		

Subsection 5D

Community Director / District Manager Report

Arlington Ridge Community Development District

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

August 2026 Community Director / District Manager Report

Meritage Oaks Project

This project has been completed, including connecting the water line and fixing the residents' yard. The only remaining item open for Meritage is the barrier across the canal at the property line, which makes it easy for people to walk onto our property.

Hopewell Pass Project

The Hopewell pass landscaping project was completed. The next step is to continue regular watering to help the new landscaping establish strong, healthy roots.

Chesapeake Bay Grille Painting Project

Chesapeake Bay Grille & Tavern recently underwent a comprehensive interior painting refresh. Improvements included repainting the wainscoting, doors, and walls throughout the Tavern area and adding a lighter green to brighten up the area. In the Dining Room and Oak Room, the chair rail, trim, and doors were also repainted and the wall below the chair rail received an update with Adirondack blue to enhance the overall appearance and maintain a clean, updated look.
Additional painting was completed in the restrooms, hallways, and on interior doors throughout the facility. To help protect these newly refreshed surfaces and reduce future wear and tear, new and additional push and pull plates were installed on applicable doors.

Food Trucks

Staff have contacted several vendors, and five have expressed interest in serving the community between 3:00 p.m. and 6:00 p.m. on Mondays. Beginning in August the District will have one daytime food truck event per month and two Monday evening food truck events per month. The schedule may be adjusted based on resident participation and vendor availability. Please watch the weekly updates for the latest schedule and event details.

RV Lot

The rolling gate latch was damaged and was not securing the gate properly. It has been replaced with a wider latch, allowing the gate to be locked more easily and securely.

Lap Pool

Residents have asked about posting either pool rules or an etiquette sign in regard to lap swimming as confrontations continue to occur between residents.

District Manager

Budget Season has ended with this meeting, and the budget will be sent to the county for the FY2027 tax roll.

The insurance renewal will be on the September agenda for approval for October 1.

The new Supervisors will be sworn into office at the November 19 CDD Meeting.

A discussion on Budget Amendments for FY2026 will be on the September agenda. This will be reclassification based on actuals vs budget.

Subsection 5D.i

Blueprint Electric Interior Panel Surge Installation Proposal

Blueprint Electric

33419 County Road 468 • Leesburg, FL 34748-9346 • Phone: 352-933-2732

Arlington Ridge
Phone: 3527282186

Job Address:
4463 Arlington Ridge Blvd
Leesburg, Fl 34748
Print Date: 7-22-2026

Proposal for Arlington Ridge-Interior Panel Surge Installation

Price Inclusions:

Blueprint Electric will provide the labor, materials, equipment, and supervision necessary to complete the following electrical work:

Charleston Social Building

- Furnish and install surge protection devices and new three-pole breakers for:
    - Panel K
    - Panel A, Sections 1 and 2

Lexington Spa Building

- Furnish and install surge protection devices and new three-pole breakers for:
    - Panel A, Sections 1 and 2

Fairfax Building

- Furnish and install surge protection devices and new three-pole breakers for:
    - Panel A, Sections 1 and 2
- Relocate or rearrange existing breakers as necessary to create sufficient space for the new surge protection devices.

Golf Pro Shop

- Furnish and install a surge protection device and new three-pole breaker for:
    - Panel P

Chesapeake Bay Grill

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel K, Sections 1, 2, and 3
  - Panel CH

Blue Ridge Activity Center

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel A, Sections 1 and 2

Pool Equipment Area

- Furnish and install surge protection devices and new three-pole breakers for:
  - Exterior Panel A
  - Exterior Panel B
  - Exterior Panel C

Guard Shack

- Furnish and install a surge protection device and new three-pole breaker for:
  - Exterior Panel A

Price Exclusions:

The following items are excluded from the quoted price and will be addressed through separate change orders or remain the responsibility of the customer:

- **Change Orders:** Any modifications or additions to the agreed scope of work will be quoted separately and must receive written approval before work proceeds.
- **Code Violations:** Any existing code violations discovered during the course of the work that require correction are excluded and will be handled through a change order.
- **Scope Changes:** Any alterations to the scope of work described above are excluded and will be addressed through a separate change order.
- **Drywall and Finish Repairs:** Repair, replacement, patching, painting, or finishing of drywall, ceilings, walls, or other building surfaces damaged or opened to complete the electrical work is excluded.
- **Delays by Others:** Additional labor, mobilization, scheduling, or other costs resulting from delays caused by the owner, general contractor, other trades, utility providers, inspectors, or conditions outside Blueprint Electric's control are excluded.
- **Unforeseeable Site Conditions:** Unexpected or concealed conditions requiring additional labor, materials, equipment, or corrective work are excluded and will be handled through a change order.
- **Customer-Supplied Materials:** Blueprint Electric is not responsible for the repair, replacement, warranty, or performance of defective or incompatible materials and equipment supplied by the customer or others.

- **Equipment Start-Up:** Blueprint Electric is not responsible for the initial start-up, programming, commissioning, calibration, or manufacturer-required testing of equipment being installed unless specifically stated in the included scope of work.

Attachments

Items	Description	Price
Charleston Social Building, Panel K	Furnish and install one surge protection device and one new three-pole breaker for interior Panel K. Furnish and install surge protection devices and new three-pole breakers for interior Panel A, Sections 1 and 2.	$863.77
Lexington Spa Building	Panel A, Sections 1 and 2: Furnish and install surge protection devices and new three-pole breakers for interior Panel A, Sections 1 and 2.	$863.77
Fairfax Building	Panel A Sections 1 and 2: Furnish and install surge protection devices and new three-pole breakers for interior Panel A, Sections 1 and 2. Existing breakers will be relocated or rearranged as necessary to create sufficient space for the new surge protection devices.	$863.77
Golf Pro Shop	Panel P: Furnish and install one surge protection device and one new three-pole breaker for interior Panel P.	$863.77
Chesapeake Bay Grill	Panel K, Sections 1, 2, and 3: Furnish and install surge protection devices and new three-pole breakers for interior Panel K, Sections 1, 2, and 3.	$863.77
Blue Ridge Activity Center,	Panel A, Sections 1 and 2: Furnish and install surge protection devices and new three-pole breakers for interior Panel A, Sections 1 and 2.	$863.77
Pool Equipment Area, Exterior Panel A, B, and C	Furnish and install one surge protection device and one new three-pole breaker for exterior Panel A. Furnish and install one surge protection device and one new three-pole breaker for exterior Panel B. Furnish and install one surge protection device and one new three-pole breaker for exterior Panel C.	$1,996.68
Guard Shack	Exterior Panel A: Furnish and install one surge protection device and one new three-pole breaker for exterior Panel A.	$808.20
Administrative Building	Panel A, Sections 1 and 2: Furnish and install surge protection devices and new three-pole breakers for interior Panel A, Sections 1 and 2.	$863.77

Total Price: $8,851.27

Thank you for the opportunity to earn your business. Once you've had a chance to review our proposal and the attached sales agreement, please don't hesitate to reach out with any questions. We are happy to help. We will always go the extra mile to ensure you are satisfied with our service.

By approving this proposal, you acknowledge that you have read, understand, and accept the terms and conditions outlined in both this proposal and the attached Sales Agreement.

Do not respond directly to this email. We will not receive your message.
Contact us at:

Joel O'Fallon
joel@blueprint-electric.com
(352) 808-5196

Shae Arce
Shae@blueprint-electric.com
(352) 933-2732

Ray Ladd
Ray@blueprint-electric.com
(352 626-2750

I confirm that my action here constitutes my electronic signature and is legally binding. I further confirm that I have reviewed the sales agreement and understand that by approving this proposal, I am accepting those terms.

Signature: ____

Date: ______________________________________

Print Name: ____

Blueprint Electric

33419 County Road 468 • Leesburg, FL 34748-9346 • Phone: 352-933-2732

Arlington Ridge
Phone: 3527282186

Job Address:
4463 Arlington Ridge Blvd
Leesburg, FL 34748
Print Date: 7-22-2026

Proposal for Arlington Ridge-Interior Panel Surge Installation

Price Inclusions:

Blueprint Electric will provide the labor, materials, equipment, and supervision necessary to complete the following electrical work:

Charleston Social Building

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel K
  - Panel A, Sections 1 and 2

Lexington Spa Building

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel A, Sections 1 and 2

Fairfax Building

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel A, Sections 1 and 2
- Relocate or rearrange existing breakers as necessary to create sufficient space for the new surge protection devices.

Golf Pro Shop

- Furnish and install a surge protection device and new three-pole breaker for:
  - Panel P

Chesapeake Bay Grill

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel K, Sections 1, 2, and 3
  - Panel CH

Blue Ridge Activity Center

- Furnish and install surge protection devices and new three-pole breakers for:
  - Panel A, Sections 1 and 2

Pool Equipment Area

- Furnish and install surge protection devices and new three-pole breakers for:
  - Exterior Panel A
  - Exterior Panel B
  - Exterior Panel C

Guard Shack

- Furnish and install a surge protection device and new three-pole breaker for:
  - Exterior Panel A

Admin Building

- Furnish and install surge protection devices and a new three-pole breaker for:
- Interior Panel A

Price Exclusions:

The following items are excluded from the quoted price and will be addressed through separate change orders or remain the responsibility of the customer:

- **Change Orders:** Any modifications or additions to the agreed scope of work will be quoted separately and must receive written approval before work proceeds.
- **Code Violations:** Any existing code violations discovered while the work that require correction are excluded and will be handled through a change order.
- **Scope Changes:** Any alterations to the scope of work described above are excluded and will be addressed through a separate change order.
- **Drywall and Finish Repairs:** Repair, replacement, patching, painting, or finishing of drywall, ceilings, walls, or other building surfaces damaged or opened to complete the electrical work is excluded.
- **Delays by Others:** Additional labor, mobilization, scheduling, or other costs resulting from delays caused by the owner, general contractor, other trades, utility providers, inspectors, or conditions outside Blueprint Electric's control are excluded.
- **Unforeseeable Site Conditions:** Unexpected or concealed conditions requiring additional labor, materials, equipment, or corrective work are excluded and will be handled through a change order.
- **Customer-Supplied Materials:** Blueprint Electric is not responsible for the repair, replacement, warranty, or performance of defective or incompatible materials and equipment supplied by the customer or others.
- **Equipment Start-Up:** Blueprint Electric is not responsible for the initial start-up, programming, commissioning, calibration, or manufacturer-required testing of equipment being installed unless specifically stated in the included scope of work.

Attachments

Items	Description	Price
Labor	Labor to complete the scope of work.	$1,750.00
Material	Material to complete the scope of work.	$5,658.34

Total Price: $7,408.34

Thank you for the opportunity to earn your business. Once you've had a chance to review our proposal and the attached sales agreement, please don't hesitate to reach out with any questions. We are happy to help. We will always go the extra mile to ensure you are satisfied with our service.

By approving this proposal, you acknowledge that you have read, understand, and accept the terms and conditions outlined in both this proposal and the attached Sales Agreement.

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(352 626-2750

I confirm that my action here constitutes my electronic signature and is legally binding. I further confirm that I have reviewed the sales agreement and understand that by approving this proposal, I am accepting those terms.

Signature: ____

Date: ________________________________

Print Name: ____

Subsection 5E

Landscapes Golf Management: Regular Report

General Manager’s Report

July 2026

Golf Operations

July followed our typical summer pattern, with regular play remaining steady while continuing to reflect the expected seasonal slowdown. We welcomed several outside groups during the month, including the Eagles, a group from Legacy, and four additional private groups.

Guest play increased during July, helped by several promotions designed to drive traffic during the slower summer months. These promotions performed well and brought both new and returning golfers to the course.

One of the highlights of the month was our **Red, White & Blue Tournament on July 4th**. Participation was significantly higher than anticipated, and the event was a great success. It was encouraging to see such a strong turnout during the summer season, and we look forward to continuing to build on events like this.

Golf Course & Agronomy

July was an important month for golf course improvement. The agronomy team completed aerification and topdressing while continuing an aggressive battle against goosegrass and addressing a number of other areas throughout the property.

We also received our **new greens mowers in July**, and the impact was immediate. The improved quality of cut has translated directly into better putting surfaces and improved playability.

There is still work ahead of us, and we recognize that several areas of the golf course need continued attention. However, we are making meaningful progress. The team continues to work extremely hard, and the course is getting better by the day.

Our online reputation also continues to be an important indicator of the guest experience. The golf course is currently maintaining a **4.2-star overall rating**, and we will continue working to improve both the product and the experience behind that number.

Food & Beverage

July also marked the beginning of our transition to the new Lightspeed POS system. The first few days were admittedly a little chaotic, although they could have been much worse. The team worked through the challenges, continues to become more comfortable with the system, and operations are getting smoother each day.

We had **VP of Operations Joe Goellner** onsite for several days to work directly with the team on our Food & Beverage operation. It was a very productive visit that allowed us to identify several opportunities and begin implementing improvements immediately.

Among those changes, we have introduced more structured **pre-shift meetings** to improve daily communication, expectations, specials, and service readiness. We have also systemized our **portion-control procedures** to create greater consistency and improve food-cost management. Looking ahead, our next menu is being designed with greater operational efficiency and cross-utilization of ingredients in mind. These are just a few of the initiatives coming out of the visit as we continue working to improve both the guest experience and the financial performance of the operation.

We also introduced our **new summer salad menu** in July, which has been a tremendous success. Guest feedback has been excellent, and two of the new salads have quickly become some of our top-selling menu items.

Measuring the Dining Experience

We recently began conducting a tableside guest survey to give us better, measurable feedback about the dining experience. The initial results have been extremely encouraging.

Through the first **137 responses**:

- **98.4%** rated server attentiveness and friendliness 4 or 5 stars.
- **97.6%** rated their overall dining experience 4 or 5 stars.
- **96.0%** rated speed of service 4 or 5 stars.
- **94.4%** rated food quality 4 or 5 stars.
- **90.4%** indicated they would highly recommend Arlington Ridge dining to others, scoring their likelihood an 8, 9, or 10 out of 10.

These results demonstrate that the vast majority of guests participating in the survey are having very positive experiences in the restaurant. At the same time, the written comments and additional feedback gathered during the onsite visit have helped identify recurring areas where we can continue to improve.

That feedback is particularly valuable because it allows us to identify patterns rather than react to individual comments. We can then address those patterns through training, menu adjustments, operational improvements, and better communication.

Our public reviews are also reflecting the progress being made. **Since our last Board meeting, the restaurant has received 33 new five-star reviews and is currently maintaining a 4.5-star overall rating.** This is an outstanding result and a credit to the work being put in by the entire Food & Beverage team.

As many already know, Chef Maj traveled home to Palestine to visit his 90-year-old mother, whom he has not seen in five years. Given the ongoing conflict in the region, we ask everyone to keep Maj in their thoughts and prayers for a wonderful visit with his family and, most importantly, a safe return home.

Marketing & Community Outreach

We continued to stay active with our marketing efforts throughout July, particularly through social media, email, and targeted promotions.

Our **Golf & Lunch promotion** was very well received. It generated strong redemptions while also allowing us to collect a significant number of email addresses from participating golfers, creating an opportunity to continue communicating with and marketing to those guests in the future.

We also distributed promotional coupons to every residence within Arlington Ridge. While we did receive a few complaints regarding solicitation, the overall response was overwhelmingly positive. We have already seen a strong number of coupon redemptions, along with residents personally thanking us for making the offer available.

These efforts are designed to do more than simply discount our product. The goal is to introduce more people to the golf course and our Food & Beverage operation, grow our customer database, and turn promotional visits into repeat business.

As long as these initiatives continue to produce a strong return, we plan to remain active and aggressive with our marketing throughout the slower summer season.

Looking Ahead

Overall, July was a productive month. We continued to navigate the seasonal slowdown while increasing promotional guest play, hosted a very successful July 4th event, made significant progress on golf course conditions, introduced successful new food offerings, worked through a major POS transition, and implemented several operational improvements within Food & Beverage.

The early guest satisfaction data and continued growth in positive online reviews are especially encouraging. At the same time, we recognize there is always room to improve, and we are using the feedback we receive to help determine where our attention should be focused next.

Our team remains committed to improving the golf course, restaurant, and overall Arlington Ridge experience each day.

Subsection 5E.i

Items for Restaurant – August 2026

Item	**Cost**	**Needed**		**Where to Find**				Approximate Price	
Acopa Atglen 7 5/8" 18/0 Stainless Steel Medium Weight **Dinner Fork** - 12/Case	7.79/case	25 Cases (300pcs)		Acopa Stainless Steel Dinner Forks (18/0) - 12/Case				194.75	
Acopa Atglen 8 3/4" Stainless Steel Medium Weight **Dinner Knife** - 12/Case	11.99/case	25 Cases (300pcs)		Acopa Atglen 8 3/4" Stainless Steel Medium Weight Di				299.75	
Acopa Atglen 6 1/4" 18/0 Stainless Steel Medium Weight **Bouillon Spoon** - 12/Case	6.59/case	5 Cases (60 pcs)		Acopa Atglen 6 1/4" 18/0 Stainless Steel Medium Weig				32.95	
PLATE 11" RE PORCELANA DON WHT	77.05/Case	17 Cases (204 pcs)		DON 11" White China Wide Rim Porcelana-don Whitew				1309.85	
								1837.3	

Section 6

Business Items

Subsection 6A

Adopting FY2027 Golf and Food & Beverage Budget

ARLINGTON RIDGE GOLF CLUB

Business Plan — 2027 Final

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

Arlington Ridge Golf Club exists to give residents and guests a round of golf and a meal that are worth coming back for — a golf course kept in excellent condition, a staff that knows people by name, and a table ready when the round is done. We are the gathering place at the center of an active adult community, and we measure ourselves by how often people choose to be here.

Overall Vision

To be the best-conditioned and most welcoming golf club in Lake County — the course people play every week, not the one they play once. We compete on conditions and hospitality rather than on price or prestige, and we intend to be the course our neighbors recommend first.

Brand Positioning Statement

Arlington Ridge is not the most expensive club in the area, and it is not trying to be. We compete on the two things a golfer experiences on every single round: the condition of the golf course and the way people are treated from the parking lot to the last putt. The Gary Koch design, set among winding water and mature oak canopies, holds its own against courses charging considerably more — and our standard is to be the best-conditioned and friendliest course at our price, every day of the year.

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

FY2026 marks 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 nine months of FY2026 (October 2025 – June 2026), Golf Operations delivered EBITDA of $120,978 against a budget of $70,710 — 171% of plan — while Food & Beverage finished the same period $42,209 behind its budgeted EBITDA. Revenue in both departments is running at 101% of budget; the difference between the two is entirely on the expense side.

FY2027 shifts from stabilization to growth. Combined EBITDA is budgeted to improve by $211,931 — from a projected ($187,909) in FY2026 to $24,022 in FY2027 — the club's first budgeted positive operating result under this plan. Golf Operations contributes $115,733 of that improvement, driven by green fee and membership growth, a coordinated push on range membership and outside play, and a right-sized labor model in the golf shop and cart operation. Food & Beverage contributes $85,770, driven by the Board-approved operational initiatives: market-aligned pricing, a more focused menu, buffet-format service for larger events, renewed service training, and the elimination of temporary staffing. Both departments are measured against the FY2026 full-year projection: nine months of actual results through June 2026 plus the approved budget for July through September.

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 (after 2:00 PM 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 bring Golf Operations to break-even for the first time 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 11.0% of revenue.
- **Community:** Referral Program — incentivize members and guests to refer new outings, corporate memberships, and events.
- **Pricing:** 5% Rate Increase across memberships and a modest increase in greens fees based on market conditions, 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 compares the FY2026 amended budget, nine months of FY2026 actual results, the FY2026 full-year projection, and the FY2027 proposed budget. All figures are drawn from the club's June 2026 financial statements and the FY2027 budget workbooks.

Line Item	FY2026 Amended Budget	FY2026 Actual (9 Mo.)	FY2026 Projected	FY2027 Budget
Golf Operations Revenue	$1,539,083	$1,256,947	$1,547,316	$1,710,191
Food & Beverage Revenue	$1,077,298	$874,524	$1,084,425	$1,084,317
Total Revenue	**$2,616,381**	**$2,131,471**	**$2,631,741**	**$2,794,508**
Total Rounds	44,500	34,023	41,903	45,000
Golf EBITDA	($1,450)	$120,978	$48,821	$164,554
F&B EBITDA	($194,521)	($162,834)	($236,730)	($140,532)
Combined EBITDA	**($195,971)**	**($41,856)**	**($187,909)**	**$24,022**
Golf Net Income	($91,027)	$53,799	($40,753)	$1,061
F&B Net Income	($194,521)	($163,675)	($237,571)	($140,532)
Club Net Income	**($285,548)**	**($109,876)**	**($278,324)**	**($139,471)**

Club Net Income of ($139,471) is an improvement of $138,853 over the FY2026 projection of ($278,324). It reflects $158,448 in equipment lease payments (principal and interest) plus a $5,047 equipment property tax charge that is required when leasing golf carts — obligations that directly support the course quality improvements underpinning this plan's revenue growth, and that did not exist in prior years.

Key Assumptions

- **Golf revenue growth of $162,875.** Nine-month FY2026 golf EBITDA of $120,978 against a $70,710 budget — 171% of plan — is the evidence base. Green fees and membership dues account for $147,725 of the increase.
- **Golf shop and cart department expense reductions of $49,954.** These are deliberate right-sizing decisions against staffing levels that prior budgets overstated, not across-the-board cuts. Course maintenance rises $57,756 in the same year.
- **F&B cost structure improvement of $85,770 on flat revenue.** The single largest component is the elimination of $57,275 in temporary staffing, which requires the F&B hiring plan to be in place before the fiscal year opens.

Market Conditions

Local Demographics

- Leesburg is one of the fastest-growing cities in the country — an estimated 18% population increase between 2023 and 2024, third-fastest in the nation, bringing the city to roughly 37,800 residents, with current estimates above 41,000. A median age in the mid-40s 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 and hospitality rather than on prestige or price. The strategy is to deliver conditions and service that compare favorably to clubs charging considerably more, while staying accessible to the resident and daily-fee golfer.

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

Golf Operations targets $1,710,191 in FY2027 revenue and 45,000 rounds — 23,850 public, 18,450 member, and 2,700 outing — against a projected $1,547,316 and 41,903 rounds for FY2026. Membership dues of $593,338 are the largest single line. Golf EBITDA is budgeted at $164,556, up $115,7336 over the FY2026 projection of $48,820. After $163,495 in equipment lease principal, interest, and the related equipment property tax charge, Golf Operations budgets Net Income of $1,061 — positive, but effectively break-even, and a $41,815 improvement over the projected ($40,754) for FY2026. The nine-month FY2026 result — EBITDA of $120,978 against a $70,710 budget, or 171% of plan — is the basis for these targets.

Revenue Growth & Labor Efficiency Drivers

- **Range Growth:** Range revenue is budgeted at $58,800 for FY2027 against a projected $45,184 for FY2026 — $43,800 in range ball sales and $15,000 in range memberships. At the $65 monthly rate the membership line supports roughly nineteen full-year-equivalent memberships, so enrollment growth through the year is what carries it.
- **Outside League & Outing Play:** A coordinated push to grow outside league and outing bookings adds committed, recurring rounds beyond the membership and public play base. Outing green fees are budgeted at $100,184 on 2,700 outing rounds.
- Right-Sized Labor Model: Golf base wages are budgeted at 37% of revenue, or 41% including payroll taxes and benefits — a staffing model built to fully cover the operation’s needs while running efficiently.
- **Outing Base Year:** Prior-year outing figures are not a valid comparison. Outing revenue and rounds were misclassified in earlier periods, with bookings that were not true outings recorded to the outing lines, which inflates the historical base well above actual outing activity. FY2026 is the first year on clean classification, and also the first season managed with no pre-booked outing business carried in from prior management: outing revenue was $53,818 through nine months against a $142,430 budget. That budget was itself built on the overstated prior-year figures, which is why FY2026 shows so large an unfavorable variance. The FY2027 budget of $100,184 on 2,700 rounds is built from actual FY2026 activity plus an active outing sales effort beginning in the first quarter, rather than from the inflated history.

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 (after 2:00 PM only).
- Tier 2 — Mid/Large Business ($10,000/year): Two full memberships for owners or managers, plus up to 10 employees at $25/round (after 2:00 PM 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 membership dues. Greens fees raised modesty supported by improving course conditions and market competition. 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. FY2027 budgets $109,500 in merchandise revenue at a 28.5% margin, a deliberate reset from prior-year levels that were not achievable at current buying terms and markdown activity.

Food & Beverage Objectives

F&B targets $1,084,317 in FY2027 revenue with cost of sales of $371,915 against a projected $1,084,425 and $388,248 for FY2026. Revenue is budgeted essentially flat year over year — the entire improvement comes from cost structure. Following operational initiatives presented to and supported by the Board at the June 2026 meeting, F&B departmental NOI — revenue less cost of sales, labor, and departmental operating expenses — is budgeted at $129,249 or appx 11.0% of revenue, up from a projected $30,624 (2.8%) in FY2026. After the department's $269,781 in allocated G&A and Membership/Marketing overhead, F&B's budgeted net result improves to ($140,532), $95,631 better than the FY2026 projection of ($236,163). The single largest driver is the elimination of $57,275 in temporary staffing; the strategy below sets out how the department operates without it.

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 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

Event and banquet growth is a core FY2027 objective, with a deliberate push into the wedding and private celebration market as a high-value, largely untapped opportunity in Lake County. Event food and beverage is recorded across the standard F&B revenue categories rather than as a standalone line, so the budget carries no single event revenue figure. The two directly identifiable event lines are Room Rental, budgeted at $14,100 against $450 projected for FY2026, and Other Event Revenue, budgeted at $14,100. Event and wedding volume beyond those lines flows through the food and beverage revenue categories and is upside to the budgeted F&B revenue of $1,084,317.

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

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, absorbed within the approved course maintenance operating budget rather than as a capital item; 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

No capital expenditures are planned for FY2027. The Holes 3, 4, 6, and 7 landscape enhancements described above carry no dedicated budget line and will be absorbed within the approved course maintenance operating budget, which rises $57,756 over the FY2026 projection.

Technology & POS Initiatives

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.
- Survey Sparrow – gather valuable data from diners and the community to improve on feedback

2027 Marketing Objectives

FY2027 marketing shifts from awareness to active acquisition, concentrated on six priorities. Spend is allocated against these priorities within the approved marketing budget and reviewed quarterly against performance.

Marketing Priorities

- **Membership & Corporate Membership:** Promote the 5% rate increase as value delivered, not cost added. Structured weekly business visits by the F&B Manager / Event Coordinator with a one-page pitch, targeting medical practices, law firms, real estate offices, car dealerships, and financial services firms.
- **Direct Community Outreach:** Door-to-door flyer to every Arlington Ridge home. One offer per issue, printed locally, consistent cadence year-round.
- **Wedding & Event Venue:** Dedicated wedding page on the club website with galleries, venue descriptions (Fairfax Hall, Veterans Memorial, Courtyard, course), and a PipeDrive lead form. Search and social advertising targeting engaged couples and event planners in Lake and Sumter counties, plus cross-referral partnerships with local planners, photographers, and florists.
- **League Recruitment:** 'Start Your League Here' one-pager distributed to HOA activities directors, company coordinators, and community group leaders, supported by local Facebook groups, community boards, and Lake County business associations. Active leagues featured in social content as proof.
- **Public Tee Time Growth:** Geofenced digital campaigns within 15 miles of The Villages promoting open public access, overseeded surfaces, and improved conditions. Year-round search advertising on public golf near The Villages and best golf courses in Leesburg. Before 2PM / After 2PM and 9-hole pricing featured in all public advertising.
- **F&B & Online Ordering:** On-property signage (QR codes at the pro shop, cart handles, scorecards, and 10th tee) promoting the drive-up window, mobile ordering, and DoorDash. Social and email campaigns showcasing daily specials, themed nights, and the convenience of online ordering.

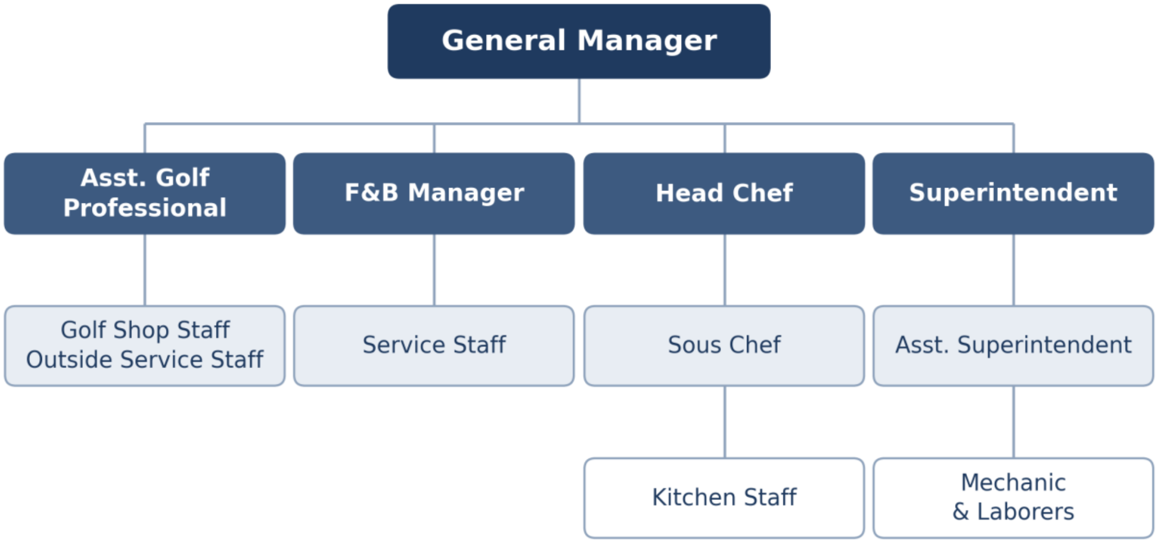
Campaign Calendar

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

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



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

FY2027 introduces a simplified two-tier daily fee structure based on tee time: Before 2:00 PM and After 2:00 PM, applied across four seasonal windows. All rates reflect increases based on course conditions and market demand over FY2026 base pricing. Membership dues increase by 5% across the board.

18 Hole

Rate Type	Oct 1–Dec 21	Dec 21–Apr 20	Apr 21–May 31	Jun 1–Sep 30
Public — Before 2PM	$55	$68	$58	$49
Public — After 2PM	$44	$50	$44	$37
Resident — Before 2PM	$50	$63	$53	$44
Resident — After 2PM	$36	$45	$39	$32

9 Hole

9-hole rates are set at a flat 65% of the corresponding 18-hole rate, applied consistently across Public and Resident, Before 2PM and After 2PM, and all four seasons. 9 hole rates for the public will not be available before 11 AM.

Rate Type	Oct 1–Dec 21	Dec 21–Apr 20	Apr 21–May 31	Jun 1–Sep 30
Public — 11 AM- 2PM	$36	$44	$38	$32
Public — After 2PM	$29	$33	$29	$24
Resident — Before 2PM	$33	$41	$34	$29

Rate Type	Oct 1–Dec 21	Dec 21–Apr 20	Apr 21–May 31	Jun 1–Sep 30
Resident — After 2PM	$23	$27	$25	$19

Practice Range

Bucket Size	Rate
Range — Small Bucket	$7
Range — Large Bucket	$12
Range — Jumbo Bucket	$16

Before 2PM / After 2PM replaces the prior Daily / Twilight labeling. League and outing rates have been removed from this table; league and outing pricing is coordinated directly through the General Manager as part of the League Recruitment and outside-play initiatives above.

***All rates are subject to change at the club's discretion in response to market conditions, demand, and competitive pricing.**

Membership Pricing (FY2027 Budget Rates)

Membership Type	Annual Rate
Resident Single — Early (October)	$3,741
Resident Single — Standard	$3,854
Resident Family — Early (October)	$6,381
Resident Family — Standard	$6,572
Non-Resident Single — Early	$4,309
Non-Resident Single — Standard	$4,443
Non-Resident Family — Early	$6844
Non-Resident Family — Standard	$7,056
Social Member	$625
Range Membership	$65 / month

Membership Pro-Ration Schedule

Arlington Ridge Golf Club operates on a fixed membership year running November 1 through October 31. Members who join in November or December pay the full annual rate, as they receive the full season of access. Members joining between January and April are prorated based on the number of months remaining in the membership year, plus one additional month — a provision that protects the value of early sign-ups by ensuring late joiners never pay a lower effective monthly rate than members who joined at the start of the year.

Members joining May through October are prorated on the number of months remaining with no additional month applied. All prorated memberships include a one-time $100 enrollment fee and expire on October 31, aligning every member's renewal to the same annual cycle.

Join Month	Resident Single	Resident Family	Non-Resident Single	Non-Resident Family
PRO-RATED DUES BY MONTH OF ENROLLMENT				
November (full year)	**$3,854.00**	**$6,572.00**	**$4,443.00**	**$7,056.00**
December	$3,854.00	$6,572.00	$4,443.00	$7,056.00
January	$3,633.00	$6,124.00	$4,173.00	$6,568.00
February	$3,312.00	$5,577.00	$3,803.00	$5,980.00
March	$2,991.00	$5,029.00	$3,432.00	$5,392.00
April	$2,669.00	$4,481.00	$3,062.00	$4,804.00
May	$2,027.00	$3,386.00	$2,322.00	$3,628.00
June	$1,706.00	$2,838.00	$1,951.00	$3,040.00
July	$1,385.00	$2,291.00	$1,581.00	$2,452.00
August	$1,064.00	$1,743.00	$1,211.00	$1,864.00
September	$742.00	$1,195.00	$841.00	$1,276.00
October	$421.00	$648.00	$470.00	$688.00

Membership Programs

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 per household

Corporate Membership

- Tier 1 — Small Business ($6,500/year): One full membership for owner/manager + up to 4 employees at $25/round (after 2:00 PM only).
- Tier 2 — Mid/Large Business ($10,000/year): Two full memberships for owners/managers + up to 10 employees at $25/round (after 2:00 PM only).
- Pricing subject to change after review.

Range Membership ($65/month)

- Unlimited range balls for a flat monthly fee of $65. 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

FY2027 Proposed Budget — Five Column Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
ROUNDS								
Public Rounds	21,360	17,611	3,783	21,394	23,850	2,456	11%	
Outing Rounds	5,785	1,276	1,028	2,304	2,700	396	17%	
Member Rounds	17,355	15,136	3,073	18,209	18,450	241	1%	
Total Rounds	**44,500**	**34,023**	**7,884**	**41,907**	**45,000**	**3,093**	**7%**	
REVENUE								
Public	$639,424	$630,731	$107,880	$738,611	$804,222	$65,611	9%	
Outing	$148,757	$53,818	$6,327	$60,145	$100,184	$40,039	67%	Outing revenue push. FY26 was the first season managed with no pre-booked outing business carried in from prior management, so FY26 is an artificially low base. FY27 reflects an active outing sales effort. Leagues will also be recorded here
Member	$34,063	$23,373	$4,128	$27,501	$30,977	$3,476	13%	
Total Green Fees	**$822,244**	**$707,922**	**$118,335**	**$826,257**	**$935,383**	**$109,126**	**13%**	
Merchandise	$120,000	$70,390	$28,000	$98,390	$109,500	$11,110	11%	
Handicap	$2,603	$1,770	-	$1,770	$2,600	$830	47%	
Rental	$2,770	$667	$335	$1,002	$2,770	$1,768	176%	We now have rental sets and beginning to rent them out.
Lessons	-	$1,622	-	$1,622	-	($1,622)	(100%)	
Other / Tobacco	-	$10,344	-	$10,344	-	($10,344)	(100%)	
Total Golf Shop	**$125,373**	**$84,793**	**$28,335**	**$113,128**	**$114,870**	**$1,742**	**2%**	
Range Balls	$29,920	$29,458	$4,250	$33,708	$43,800	$10,092	30%	Driving range advertising and promotion push planned for FY27.
Range Dues	$15,750	$8,477	$3,000	$11,477	$15,000	$3,523	31%	Driving range advertising and promotion push planned for FY27; higher range membership uptake.
Total Driving Range	**$45,670**	**$37,935**	**$7,250**	**$45,185**	**$58,800**	**$13,615**	**30%**	
18 Hole Cars	$7,800	$5,543	$1,950	$7,493	$7,800	$307	4%	
Tournament Cars	-	$514	-	$514	-	($514)	(100%)	
Total Carts	**$7,800**	**$6,057**	**$1,950**	**$8,007**	**$7,800**	**($207)**	**(3%)**	
Member Dues	$537,996	$420,240	$134,499	$554,739	$593,339	$38,600	7%	
Total Membership	**$537,996**	**$420,240**	**$134,499**	**$554,739**	**$593,339**	**$38,600**	**7%**	
TOTAL REVENUE	**$1,539,083**	**$1,256,947**	**$290,369**	**$1,547,316**	**$1,710,192**	**$162,876**	**11%**	
COST OF SALES								
COS - Merchandise	$84,400	$42,883	$20,405	$63,288	$78,300	$15,012	24%	Merchandise margin reset to a realistic level. Prior-year margin was not achievable at current buying terms and markdown activity.
COS - Tobacco	-	$697	-	$697	-	($697)	(100%)	
TOTAL COST OF SALES	**$84,400**	**$43,580**	**$20,405**	**$63,985**	**$78,300**	**$14,315**	**22%**	
GROSS PROFIT	**$1,454,683**	**$1,213,367**	**$269,964**	**$1,483,331**	**$1,631,892**	**$148,561**	**10%**	
OPERATING EXPENSES								
Payroll	$157,270	$82,744	$36,347	$119,091	$101,776	($17,315)	(15%)	Golf shop payroll in prior budgets was overstated relative to actual staffing need. FY27 is right-sized to the schedule actually required to run the shop.

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
Payroll Taxes	$13,993	$7,788	$3,006	$10,794	$8,671	($2,123)	(20%)	Moves with the golf shop payroll reduction above.
Scorecards & Pencils	$2,500	$348	-	$348	$1,600	$1,252	360%	
Handicap Fees	$5,300	$4,365	-	$4,365	$4,850	$485	11%	
Tournament Fee	$1,800	$1,364	$450	$1,814	$1,800	($14)	(1%)	
Cell Phones	-	$250	-	$250	$1,200	$950	380%	
Other Golf Shop	$6,845	$22,871	-	$22,871	-	($22,871)	(100%)	Non-recurring FY26 activity. No FY27 budget line — account not expected to repeat.
Total Golf Shop Expense	**$187,708**	**$119,730**	**$39,803**	**$159,533**	**$119,897**	**($39,636)**	**(25%)**	
Range Supplies	$11,495	$7,840	-	$7,840	$4,000	($3,840)	(49%)	Got all new range balls in FY26 so will not need a big expense. Wil add new range baskets and some shag bags
Other Range	-	-	-	-	$1,000	$1,000		
Total Range Expense	**$11,495**	**$7,840**	**-**	**$7,840**	**$5,000**	**($2,840)**	**(36%)**	
Payroll	$64,119	$84,752	$13,012	$97,764	$91,403	($6,361)	(7%)	Outside staff payroll in prior budgets was overstated relative to actual staffing need. FY27 is right-sized to the schedule actually required to run the outside operation.
Payroll Taxes	$6,615	$8,990	$1,292	$10,282	$8,789	($1,493)	(15%)	Moves with the payroll reduction above.
Equipment Repairs	$1,320	$4,138	$330	$4,468	$2,400	($2,068)	(46%)	
Equipment Leases	-	$291	-	$291	-	($291)	(100%)	
Supplies	-	$104	-	$104	-	($104)	(100%)	
Total Cart Expense	**$72,054**	**$98,275**	**$14,634**	**$112,909**	**$102,592**	**($10,317)**	**(9%)**	
Payroll	$382,263	$270,603	$99,789	$370,392	$419,561	$49,169	13%	Golf shop payroll in prior budgets was overstated relative to actual staffing need. FY27 is right-sized to the schedule actually required to run the shop.
Payroll Taxes	$31,691	$24,315	$7,814	$32,129	$34,340	$2,211	7%	Moves with the golf shop payroll reduction above.
Chemicals	$59,500	$61,441	$13,500	$74,941	$60,000	($14,941)	(20%)	Will not need to be as aggressive with chem and fert after the 1st year establishing the grounds.
Equipment Repairs	$55,000	$58,424	$12,000	$70,424	$54,000	($16,424)	(23%)	Newer equipment will not need serviced as much as the old equipment
Fertilizer	$61,500	$46,045	$10,500	$56,545	$64,000	$7,455	13%	Fertizlizer prices are higher
Gas, Oil & Lube	$28,800	$20,588	$7,200	$27,788	$32,500	$4,712	17%	Fuel prices up and expected to stay up
Irrigation Repairs	$25,000	$16,254	$6,000	$22,254	$24,000	$1,746	8%	
Sand, Soil & Gravel	$15,000	$5,951	$3,000	$8,951	$18,000	$9,049	101%	We will end up right around budget for FY26. Prices going up because of delivery
Seed & Sod	$22,000	$14,361	-	$14,361	$18,500	$4,139	29%	We will be spending less than FY26 budget, this is accurate for what we need going forward
Utilities - Electric	$42,000	$26,417	$10,500	$36,917	$39,500	$2,583	7%	
Utilities - Water	$60,000	$32,278	$15,000	$47,278	$52,000	$4,722	10%	
Trash Removal	$4,050	$956	$600	$1,556	$7,100	$5,544	356%	
Building Repairs	$3,000	$5,626	$750	$6,376	$3,600	($2,776)	(44%)	Maintenance took some building repair off of GA expense since we did not have line items. This is best projection.
Auto Reimbursement	$1,200	$900	$300	$1,200	$1,200	-	-	
Supplies	$1,200	$5,438	$300	$5,738	$2,400	($3,338)	(58%)	Had to get more supplies to get started. After established, we have accurate read on what will be needed
Golf Course Supplies	$2,500	$3,242	-	$3,242	$6,000	$2,758	85%	
Small Tools & Equip	$1,500	-	$500	$500	$1,500	$1,000	200%	Keeping same budget as last year
Uniforms & Laundry	$1,350	$779	$300	$1,079	$1,350	$271	25%	
Cell Phone	$600	$450	$150	$600	$600	-	-	
Tires & Batteries	-	$340	-	$340	$900	$560	165%	
Dues & Subscriptions	$475	$1,125	-	$1,125	$4,076	$2,951	262%	Irrigation computer software subscription and GCSAA dues
Employee Relations	$1,200	$24	$300	$324	$1,200	$876	270%	Same budget, need to do better utilizing
Other Maintenance	$16,000	-	-	-	-	-		
Contract Labor	-	-	-	-	-	-		
Discounts Earned	-	($1,687)	-	($1,687)	-	$1,687	100%	Club procure benefit
Education & Seminars	-	$1,500	-	$1,500	-	($1,500)	(100%)	

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
Equipment Rental Temp	-	$3,700	-	$3,700	-	($3,700)	(100%)	Non-recurring FY26 activity. No FY27 budget line — account not expected to repeat.
Landscaping	-	$403	-	$403	-	($403)	(100%)	
Travel	-	$416	-	$416	-	($416)	(100%)	
Trees & Shrubs	-	$182	-	$182	-	($182)	(100%)	
Total Maintenance	**$815,829**	**$600,071**	**$188,503**	**$788,574**	**$846,327**	**$57,753**	**7%**	
Payroll (GM)	$46,250	$32,415	$16,250	$48,665	$56,833	$8,168	17%	Raised for taking on Head Pro responsibilites
Payroll Taxes	$3,970	$2,713	$1,423	$4,136	$4,744	$608	15%	Moves with the golf shop payroll reduction above.
401(k) Plan Expense	-	-	-	-	$10,187	$10,187		New line —401K expenses for all employees planning to participate. This was not available to employees untill 1 year of employment.
Management Fees	$93,000	$69,750	$23,250	$93,000	$95,790	$2,790	3%	
Mgmt Fee - Contingent	$15,400	-	$15,400	$15,400	$24,000	$8,600	56%	
Insurance - General	$45,360	$30,558	$11,340	$41,898	$41,580	($318)	(1%)	
Insurance - Health	$36,750	$20,343	$9,300	$29,643	$39,600	$9,957	34%	Higher enrollment — more employees opting into the plan in FY27.
Insurance - Workers Comp	$5,199	$4,323	$1,323	$5,646	$8,400	$2,754	49%	Carrier rate change.
Discount Charges (VISA)	$32,980	$30,714	$6,006	$36,720	$34,563	($2,157)	(6%)	
Contract Labor	$13,800	$10,784	$1,200	$11,984	$4,800	($7,184)	(60%)	
Dues & Subscriptions	$5,463	$6,673	$900	$7,573	$10,218	$2,645	35%	Lightspeed monthly dues along with out Tournament Software are newer add ons
Technical Support	$5,600	$5,160	$1,200	$6,360	$4,800	($1,560)	(25%)	Reducing our plan for our needs
Payroll Processing	$7,936	$4,366	$1,536	$5,902	$4,800	($1,102)	(19%)	Less people on staff
Printing & Paper	-	$1,761	-	$1,761	$2,400	$639	36%	Printing more promotions and flyers
Travel	$6,272	$4,109	$768	$4,877	$3,200	($1,677)	(34%)	
Telephone	$2,688	$2,016	$672	$2,688	$2,760	$72	3%	
Utilities - Electric	$12,335	$6,194	$3,148	$9,342	$9,600	$258	3%	
Utilities - Water	$444	$2,684	$112	$2,796	$2,650	($146)	(5%)	
Property Taxes	$4,446	$5,185	-	$5,185	$5,047	($138)	(3%)	
Bank Charges	$600	$240	$150	$390	$600	$210	54%	
Employee Relations	$4,200	$1,382	$1,050	$2,432	$4,600	$2,168	89%	Employee meals, and appreciation certificates
Security	$1,378	$395	$295	$690	$320	($370)	(54%)	
Supplies	$3,756	$4,726	$864	$5,590	$2,400	($3,190)	(57%)	Realistic based on a year pf operational data
Pest Control	$216	$145	$54	$199	$240	$41	21%	
Postage & Shipping	$300	$375	$75	$450	$240	($210)	(47%)	
Utilities - Cable TV	$147	$123	$36	$159	$180	$21	13%	
Uniforms	$3,000	$2,343	-	$2,343	$2,000	($343)	(15%)	
Cell Phones	$600	$249	$150	$399	$384	($15)	(4%)	
Other G&A	$2,207	-	$2,207	$2,207	-	($2,207)	(100%)	Non-recurring FY26 activity. No FY27 budget line — account not expected to repeat.
Building Repairs & Maintenance	-	$1,702	-	$1,702	$3,600	$1,898	112%	
Trash Removal	-	$700	($540)	$160	$984	$824	515%	Credit not expected to be there next year
Bad Debts	-	$288	-	$288	-	($288)	(100%)	Member account write offs
Business Meals & Entertainment	-	$75	-	$75	-	($75)	(100%)	
Cash Over and Short	-	$75	-	$75	-	($75)	(100%)	
Discounts Earned	-	$1,077	-	$1,077	-	($1,077)	(100%)	
Education & Seminars	-	$604	-	$604	-	($604)	(100%)	
Equipment Repairs & Maintenance	-	$737	-	$737	-	($737)	(100%)	
Licenses & Fees	-	$93	-	$93	-	($93)	(100%)	
Miscellaneous	-	$1,961	-	$1,961	-	($1,961)	(100%)	
Professional Fees Other	-	$372	-	$372	-	($372)	(100%)	
Taxes - Other	-	$462	-	$462	-	($462)	(100%)	
Internet Service	-	$69	($1,237)	($1,168)	-	$1,168	100%	
Total G&A	**$354,297**	**$257,941**	**$96,932**	**$354,873**	**$381,520**	**$26,647**	**8%**	

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
Advertising & Promotion	$14,750	$5,824	$2,250	$8,074	$12,000	$3,926	49%	Marketing efforts across social media, newpapers, google, and print
Customer Relations	-	$2,708	-	$2,708	-	($2,708)	(100%)	Non-recurring FY26 activity. No FY27 budget line — account not expected to repeat.
Total Marketing	**$14,750**	**$8,532**	**$2,250**	**$10,782**	**$12,000**	**$1,218**	**11%**	
TOTAL OPERATING EXPENSES	**$1,456,133**	**$1,092,389**	**$342,122**	**$1,434,511**	**$1,467,336**	**$32,825**	**2%**	
EBITDA (Net Operating Income)	**($1,450)**	**$120,978**	**($72,158)**	**$48,820**	**$164,556**	**$115,736**	**237%**	
Other Income / Expense								
Lease Pmt - Principal	($65,490)	($52,932)	($16,657)	($69,589)	($126,514)	($56,925)	(82%)	
Lease Pmt - Interest	($24,087)	($16,247)	($5,738)	($21,985)	($31,934)	($9,949)	(45%)	
Property Tax - Equip	-	-	-	-	($5,047)	($5,047)		
Prior Period Adj	-	-	-	-	-	-		
Other Income	-	$2,000	-	$2,000	-	($2,000)	(100%)	
Total Other Inc/Exp	**($89,577)**	**($67,179)**	**($22,395)**	**($89,574)**	**($163,495)**	**($73,921)**	**(83%)**	
NET INCOME	**($91,027)**	**$53,799**	**($94,553)**	**($40,754)**	**$1,061**	**$41,815**	**103%**	
NET CASH FLOW	**($91,027)**	**$53,799**	**($94,553)**	**($40,754)**	**$1,061**	**$41,815**	**103%**	

Arlington Ridge Food & Beverage

FY2027 Proposed Budget — Five Column Comparison

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
REVENUE								
Prepared Food	$651,500	$516,648	$130,000	$646,648	$646,073	($575)	(0%)	
Packaged Food	$13,030	$3,894	$2,600	$6,494	$4,885	($1,609)	(25%)	
Fountain Beverages	$19,750	$14,859	$4,000	$18,859	$18,961	$102	1%	
Other Beverages	$35,750	$35,765	$6,750	$42,515	$44,129	$1,614	4%	Other beverages consist of non alcoholic drinks like soda and tea.
Liquor	$107,951	$110,440	$20,463	$130,903	$124,360	($6,543)	(5%)	Projecting slightly less revenue with not being open 7 days a week but more than the FY26 budget
Wine	$46,789	$45,009	$10,644	$55,653	$48,951	($6,702)	(12%)	
Canned Beer	$84,000	$69,353	$12,500	$81,853	$82,655	$802	1%	
Tap Beer	$55,600	$49,679	$11,800	$61,479	$67,403	$5,924	10%	
Other Event Rev	$15,450	$11,902	$2,400	$14,302	$14,100	($202)	(1%)	Collecting event fees for bands and game nights
Room Rental	$1,400	$500	-	$500	$14,100	$13,600	2720%	Planning more events and event space rentals
Service Charge Income	$46,078	$16,348	$8,745	$25,093	$18,700	($6,393)	(25%)	Money in, money out for event gratutity
Member Dues (Mktg)	-	$127	-	$127	-	($127)	(100%)	
TOTAL REVENUE	**$1,077,298**	**$874,524**	**$209,902**	**$1,084,426**	**$1,084,317**	**($109)**	**(0%)**	
COST OF SALES								
COS - Prepared Food	$247,570	$211,121	$49,400	$260,521	$245,508	($15,013)	(6%)	
COS - Packaged Food	$9,121	$6,583	$1,820	$8,403	$2,247	($6,156)	(73%)	Spending occurred at the beginning of FY27 that will not occur under new direction.
COS - Fountain Bev	$10,862	$3,166	$2,199	$5,365	$3,792	($1,573)	(29%)	
COS - Other Beverages	$17,875	$15,023	$3,375	$18,398	$25,595	$7,197	39%	Bottled beverages looking to increase with outing and league play.
COS - Liquor	$36,703	$24,168	$6,957	$31,125	$31,090	($35)	(0%)	
COS - Wine	$19,126	$13,986	$4,544	$18,530	$13,706	($4,824)	(26%)	Based on our budget template we projected 5% growth off of 12 month trend. However that 12 month trend had to use old data as we were limited in what we had when the template was made.
COS - Canned Beer	$24,360	$23,284	$3,625	$26,909	$29,756	$2,847	11%	
COS - Tap Beer	$20,572	$14,631	$4,366	$18,997	$20,221	$1,224	6%	
TOTAL COST OF SALES	**$386,189**	**$311,962**	**$76,286**	**$388,248**	**$371,915**	**($16,333)**	**(4%)**	
GROSS PROFIT	**$691,109**	**$562,562**	**$133,616**	**$696,178**	**$712,402**	**$16,224**	**2%**	
F&B DEPARTMENT EXPENSE								
Payroll - FOH	$185,063	$157,333	$43,946	$201,279	$186,019	($15,260)	(8%)	
Payroll - Kitchen	$236,760	$166,521	$52,985	$219,506	$231,858	$12,352	6%	
Payroll - Service Charge	$46,078	$15,978	$8,745	$24,723	$18,700	($6,023)	(24%)	Matched pass-through — moves dollar-for-dollar with Service Charge Income above.
F&B Payroll Taxes	$40,525	$41,819	$8,230	$50,049	$54,100	$4,051	8%	
Temp Labor / Staffing	-	$57,275	-	$57,275	-	($57,275)	(100%)	No temp labor planned for FY27
Equipment Leases	$5,700	$4,099	$1,425	$5,524	$3,000	($2,524)	(46%)	Less ice machine leases. Dish machines are leased
Equipment Repairs	$17,980	$16,560	$4,095	$20,655	$19,180	($1,475)	(7%)	
F&B Supplies	$35,964	$28,553	$8,991	$37,544	$24,000	($13,544)	(36%)	
Bar Supplies	$6,000	$3,839	$1,500	$5,339	$6,160	$821	15%	
Linens & Laundry	$18,000	$11,542	$4,500	$16,042	$15,000	($1,042)	(6%)	
Janitorial Services	$3,000	$9,955	$750	$10,705	$6,000	($4,705)	(44%)	Cleaning supplies. We are controlling our usage better and using servies with better pricing

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
Smallwares	$500	$5,226	-	$5,226	$5,000	($226)	(4%)	
Delivery Fees	-	$2,019	-	$2,019	$1,800	($219)	(11%)	
Discounts Earned	($4,500)	($1,557)	($1,000)	($2,557)	($3,600)	($1,043)	(41%)	
F&B Dues & Subscriptions	$1,194	$1,232	-	$1,232	$5,466	$4,234	344%	Lightspeed software fees and Fintech fees
F&B Employee Relations	$4,200	$1,676	$1,050	$2,726	$4,900	$2,174	80%	Under utilized in FY26. Redidcation to our employees
Decorations / Flowers	-	$72	-	$72	$240	$168	233%	A special christmas event where we will be utlizing flowers
F&B Licenses & Fees	-	$2,109	-	$2,109	$650	($1,459)	(69%)	Alcohol training and Servsafe Certifications
F&B Pest Control	$864	$709	$216	$925	$480	($445)	(48%)	Accurate to current billing
F&B Cell Phones	$1,200	$900	$300	$1,200	$1,200	-	-	
F&B Travel	$3,528	$4,299	$432	$4,731	$2,000	($2,731)	(58%)	Workshops and training
Uniforms & Laundry	$2,000	$1,038	-	$1,038	$1,000	($38)	(4%)	
F&B Education & Seminars	$2,000	$600	-	$600	-	($600)	(100%)	
F&B Miscellaneous	-	($3,935)	-	($3,935)	-	$3,935	100%	
F&B Utilities - Electric	-	$28	-	$28	-	($28)	(100%)	
F&B Building Repairs	-	$77	-	$77	-	($77)	(100%)	
Member Relations	-	$1,261	-	$1,261	-	($1,261)	(100%)	
Cart Lease	-	$581	-	$581	-	($581)	(100%)	Bev cart is paid off
F&B Security	-	$161	-	$161	-	($161)	(100%)	
Unreconciled FY26 amended lines	-	-	-	-	-	-		
Total F&B Expense	**$606,056**	**$529,970**	**$136,165**	**$666,135**	**$583,153**	**($82,982)**	**(12%)**	
GENERAL & ADMINISTRATIVE								
Payroll (GM - F&B share)	$46,250	$32,415	$16,250	$48,665	$56,833	$8,168	17%	Initial raise came when taking on Head Pro responsibility. For FY27 is a cost of living raise.
G&A Payroll Taxes	$3,970	$2,712	$1,423	$4,135	$4,744	$609	15%	
401(k) Plan Expense	-	-	-	-	$10,150	$10,150		New line - 401k available after 1 year of employement. This is estimated from those who signaled to participate in the program.
Management Fees	$18,000	$13,500	$4,500	$18,000	$18,540	$540	3%	
G&A Contract Labor	$28,200	$21,584	$4,800	$26,384	$19,200	($7,184)	(27%)	Accurate to current usage
Insurance - General	$24,420	$16,454	$6,105	$22,559	$22,680	$121	1%	
Insurance - Health	$41,900	$12,729	$11,850	$24,579	$19,800	($4,779)	(19%)	Estimated from those who signaled they would like to participate
Insurance - Workers Comp	$4,627	$2,328	$1,097	$3,425	$5,800	$2,375	69%	Carrier rate change.
Discount Charges (VISA)	$25,780	$19,135	$4,786	$23,921	$21,343	($2,578)	(11%)	Credit card fees
Technical Support	$3,150	$2,808	$675	$3,483	$2,700	($783)	(22%)	Lowering the tier of support now that we have everything in place and using Lightspeed.
Payroll Processing	$4,596	$2,456	$900	$3,356	$4,720	$1,364	41%	
G&A Utilities - Electric	$32,556	$19,555	$8,139	$27,694	$29,900	$2,206	8%	
G&A Utilities - Water	$3,252	$10,652	$812	$11,464	$14,550	$3,086	27%	Accurate to current usage
G&A Utilities - Cable TV	$2,793	$2,334	$698	$3,032	$3,240	$208	7%	
G&A Utilities - Gas	-	-	($1,350)	($1,350)	-	$1,350	100%	Included in water and trash bill
G&A Trash Removal	$2,880	$2,798	$720	$3,518	$3,900	$382	11%	
Telephone	$1,512	$1,134	$378	$1,512	$1,620	$108	7%	
Internet Service	-	$5	($666)	($661)	$600	$1,261	191%	Mobile Hotspot for the bev cart ipad
Bank Charges	$1,087	$487	$207	$694	$1,087	$393	57%	
G&A Security	$1,200	$342	$272	$614	$324	($290)	(47%)	
G&A Cell Phones	-	$151	-	$151	$300	$149	99%	
G&A Travel	-	$2,504	-	$2,504	-	($2,504)	(100%)	Travel being acounted for in Golf
G&A Supplies	-	$3,395	-	$3,395	-	($3,395)	(100%)	Supplies is being accounted for in Golf
G&A Education & Seminars	-	$171	-	$171	-	($171)	(100%)	

Line Item	Col 1 FY26 Amended Budget	Col 2 FY26 Actuals Oct 2025 – Jun 2026	Col 3 FY26 Projected Jul – Sep 2026	Col 4 FY26 Projected Full Year (Col 2 + Col 3)	Col 5 FY27 Proposed Budget	$ Change Col 5 vs Col 4	% Change Col 5 vs Col 4	Variance Explanation
G&A Employee Relations	-	$64	-	$64	-	($64)	(100%)	Used in dept 50.
Penalties and Late Fees	-	$94	-	$94	-	($94)	(100%)	
Postage and Shipping	-	$223	-	$223	-	($223)	(100%)	
Cash Over and Short	-	$31	-	$31	-	($31)	(100%)	
G&A Pest Control	-	$155	-	$155	-	($155)	(100%)	
Other G&A	$3,551	-	$3,551	$3,551	-	($3,551)	(100%)	
Unreconciled FY26 amended lines (G&A)	$800	-	$800	$800	-	($800)	(100%)	
Total G&A	**$250,524**	**$170,216**	**$65,947**	**$236,163**	**$242,031**	**$5,868**	**2%**	
MARKETING / MEMBERSHIP								
Advertising & Promotion	$9,600	$1,705	$2,400	$4,105	$6,000	$1,895	46%	
Customer Relations	$19,450	$23,505	$3,000	$26,505	$21,750	($4,755)	(18%)	Game night fees. Trivia, Music Bingo, Live Entertainment.
Total Marketing	**$29,050**	**$25,210**	**$5,400**	**$30,610**	**$27,750**	**($2,860)**	**(9%)**	
TOTAL OPERATING EXPENSES	**$885,630**	**$725,396**	**$207,512**	**$932,908**	**$852,934**	**($79,974)**	**(9%)**	
EBITDA (Net Operating Income)	**($194,521)**	**($162,834)**	**($73,896)**	**($236,730)**	**($140,532)**	**$96,198**	**41%**	
Prior Period Adjustment	-	($841)	-	($841)	-	$841	100%	
NET INCOME	**($194,521)**	**($163,675)**	**($73,896)**	**($237,571)**	**($140,532)**	**$97,039**	**41%**	

Subsection 6B

Discussion on Landscaping Services

Subsection 6C

Camera Systems

Subsection 6D

Resolution 2026-09; Goals & Objectives

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arlington Ridge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**ARLINGTON RIDGE** **COMMUNITY DEVELOPMENT DISTRICT**
______________________________ Secretary/Assistant Secretary	____________________________________ Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Arlington Ridge Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of twelve Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: _________________________________
Arlington Ridge Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: _________________________________
Arlington Ridge Community Development District

Subsection 6E

Resolution 2026-10; Setting Fiscal Year 2027 Meeting Schedule

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Arlington Ridge Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Leesburg, Lake County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of The Arlington Ridge Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748, at 12:00 p.m. on the following dates, unless otherwise indicated as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027 **(Budget Workshop – 10:00 a.m.)**
February 18, 2027 **(Regular Meeting – 12:00 p.m.)**
March 18, 2027 **(Budget Workshop – 10:00 a.m.)**
March 18, 2027 **(Regular Meeting – 12:00 p.m.)**
April 15, 2027 **(Budget Workshop – 10:00 a.m.)**
April 15, 2027 **(Regular Meeting – 12:00 p.m.)**
May 20, 2027 **(FY 2027 Budget Approval)**
June 17, 2027
July 15, 2027
August 19, 2027 **(FY 2027 Budget Adoption)**
September 16, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Inframark District Management Services, 4463 Arlington Ridge Boulevard, Leesburg, Florida 34748; Phone: (352) 728-2186 ("**District Manager's Office**").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Lee Graffius

Subsection 6F

Resolution 2026-11; Amending Amenity Policies

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE RECREATIONAL FACILITIES USE POLICY OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arlington Ridge Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Leesburg, Lake County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution certain amendments to its *Recreational Facilities Use Policy* as set forth at **Exhibit A** ("Amendments"), which relate to use of the District's amenity facilities and other District-owned property, for immediate use and application.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendments attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. Portions of the *Recreational Facilities Use Policy* which are not addressed in this Resolution remain in full force and effect. The amended *Recreational Facilities Use Policy* shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary	Chairperson, Board of Supervisors

Exhibit A: Amendments to *Recreational Facilities Use Policy*

<u>EXHIBIT A</u>:
Amendment to *Recreational Facilities Use Policy*

Community Development District
Recreational Facilities Use Policy
Effective July 18, 2024

1.0 USE OF RECREATIONAL FACILITIES

This Document outlines uniform policies for use of facilities owned by the Arlington Ridge Community Development District ("CDD" or "District"), including but not limited to the Arlington Ridge Golf Club, Charleston Social Center, Chesapeake Bay Grille, Fairfax Hall, Lexington Spa/Fitness Center, Library, O'Hara's Billiards, The Commons, Riverbend swimming pools and hot tub, Cabana, St. Charles Movie Theater, Chatham's, BRAC, Tennis, pickleball, Bocce, Golf Course, Village Tavern, RV Lot, (hereinafter defined), Administrative Offices, surrounding common areas and related parking areas (collectively, the "Recreational Facilities").

Upon receiving a copy of these policies, recipients are asked to read the policies in full. By using the Recreational Facilities, all persons are deemed to have read, fully understood, and agreed to the policies and rules set forth herein. Information contained in these policies is current as of the date of this publication. District staff will disseminate notification of changes to these policies by posting changes at the CDD Administration Office and may also disseminate via a community newsletter and/or website.

Persons Listed in sections (a)-(d), shall hereinafter be referred to as "Authorized Users" or "Patrons" and shall be entitled to recreational facility access cards as specified in section 1.1. Authorized Users shall be limited to four (4) cards per assessable unit with appropriate proof of residency being provided.

a. <u>Owner:</u> Fee simple owner(s) of land within the boundaries of the District.
b. <u>Lessee</u>: A person or persons renting property within the District under a written lease from an Owner. To qualify as a Lessee under these policies, the following must be done:
    i. The Lessee must demonstrate proof of the executed lease and provide a form of identification to the CDD Administration Office.
    ii. The Owner is required to sign an Assignment of Amenity Rights Release Form transferring their rights to use the Recreational Facilities to the Lessee (but an Owner is not required to assign his/her rights).
    iii. The Lessee's Authorized User status shall expire at the end of the lease term and can be renewed upon re-verification of tenancy to the CDD Administration Office by showing the Administration Office a copy of the executed lease.

iv. Once a Lessee is qualified as an Authorized User, for the term of the lease, the Owner retains no rights to use the Recreational Facilities without payment of the Non-Resident Paid User fee as provided for non-residents.

c. Non-Resident Paid User: Non-residents who paid an annual usage fee established from time to time by the Board of Supervisors. By paying the annual usage fee, a non-resident shall enjoy the full use of the Recreational Facilities on the same basis, under the same rules and requirements, and at the same fees and charges as Owners and Lessees.

d. Family: Other eligible persons ("Family") as identified below, shall additionally become Authorized Users provided they have the same permanent address as evidenced by a driver's license or similar proof of residency:
   i. Spouse;
   ii. Children, including step children;
   iii. Parents;
   iv. Any other adult, whether related or unrelated.

e. Guest: The invitee(s), under the terms and conditions herein, of an Authorized User.

1.1 GENERAL-APPLICABLE TO ALL RECREATIONAL FACILITIES

a. Identification Cards for Authorized Users: Authorized Users will be issued one Recreational Facilities Access Card ("Access Card") that must be utilized in order to gain access to the Recreational Facilities and the card shall remain with the Authorized User at all times while utilizing the Recreational Facilities. Two initial access cards per household will be provided at no charge to the new resident(s) and/or Non-Resident Paid User(s). The fee for additional access cards for authorized users and replacing lost or damaged cards will be as set forth in the Fee Schedule (**Exhibit A**) and as approved and updated by the Board of Supervisors from time to time. The Access Card will be issued at the CDD Administration Office by appointment. Eligible persons must meet the qualifications established herein.

b. Guest Policies and Passes: Authorized Users not accompanying Guests when using the Recreational Facilities must obtain a temporary Guest Recreational Facilities Access Card ("Guest Access Card")at the CDD Administration Office. A deposit per access card is required as set forth in the Fee Schedule (**Exhibit A**). The Guest Access Card must be obtained by the Authorized User. The number of guests, per Authorized User, shall be limited to four (4) at any given time. Guests must utilize the Guest Access Card in order to gain access to the Recreational Facilities, and the Guest Access Card shall remain with the Guests at all times while utilizing the Recreational Facilities. Guests under 18 years of age must be accompanied by a person at least 18 years of age or older to all Recreational Facilities. Guest Access Cards will be valid for the period of time they are issued and in no event more than 15 days per calendar year for any individual. Management monitors the validation period for use of Guest Access Cards. Guest Access Cards are non-transferrable and may not be sold.

c. Smoking: No smoking is allowed in District buildings. Smoking is permitted in outdoors designated areas only and in compliance with Florida law.

d. Animals: Except for service animals and animals used to assist those with a bona-fide handicap, animals of any kind are prohibited within the Village Green Buildings and District Recreational Facilities, including the sports courts in The Commons area. **Except as otherwise specified in this policy, animals are permitted on District property located outside of the Village Green Buildings and the District Recreational Facilities, but animal(s) must be kept under the control of its handler by leash or harness at all times, and owners and/or handlers are to pick up any waste the animal(s) may produce on District properties or along the path of travel to and from the District properties.**

e. Alcoholic Beverages: Any consumption of Alcoholic Beverages at the District's Recreational Facilities shall be in accordance with Florida law and this policy, including the provisions of the District's adopted alcohol insurance matrix (**Exhibit D**). Specifically, Alcoholic Beverages are only permitted in the District's Recreational Facilities in the following circumstances:

   i. Alcoholic Beverages are sold or dispensed by the District's employees, a company managing the District's golf and food and beverage facilities (the "Management Company"), or their authorized contractors, in accordance with Florida law and DBPR regulations; or

   ii. Alcoholic Beverages are sold or dispensed by individuals or entities that have rented all or a portion of the District's Recreational Facilities in accordance with the terms set forth herein. Such individuals or entities must, prior to the event, provide the District with evidence of both the requisite amount of liquor liability and other insurance coverages deemed to be necessary by the District, and the proper licensure required by Florida law (for additional information, see **Exhibit D**); or

   iii. Alcoholic Beverages may be brought to the District's Recreational Facilities by individuals for personal consumption on a "BYOB" basis, regardless of whether the Alcoholic Beverages are consumed at a private event or at a private informal gathering of such individuals. However, unless 1.1.e.i. or 1.1.e.ii. applies, Alcoholic Beverages may not be offered for sale nor may there be a door or other admission charge to an event where alcoholic beverages are going to be consumed. Charging a door or other admission charge for an event that includes Alcoholic Beverages, even if said Alcoholic Beverages are offered for free as part of the event, is prohibited. Notwithstanding the foregoing, in no event may Alcoholic Beverages be brought by individuals for personal consumption to:

1. Arlington Ridge Golf Club, unless the District and the Management Company otherwise allows for personal consumption in such facilities; or
2. Chatham's, Chesapeake Bay Grille, the Village Tavern unless the District and the Management Company otherwise allows for personal consumption in such facilities; or
3. Fairfax Hall and the pool (during CDD events for which the district is providing alcoholic beverages), unless the District and the Management Company otherwise allows for personal consumption in such facilities; or
4. O'Hara's Billiards during the hours of operation of the restaurant facilities.

f. Attire: Proper attire and footwear is required in all Recreational Facilities and buildings. No wet swimsuits are allowed in any Recreational Facilities or Village Green Buildings with the exception of the pool, hot tub areas, and the Lexington Spa Building Ladies and Men's poolside restrooms, locker rooms and saunas.

g. Business for Profit: Conducting any commercial business or profit-making venture in any Recreational Facilities is prohibited unless approved, in writing, by the District Board or its designee.

h. Responsibility for Loss or Damage to Person or Property; Indemnification; Limitation of Liability: **ALL PERSONS USE AND ENJOY THE RECREATIONAL FACILITIES AND DISTRICT BUILDINGS AT THEIR OWN RISK.** No person shall remove from the room in which it is placed or from any of the Recreational Facilities or buildings any property or furniture belonging to the District or its contractors without proper authorization. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Authorized User and each Guest as a condition of invitation to the Recreational Facilities or buildings assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored at the Recreational Facilities or buildings, whether in lockers or elsewhere.

Each Authorized User, by virtue of his or her use of the Recreational Facilities and building(s), agrees to defend, indemnify and hold harmless the Arlington Ridge Community Development District and its respective officers, agents, staff, supervisors, members and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the Recreational Facilities or buildings by such Authorized User(s), his or her Guest(s) and his or her family member(s). Should any person bound by these District policies bring suit against the District or its respective officers, agents, staff, supervisors, members or employees in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any facility, including the Recreational Facilities or buildings, owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgement therein against the District or its respective officers, agents, staff supervisors, members and employees, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorney's fees through all appellate proceedings).

Nothing contained in these policies shall constitute or be construed as a waiver of the Arlington Ridge Community Development Districts' limitations on liability contained in Section 768.28, F.S., or other law.

i. <u>Enforcement:</u> The Board of Supervisors and District staff shall have full authority to enforce these policies.

j. <u>Emergencies:</u> For all emergencies call 911. Defibrillators are located throughout the Recreational Facilities. For all non-life-threatening emergencies, injuries, broken equipment, etc., please call the Administration Office at 352-728-2186.

k. <u>Reservations/Rentals:</u> Authorized Users and other persons may reserve various portions of the Recreational Facilities or buildings on a one-time basis. Recurring Reservations are limited to authorized groups once per week for recurring events (or more frequently with management approval). Further authorized groups may only reserve a recreational facility up to 12 months in advance. Requests for reservations shall be resubmitted annually as requested by the CDD Administration Office. All reservations/rentals must be coordinated through, and approved by, the CDD Administration Office.

l. <u>Office Assistance:</u> The office staff is not available for creating flyers, but Authorized Users may request up to ten (10) copies of material used in their group activities. Authorized Users will not be charged a copying fee; however, District staff may, in their sole discretion, determine whether the number of copies of material requested is reasonable and approve or deny such request to make copies.

m. <u>Authorized Activities:</u> An activity sponsored by an Authorized User or Resident group which is supported by the CDD, Golf Course or Food & Beverage, either financially or through the provision of facilities/equipment/supplies.

n. <u>Authorized Events:</u> An occurrence of particular significance, interest or excitement that can be at least partially funded/organized by the District and which may require a participation fee.

o. Golf carts: Golf carts are prohibited on sidewalks in the District. **All operators of golf carts must be 18 years of age or older, unless he or she possesses a valid learner's driver license, valid driver license, or form of government-issued photographic identification, in accordance with Florida law.** Children operating golf carts while sitting on the lap of an adult is not permitted.

p. Drones: All forms of unmanned aerial vehicles are not permitted in, on or over the Amenity Facilities or District property at any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.

q. Lake/Retention Ponds and Wetlands:
   i. No person, including Authorized Users, may not swim in or use watercraft in any lake/retention pond within the District.
   ii. **No person, including Authorized Users, may not perform any clean-up or maintenance activity relative to the vegetation within or adjacent to or any other parts of the lake/retention ponds and/or wetlands within the District (including but not limited to cutting, removing, spraying with chemicals, etc.) regardless of condition of such lake/retention ponds and/or wetlands.** Any Resident who makes improvements and/or damages or destructs District-owned property shall be liable to repay the District's fees and costs incurred in the removal, repair, or remediation of such property in order to bring the property to its original condition.
   iii. Authorized Users may fish on a catch and release basis in ONLY irrigation ponds P41/P41A and P41B at the front of the District (adjacent to US HWY 27) and Hole #10 (between the posted signs) adjacent to Arlington Ridge Blvd. The District makes no representations as to safety of the ponds. Authorized Users fish at their own risk and assume any risk and liability associated with such use, including but not limited to risk of dangerous wildlife (alligators, snakes, etc.) and drowning.

r. Age Restrictions: Any person under the age of 18 must be accompanied by a person 18 years of age or older in all Recreational Facilities.

s. Damages: Each Authorized User shall be liable for any property damage at the Recreational Facilities or Buildings, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by him or her, his or her Guest(s) or family member(s).

t. Overnight Parking: The CDD owns certain roadways within the community. There shall be no overnight parking of vehicles on the CDD roadways, except RVs shall be allowed to park on the roadways for the purpose of preparing for and returning from a trip for not more than 48 hours within 7 consecutive days and RVs parked on CDD roadways overnight for this limited purpose shall not obstruct traffic flow. There shall be no overnight parking in District parking lots without first obtaining a permit, as set forth in the District's Rule Relating to Overnight Parking and Parking Enforcement, or the vehicle may be subject to towing. See management for details should you desire to park your vehicle overnight on District property.

1.2 USE OF SWIMMING POOLS, CABANA, OUTDOOR HOT TUB AND POOL FACILITIES

~~a.~~ Swimming pools and hot tub are open from dawn to dusk. Specific times may be established by District staff and posted at the entrances to the pools. The pools may be scheduled to be closed for routine maintenance or closed for periodic maintenance issues as required.

b. Lifeguards are not provided. Swim at your own risk. No night swimming.

c. Shower before entering pools and hot tub. Shower each time sunscreen, lotions, etc., are applied before entering pool.

d. Persons with open sores, rashes or communicable diseases are prohibited from using the pools or hot tub.

e. <u>All persons using the pools must be fully toilet trained. Persons wearing products for incontinence, diapers or swim pants are prohibited from using the pools or hot tub.</u>

f. A guardian or parent must be within arm's length of all persons that are non-swimmers at all times when in the water regardless of the type of flotation devices used.

g. Bicycles, tricycles, wagons, scooters or other vehicles are prohibited on the pool deck. A mobility device for a disabled person may be used in these areas.

h. Diving, jumping-in, cannon balls, running, or horseplay is prohibited in pools or on pool deck.

i. Inflatable rafts, chairs, lounges and other floating devices are prohibited in the Lap pool except for (1) noodle per person or personal flotation devices used for personal safety of a type approved by management for pool use.

j. No food or drink allowed in hot tub area or within five feet of pools edge. Plastic water bottles are allowed on the pool deck only. No outside grills are permitted. All trash must be deposited in the provided trash receptacles.

k. Glass containers of any kind are prohibited in the pools, hot tub or entire pool area.

l. Sound producing equipment is prohibited with the exception of District approved activities. Personal sound equipment may be used with headphones only.

m. Hot tub use must not exceed 15 minutes.

n. Pregnant women and those on medication should consult a doctor before using the hot tub.*

o. Maximum hot tub temperature is 104 degrees Fahrenheit.

p. Temperature of the beach and lap pool are maintained at 84 degrees during the winter months, as determined by management, and which may be affected by weather conditions.

q. Use of lounges, chairs, and tables is on a first come, first served basis. No reservations.

r. Pool depths are measured in feet.

s. Maximum load capacity is 79 persons for the lap pool.

t. Maximum load capacity is 79 persons for the beach entry pool.
u. Maximum load capacity is 9 persons for hot tub.
v. The swimming pools and hot tub must be cleared at first indication of thunder or lightning.
w. Authorized Users must have their Access Cards and Guests must have their Guest Access Cards with them at all times. Staff and Supervisors have the authority to request verification of amenity access and may require authorized users and guests to exit district amenities.
x. The handicap accessible lift shall be operated in accordance with the directions provided thereon. In no event shall the lift be used for anything other than its intended use. For questions on proper use, please see staff and/or call 352-728-2186.

*Chapter 64E-9 Florida Administrative Code Public Swimming Pools and Bathing Places.

1.3 USE OF LEXINGTON SPA

a. Lexington Spa is open daily from 4:00 a.m. to 12:00 a.m.
b. The fitness center is not supervised. All persons, including Authorized Users and Guests, exercise at their own risk. Each individual is responsible for his/her own safety. Anyone under the age of 18 must be accompanied by an Authorized User.
c. All Authorized Users and Guests may utilize scheduled exercise classes; however, in the event a class reaches its capacity, preference shall be given to Authorized Users prior to Guests.
d. All users of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center policies.
e. Appropriate clothing is required at all times in the fitness center. Appropriate clothing means t-shirts, shorts, and/or sweat suits. No denim is permitted.
f. All users are required to wear athletic footwear, which covers the entire foot, in the fitness center.
g. No food is permitted in the fitness center. Beverages are permitted in the fitness center, but all drinks must be covered and sealed.
h. Fitness equipment may not be altered, moved or adjusted in a manner not intended or approved by management or the equipment manufacturer. Residents are asked to report broken, damaged or inoperable equipment to the CDD Office.
i. Equipment must be cleaned/sanitized after each use.
j. Equipment use is limited to 30 minutes if others are waiting.
k. Lights are to remain on at all times when in the Fitness Center is in use.
l. Permission from a medical doctor should be obtained prior to participating in fitness programs or using the fitness equipment.
m. Acceptable attire for the Sauna/Steam Room includes towel, swim attire and/or proper gym attire.
n. Lockers are for daily use only; overnight storage is prohibited for all persons. Staff reserves the right to remove locks from lockers and donate or trash belongings left in lockers in violation

of this policy. Authorized groups, upon assignment by the CDD Administration Office, can be assigned a locker for overnight storage.

1.4 USE OF ST. CHARLES THEATER

a. The St. Charles Theater is open daily from 7:00 a.m. to 11:00 p.m.
b. No one may operate the theater equipment, except a properly trained member of the Authorized Movie Group unless authorized by Management. Currently the Theater Group manages all reservations regarding the theater. A Theater Group volunteer list may be posted in the Theater for contact information.

1.5 USE OF ARTS AND CRAFTS ROOM

a. The Arts and Crafts Room is open daily from 7:00 a.m. to 11:00 p.m.
b. Authorized Users and Guests may utilize the Arts and Crafts Room during its hours of operation; however, seating priority during scheduled activities is given to Authorized Users prior to Guests.
c. Authorized Users may reserve the room in accordance with section 1.12.
d. Only District approved instructor(s) may operate the kiln. The kiln is not for individual use.
    i. The instructor(s) must sign a waiver indicating they have read, understand, and will abide by all applicable rules and safety guidelines in effect as provided by the District's insurance provider. (**Exhibit C**).
    ii. All instructors and students must comply with the aforementioned guidelines.
e. Those using the Arts and Crafts Room shall be responsible for any damages that may result from its use and for clean-up back to its pre-use condition.

1.6 USE OF LIBRARY

a. The library is open daily from 7:00 a.m. to 11:00 p.m.
b. Guidelines for the donation of books are posted in the library.
c. Authorized Users may reserve the room in accordance with section 1.12.

1.7 USE OF BLUE RIDGE ACTIVITY CENTER ("BRAC")

a. The BRAC is open daily from 7:00 a.m. to 11:00 p.m.
b. Authorized Users and Guests may utilize the BRAC during its hours of operation; however, seating and room priority during scheduled activities will be given to Authorized Users prior to Guests.
c. Authorized Users may reserve the room in accordance with section 1.12.
d. All Authorized Users must comply with the aforementioned guidelines.
e. Those using the BRAC shall be responsible for any damage that may result from its use and for clean-up back to its pre-use condition.

f. No vehicles, including low-speed vehicles and golf carts, may be parked in front of the BRAC.

1.8 BINGO AND CARD GAME RULES

a. Bingo games may only be played in the Recreational Facilities that has been leased for a period of not less than one year by an organization that qualifies under sections (i) through (iv) below and may only be conducted pursuant to Florida Law. This includes the following rules:

   i. The organization conducting the bingo game(s) must be a charitable, nonprofit or veterans' organization engaged in charitable, civic, community, benevolent, religious or scholastic works, or other similar endeavors.
   ii. The organization must have been in existence and active for a period of 3 years or more.
   iii. The organization itself must be directly involved and not just sponsoring the games.
   iv. The organization itself must be located within Lake County or within a 15-mile radius of the Recreational Facilities at which the games are played.
   v. The lease or rental agreement cannot provide for the payment of a percentage of the proceeds generated to the District or any other party and the rental rate charged cannot exceed the rental rates charged for similar facilities in the same locale.
   vi. The individual persons that conduct the bingo games must be a resident of the community where the organization is located (in and around Lake County) and a bona fide member of the organization sponsoring such game and may not be compensated in any way for operation of such game.
   vii. The organization conducting the games must designate up to three members of that organization to be in charge of the games, one of whom must be present during the entire session of game play.
   viii. The entire proceeds derived from the games, less business/operational expenses for articles designed for and essential to the operation, conduct and playing of bingo, must be donated by such organizations to any of the endeavors before mentioned.
   ix. The actual conduct of the bingo games must additionally comply with the requirements set forth in section 849.0931, Florida Statutes.
   x. Bingo cannot be played more than twice a week at any one of the District's facilities.

b. Card games may be played at the Recreational Facilities in accordance with Florida Law. When gambling is involved (penny ante) the following rules apply:

   i. The card game must be a game or series of games of poker, pinochle, bunco, bridge, rummy, canasta, hearts, dominoes, or mah-jongg. All other form of card games that include gambling is strictly prohibited unless allowed for under Florida law.
   ii. The winnings of any player in a single round, hand or game cannot exceed $10.00 in value.
   iii. Commission/consideration cannot be paid to any individual for assistance in hosting the games.

iv. No admission or fee of any kind may be charged for participating in the card games above and beyond the fees required to obtain Authorized User status.
v. All participants must be 18 years of age or older.
vi. Advertisements regarding card games, in any form, are prohibited.
vii. Debits created or owed from playing cards are unenforceable.

1.9 USE OF O'HARA'S BILLARD ROOM

a. O'Hara's Billiard Room is open daily from 7:00 a.m. to 11:00 p.m.
b. No gambling is allowed.
c. Anyone under the age of 18 must be accompanied by an Authorized User to use the billiards room.
d. Sitting on the tables is prohibited. All shots must be performed with at least one foot on the floor at all times. No jump shots are allowed.
e. Play is limited to 3 games when Authorized Users are waiting to use the tables. Players should sign in for proper rotation of play.
f. Return balls, cue sticks, and chalk to their proper place at the conclusion of play and brush the tables.
g. Use is first come, first served, unless a CDD sponsored event is scheduled and as limited by section (e) above.

1.10 USE OF THE BOCCE, TENNIS COURTS; PICKLE BALL COURTS ("The Commons")

a. The Commons recreational area is open daily from 7:00 a.m. to 9:00 p.m.
b. Limited equipment for play may be available in the storage boxes in the court area.
c. Use is first come first served unless reservations for groups, leagues, tournaments and clinics, as approved by the District through the CDD Administration Office, are posted.
d. An Authorized User may make a court reservation by contacting the CDD Administration Office. Reservations are allowed for one court, up to 72 hours in advance during regular business hours, for any open times slots.
e. The length of time for a tennis court reservation is 1-1/2 hours for singles or 2 hours for doubles. All other court reservations shall be in two-hour blocks.
f. For all sports courts, if the Authorized User arrives more than 15 minutes late for a reservation, that court will be forfeited if others are waiting.
g. Appropriate attire and tennis shoes are required of all players on all courts.
h. Authorized Users and Guests must be at least 18 years of age to play on all courts. Anyone under the age of 18 must be accompanied by an Authorized User to use all courts.
i. A Guest utilizing the courts must have a valid guest access card or be accompanied by an Authorized User.
j. Common courtesy and sports etiquette required for all games.

k. Bocce balls shall not be tossed or thrown outside of the court.

1.11 USE OF FAIRFAX HALL

a. Events must be reserved through the CDD Administration Office by District staff. Conditions of use will be determined at time of contract and approved by management. Fees shall be as more specifically outlined in the District's Fee Schedule and modified from time to time by the District's Board of Supervisors.
b. Authorized Users shall coordinate with the CDD Administration Office in advance regarding the anticipated date for the party/event to determine availability. **Reserving Fairfax Hall Process**:
   ~~i.~~ ALL residents must contact the Administrative office to verify and reserve use of Fairfax Hall.
   ii. If the date is open, residents must complete the appropriate Fairfax Hall Use Agreement form and submit the form for the available date(s) to the CDD office to be approved and booked.
   iii. If the date is not open, residents may reach out to the District Manager (only cd@arlingtonridgecdd.org) to discuss if accommodation can be made.
   iv. Only the resident hosting the event can submit the agreement form (no third-party booking).
   v. Forms for Golf Course events must be submitted by the Director of Golf or General Manager. If the date is not open, the Director of Golf or General Manager may reach out to the District Manager (cd@arlingtonridgecdd.org) to discuss if accommodation can be made.
   vi. Forms for restaurant events must be submitted by the General Manager or Events Manager. If the date is not open, the General Manager or Events Manager may reach out to the District Manager (cd@arlingtonridgecdd.org) to discuss if accommodation can be made.
   vii. Activity groups must follow the above procedure for residents Forms must be completed and submitted to the CDD office for approval and booking.
   viii. Only the person submitting the form can REQUEST changes. Changes WILL NOT be accepted from anyone other than the person who submitted the form.
c. The event sponsors shall be responsible for any damages that may result from use of Fairfax Hall.
d. Parking under the portico and/or parking vehicles in such a way that blocks access to the portico is prohibited, as is parking in a way that obstructs emergency vehicle access and flow to and from Fairfax Hall. Parking shall be in parking lot designated spots only.
e. The Supervisor of Elections office shall be excluded from the requirement to pay a fee to utilize Fairfax Hall for a polling location.

1.12 RECREATIONAL FACILITY RESERVATIONS:

a. All reservations of the Recreational Facilities shall be scheduled through the CDD Administration Office. (See additional requirements in section 1.11 b. for use of Fairfax Hall.)
b. One-time or recurring room reservations for group activities may be requested for a period not to exceed the end of the fiscal year (September 30).
c. Residents shall complete and submit the Room Reservation Request form to the CDD Administration Office in advance for the party/event to determine availability.
d. The reservation time period is inclusive of set up and clean-up time.
e. Room Reservation Request forms shall be resubmitted the beginning of each fiscal year (October 1).
f. The volume of live or recorded music must not violate applicable Lake County and City of Leesburg noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
g. No pets are allowed, except service animals.
h. Tacks or nails may not be used for decorations.
i. Events should be scheduled to end at 11:00 p.m. or earlier, with the exception of New Years' Eve or if special arrangements have been approved by management.
j. Prep kitchen utilities/supplies such as dishwasher, china plates, silverware, etc., may not be used.
k. The District retains the right to reserve and use of the Recreational Facilities for District related or District sponsored meetings, events or activities at any time.
l. In the event that catering services are desired for the function Chesapeake Bay Grille shall be offered the chance to provide such catering services, which it may accept or deny in its sole discretion. Catering services provided by a vendor other than Chesapeake Bay Grille may only be utilized in the event that the restaurant has first been provided an opportunity to provide the services and has thereafter declined such opportunity. Catering service with Chesapeake Bay Grille requires a separate agreement with the restaurant.

1.13 USE OF RECREATIONAL VEHICLE LOT FACILITY

a. The use of the Recreational Vehicle Lot Facility ("RV Lot") shall be limited solely to recreational vehicles as defined below and no others (cumulatively, "RV(s))": i. Recreational vehicle (motor homes, private motor coaches, or similar in management's discretion) and/or travel trailers (including fifth-wheel trailers and camping trailers); ii. Boats on trailers (no trailers without boats except for short term periods while boats are out for use).
b. Authorized Users shall enter into an agreement with the District governing the specific terms of the lease of the applicable RV Lot space (hereinafter, the "Use Agreement"), and shall pay a rental fee in accordance with the Use Agreement at the rates set forth in **Exhibit A.**

1.14 USE OF ARLINGTON RIDGE GOLF CLUB

a. *<u>General Golf Policies</u>*

i. The facilities at Arlington Ridge Golf Club (the "Club"), shall be open on the days and during the hours established from time to time by the Club considering the season of the year and other circumstances. The Golf Course Manager is authorized to determine when the golf course is fit for play. His or her decision shall be final.

ii. Children under fourteen (14) years of age are permitted to utilize the Club only if accompanied or supervised by an adult, unless they are attending a specific junior event at the Club. Children under the age of 10 are not permitted on the golf course unless prior authorization is given by the Golf Course Manager.

iii. Each person assumes sole responsibility for his or her property. The Club shall not be responsible for any loss or damage to any private property used or stored at the Club.

iv. The rules of golf of the United State Golf Association (U.S.G.A.) together with the Rules of Etiquette as adopted by the U.S.G.A. shall be the rules of the Club, except when in conflict with local rules.

v. All players must register in the Golf Shop before beginning play. Failure to check in and register ten (10) minutes prior to a reserved starting time may cause cancellation or set back. Players late for their starting time lose their right to the starting time and shall begin play only at the discretion of the Golf Shop.

vi. Players shall notify the Golf Shop of any cancellations as soon as possible. Players who fail to cancel their tee time twenty-four (24) hours prior to their scheduled tee time may be charged a no-show fee established by the Club.

vii. All play shall begin at the #1 tee unless otherwise directed by the Golf Shop.

viii. "Cutting-in" is not permitted at any time. All players must check in with the starter. Under no circumstances are players permitted to start play from residences.

ix. Practice is not allowed on the golf course. The practice facilities must be used for all practice.

x. All players who stop after playing nine holes for any reason must occupy the next tee before the following players arrive at the tee or they will lose their position on the golf course and must get permission from the Golf Shop to resume play.

xi. All tournament play must be approved in advance by the Golf Course Manager.

xii. Searching for golf balls by non-golfers is not permitted on the course at any time. Wading in lakes, marshes and ditches is not permitted by both golfers and non-golfers.

xiii. Golf rangers may be on duty to help regulate play and enforce golf cart regulations. The golf rangers have full authority on the golf course to enforce all rules and speed of play. Your cooperation is appreciated.

xiv. Each player must have his or her own set of golf clubs. Rental clubs are available in the Golf Shop.

xv. Appropriate golf attire is required at all times on the golf course and practice areas.

Acceptable	Not Acceptable
Gentlemen: Shirts with collars and sleeves, slacks, Bermuda-style shorts are considered appropriate attire.	Tank tops, tee shirts, fishnet tops, cut-off, jams, sweatpants, blue jeans, bathing suits, athletic short and short shorts are not permitted.
Ladies: Dresses, skirts, slacks, golf shorts and blouses. Fashion golf tee-shirts are considered appropriate attire.	Halter tops, tee shirts, fishnet tops, cut-offs, bathing suits, sweat pants, blue jeans, athletic shorts and short shorts are not permitted.
Shoes: Soft-soled shoes are required and golf shoes are preferred. Golf shoes are required to have soft-spikes.	Use of shoes other than golf shoes must be approved by the Golf Shop. Football spikes and baseball spikes are not permitted.

This dress code is mandatory for all players. Improperly dressed golfers will be asked to change before playing. If you are in doubt concerning your attire, please check with the Golf Shop before starting play.

xvi. The golf course is restricted to use by "golfers" only and may not be used for any purpose except golf without the approval of the Club.

xvii. If lightning is in the area, all play shall cease and players shall seek appropriate shelters immediately.

xviii. The Golf Course Manager may close the golf course to play from time to time for maintenance, special events or whenever the grounds could be damaged by play.

xix. No personal coolers are permitted on the golf course. All food and beverage consumed at the Club must be furnished by the Club, unless otherwise permitted by the Golf Course Manager.

xx. When rains prevail and cause termination of play, it is the responsibility of the player to apply for a rain check at the Golf Shop.

xxi. The priority of groups is foursomes, threesomes, twosomes and singles. Groups of five (5) or more players have no standing and shall be permitted on the golf course only with the permission of the Golf Course Manager.

b. *Use of the Practice Range*

i. The practice range is open during normal operating hours as posted in the Golf Shop. From time to time the practice range will be closed for general maintenance.
ii. Range balls are for use on the practice range only. Range balls are not to be used on the golf course.
iii. Range balls shall not be taken to your residence and shall be hit the same day acquired.
iv. Each player using the practice range may obtain range balls at the Golf Shop.
v. Balls must be hit from designated areas only. No hitting is permitted from the rough or sides of the practice range.

c. *Use of Golf Carts*

i. Golf carts shall not be used by a player without proper assignment and registration in the Golf Shop. The Club reserves the right to establish policies relating to walking on the golf course in its sole discretion.
ii. Golf carts are not permitted on any tee or green area. Parking of golf carts is allowed in designated areas only.
iii. Each operator of a golf cart must be at least eighteen (18) years of age or have a valid automobile learner's permit or driver's license.
iv. Club-provided golf carts cannot be used off the golf course.
v. Golf Course reserves the right to inspect and approve golfer's golf carts prior to usage on the golf course. Golfer's golf carts may only be electric powered. Golf carts with oversized or off-road style tires are not permitted. Club and District staff have the right to refuse the use of personal golf carts if they do not conform to the Club's requirements.
vi. Only two (2) persons and two (2) sets of golf clubs are permitted per golf cart.
vii. All golf carts must stay on paths around tees and greens. Golf cart users must abide by all directional signs and should make note of cart path conditions before play. The Golf Course Manager reserves the right to set policies for use of cart paths.
viii. Never drive a golf cart through a hazard.
ix. Be careful to avoid soft areas on fairways, especially after rains.
x. Operation of a golf cart is at the risk of the operator. Cost of repair to a golf cart which is damaged by a player shall be charged to such player.
xi. Golf carts shall be driven on the golf course only when the course is open for play.
xii. Violations of the golf cart policies may result in loss of golf cart privileges and/or playing privileges.

d. *Golf Couse Etiquette*

i. Use best efforts to anticipate the club or clubs you may need and to move directly to your ball. Always be near your ball to play promptly when it is your turn. If a player is delayed in making his/her shot, it would be courteous for such player to indicate to another player to play.

ii. The time required to hole out on and around the green is a chief cause of slow play. Study and clear the line of your putt while others are doing the same. Be ready to putt when it is your turn.

iii. Put trash in proper receptacles.

iv. When approaching a green, park your golf cart on the cart path on the best direct line to the next tee.

v. When play of a hole is completed, leave the green promptly and proceed to the next tee without delay. Do the scoring for the completed hole while the others in your group are playing from the next tee.

vi. If you are not holding your place on the course, allow the players behind to play through. Do the same if you stop to search for a lost ball.

vii. Repair your ball marks on the greens. If you see unrepaired marks, repair them also. Remind your playing partners to observe this courtesy.

viii. Players are requested to pick up tees after driving. Players should be careful in discarding broken tees since the tees damage the mowers and puncture golf cart tires.

ix. Enter and leave bunkers at the nearest level point to the green. Smooth sand over with rake upon leaving.

x. Fill all divots made on bunkers and tee boxes with sand provided.

1.15 ADDITIONAL DISTRICT POLICIES

a. There will be no skateboarding on any District owned property. This includes, but not limited to, parking lots, Recreational Facility sidewalks etc.

b. No Soliciting is permitted.

c. Vehicles and golf carts must be parked in designated areas. Vehicles and golf carts must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic.

d. Overflow parking is available through the CDD Administration Office and will be administered based upon availability with a required parking permit being issued. User assumes all risks.

e. Authorized Users are responsible for the actions of their Guests and such actions, if in violation of these policies, may result in the loss of Recreational Facility privileges by the Authorized User(s) and his/her Guest(s).

f. Residents are prohibited from making improvements, alterations, or changes on District-owned property without the consent of the District or its designee. It shall be the responsibility of the Resident to know and understand which such property is under the ownership of the District before making improvements. Any Resident who makes improvements and/or damages or destructs District-owned property shall be liable to repay the District's fees and costs incurred in the removal, repair, or remediation of such property in order to bring the property to its original condition.

1.16 PROHIBITION ON POLITICAL CAMPAIGNING ACTIVITIES AT DISTRICT FACILITIES

a. No person(s) may campaign on behalf of political candidates, whether partisan or nonpartisan, or on political issues at the District's Recreational Facilities, except in predetermined areas designated for such activities, as more specifically provided for herein. The District's intent is to ensure patrons are able to use the Recreational Facilities without interruption by activities normally associated with political campaigns/activities and to ensure safety and order within the facilities. The following guidelines apply:

1. Political campaigns are afforded the same opportunity as other persons or groups to rent District meeting room space at published rates.

2. Owners and/or Lessees may not reserve space to hold political events on behalf of political candidates who are not Authorized Users. Owners and/or Lessees who are political candidates may reserve District meeting room space to hold political events on behalf of his- or herself at published rates for Authorized Users.

3. No political campaign signs, flyers or related documents are to be posted in or on District owned property, including District bulletin boards, and if discovered, such postings will be removed immediately.

4. No political campaign signs, flyers or related documents are to be disseminated while in the District's Recreational Facilities.

5. To allow for the efficient and timely conduct of District business during public Board meetings, no political messages, paraphernalia (including but not limited to shirts, buttons, signs or the like), political public comments or otherwise are allowed in or during a public meeting of the Board of Supervisors in furtherance of the candidacy of any candidate for public office.

b. District employees and contractors may not campaign for candidates or political issues while on duty or use the District's resources in furtherance thereof.

c. Neither Board members nor District employees or contractors may use their official authority or influence for the purpose of coercing or influencing another's vote or coercing or influencing another into paying, lending or contributing any part of his or her salary, or any money, or anything else of value to any party, committee, organization, agency, or person for political purposes.

d. Candidates for a District Board seat may not, in furtherance of his or her candidacy, use the services of District employees or contractors during working hours.

e. No person shall make and no person shall solicit or knowingly accept any political contribution on or in any District owned recreational property. For purposes of this subsection, “accept” means to receive a contribution by personal hand delivery from a contributor or the contributor’s agent. “Contribution” includes any contribution in kind having any attributable monetary value in any form. This subsection shall not apply when a government-owned building or any portion thereof is rented for the specific purpose of holding a campaign fund raiser.

1.17 AMENDMENT OF DISTRICT POLICIES

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Arlington Ridge Community Development District. Immediately following the approval of the Board, the modified policies shall be posted at the Administration Office and District staff may also disseminate via the community website.

EXHIBIT A
Rate and Fee Schedule

Note: All rates herein may be increased by a maximum of ten (10%) percent per year without the further need for a ratemaking hearing.

Room Rental Rates and New/Replacement Access Card and Bar Code Fee Schedule

Fairfax Hall – Authorized Resident Users (includes Village Green)			
Item	Current Rate	Refundable	Non-Refundable
Rental Rate	$0	$0	$0
Security Deposit	$0	$0	$0
Clean Up Fee	$150	$150	$0
Village Green – Authorized Users			
Item	Current Rate	Refundable	Non-Refundable
Rental Rate	$0	$0	$0
Security Deposit	$0	$0	$0
Clean Up Fee	$0	$0	$0
Fairfax Hall – Golf Course Events (includes Village Green)			
Item	Current Rate	Refundable	Non-Refundable
Rental Rate (per event)	$0	$0	$0
Security Deposit	$0	$0	$0
Clean Up Fee	$0	$0	$0
Fairfax Hall – Non- Resident Users (includes Village Green)			
Item	Current Rate	Refundable	Non-Refundable
Rental Rate (Daily)	$500	$0	$500
Security Deposit	$400	$400	$0
Clean Up Fee	$150	$0	$150
Room Attendant Fee*			
	Current Rate	Refundable	Non-Refundable
	$65/hour	$0	$65/hour
Audio/Visual Fee for Room Rentals (Authorized and Non-Authorized Users)			
	Current Rate	Refundable	Non-Refundable
	$30	$0	$30
Access Card Replacement Fee			
	Current Rate	Refundable	Non-Refundable
	$10	$0	$10
Temporary Access Card Deposit			
	Current Rate	Refundable	Non-Refundable
	$10	$10 upon card return	$0

***A room attendant fee of $65 per hour may be charged if any of the following apply: any non-resident rental; service of alcohol as specified in Exhibit D; if rental is for parties of 50 or more; if rental is outside of normal business hours (8 a.m. - 5 p.m.)**

RV Storage Lot Rental Fees*

Size of Space	Annual Fee
45 linear feet	$420.00
30 or less linear feet	$300.00

**The annual fee shown herein shall be effective on October 1, 2024. The RV storage lot rental fee shall be due in one up front, lump sum payment to the District that shall be due within 30 days of the beginning of each rental term.*

Arlington Ridge Golf Club Membership and Daily Fees *Current Arlington Ridge Golf Club Membership Fee Schedule and* Arlington Ridge Golf Club Individual Use Greens & Cart Fee Schedule *can be found in the CDD adopted budget for each fiscal year.*

EXHIBIT B

Suspension and Termination Rules

Arlington Ridge Community Development District
Disciplinary & Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat.
Effective Date: July 18, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 18, 2024, at a duly noticed public meeting, the Board of Supervisors of the Arlington Ridge Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Recreational Facilities, as such may change from time to time.

2. **General Rule.** All persons using the Recreational Facilities and entering District properties are responsible for compliance with, and shall comply with, the Recreational Facilities Rules established for the safe operations of the District's Recreational Facilities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Community Director, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Recreational Facilities for any of the following behavior:

   a. Submits false information on any application for use of the Recreational Facilities, including but not limited to facility rental application;
   b. Fails to abide by the terms of rental applications;
   c. Permits the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Recreational Facilities;
   d. Exhibits unsatisfactory behavior, conduct or appearance;
   e. Fails to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
   f. Fails to abide by any District rules or policies (e.g., Amenity Rules);
   g. Treats the District's supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;

h. Damages, destroys, renders inoperable or otherwise interferes with the operation of District property, or other property located on District property;
i. Fails to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
j. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests; or
k. Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe endangers District residents, staff and Guests;
l. Engages in another violation after a verbal warning has been given by staff (which verbal warning is not required);
m. Provides unauthorized access to an individual(s) to any amenity (e.g. the pool); or
n. Such person's Guest or a member of their household commits any of the above violations.

4. **Authority of District Manager and Community Director**. The District Manager, Community Director or their designee has the ability to remove any person from one or all Recreational Facilities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District's best interests to do so. The District Manager, Community Director or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Recreational Facilities until the next regularly scheduled meeting of the Board of Supervisors. Notice of same shall be provided by certified mail.

5. **Process for Termination or Suspension of Amenity Privileges.**

a. **<u>Offenses</u>**:
   i. ***First Offense***: Written warning by Amenity staff and suspension from the Recreational Facilities for two weeks from the commencement of the suspension letter. Violations that result in any suspension period shall be recorded by Amenity staff, signed by the individual offender(s), and held on file at the Amenity.
   ii. ***Second Offense***: Automatic suspension of all Amenity privileges for thirty days from the commencement of the second written suspension, with the preparation by Amenity staff of a written report to be signed by the offender(s), filed at the Amenity, and with notification to the Board.
   iii. ***Third Offense***: Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one year, depending on the nature of the

violation.

b. Each offense shall expire one year after such offense was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one year, or longer as provided for herein, the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire, and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or Community Director upon consultation with either the Chairman or Vice Chairman, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be considered and warranted.

c. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

6. **Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Recreational Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Recreational Facilities after expiration of a suspension imposed by the District.

7. **Administrative Reimbursement.** The Board may in its discretion require

payment of an administrative reimbursement of up to Five Hundred Dollars ($500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a violation ("**Administrative Reimbursement**"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Recreational Facilities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

8. Property Damage Reimbursement. If damage to District property occurred in connection with a violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("**Property Damage Reimbursement**"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Recreational Facilities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

9. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

10. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

EXHIBIT C

Kiln Safety Guidelines

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Pottery Class Rules and Safety

Everyone using the studio must cooperate in maintaining the studio and following the procedures outlined. Each facility must recognize the inherent risk in the operation of kilns and furnaces, regardless of code application and rigorous design. Training of all operators and maintenance personnel should be a continuous process.

GENERAL HEALTH AND SAFETY RULES

1. When chemical purchases are made, approved products (AP) must be considered as a priority.
2. Only premixed glazes may be used.
3. Read the safety data sheet (SDS) for hazardous materials that you use.
4. All chemicals must be labeled with the name of the substance, required hazard warnings and the name of the manufacturer.
5. Shoes must be worn in and around the classroom, (no open toe shoes).
6. Cover all open cuts, especially on your hands and wear gloves when working with hazardous materials.
7. When working or storing work, do not block doors and passageways.
8. Children are not allowed access the classroom.
9. No eating, drinking or smoking in the classroom.
10. All spills should be sponged/mopped up immediately. A wet floor is a safety hazard.
11. Hair must be tied back. Loose clothing and items such as lanyards must not be worn that might be caught in hot or revolving parts/machinery.
12. Wash your hands with soap and water before leaving the classroom.
13. Food or drink is not to be taken into the kiln/ceramic work areas.

CONDITION OF ROOM

1. Tables are to be wet wiped clean, wheels cleaned after use and walls next to the wheels cleaned of splatter.
2. Throwing slip must not be poured down sink drain, put slip in appropriate pail.
3. Shelves are to be marked for
    a. works in progress
    b. drying
    c. hand-building, etc.

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Pottery Class Rules and Safety

4. Sinks should be wiped out and counters wiped off and dried. Do not leave tools or equipment in sink area

WHEELS

1. Wheel heads and pans will be cleaned after each use.
2. Floor around wheel areas must be cleaned of any splatter or water.
3. Wheels are to be turned off after each use.
4. Masonite batts are to be cleaned for the next use and returned to proper use.
5. Large plaster batts are to be stored on the bottom shelf of the rolling carts.
6. Do not wash off plaster batts, let dry and scrap off.
7. Batts pins are to be stored in a plastic container on the window sill.
8. Rectangular plaster batts are to remain on top of the rolling cart for throwing scraps.

GLAZING

1. Glazes must be applied by brushing or dipping. Spraying, air brushing and dusting is not permitted.
2. Proper instruction of students in using glazes to prevent contamination of glazes.
3. Check pieces to make sure glazes are wiped on bottom before loading in kiln and that they are not over glazed.
4. Clean up glaze area when finished. Rinse all brushes, bowls, pouring cups, stirrers, and etc. in the large bucket at the end of the glaze table.
5. Check to ensure that glaze names on lids match their buckets.
6. Encourage students to have their own set of brushes to avoid glaze contamination.
7. Inform the instructor or studio manager if the glaze bucket is empty or low.
8. Make certain all the equipment is thoroughly cleaned of glaze before returning equipment to proper storage area.
9. Wet wash table tops.

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Pottery Class Rules and Safety

KILN

The safety of a district's kilns involves many choices and operations: choice of kiln for suitability to use, its location, its installation, commissioning, inspection, testing, maintenance, and operation. Operation includes use of Personal Protective Equipment (PPE) and proper selection and use of materials subject to being fired. The best practices in this publication, coupled with manufacturer recommendations, art instructor training, National Fire Protection Agency (NFPA) guidelines, local building and fire inspector guidelines, and employee training, should ensure safe use of these devices. Install electric kilns in accordance with local electrical and fire safety codes and in accordance with manufacturers' suggested installation instructions. Installation must be performed by a qualified electrician.

1. Pottery Instructors are responsible for firing participants work.
2. Instructors are to schedule firings; a firing schedule should be posted.
3. The kilns ventilation must be switched on during the firing process to release gases and fumes to the outdoors.
4. Looking into the glowing kilns is not permitted.
5. Shelves and furniture will be stacked neatly in the appropriate places after firings.
6. When kilns are not in use, leave the lids open.
7. Participants are not allowed to load, unload or operate kilns.
8. Do you have the appropriate personal protective equipment (PPE)?
    a. Thermal gloves - These should be worn when handling any part of a kiln (other than a control panel) while it is firing or cooling. Even after power or fuel has been turned off, kilns will remain hot for hours. Do not open or touch until fully cooled.

    b. Aprons (fire rated)

    c. Eye and face protection--IR and UV protective glasses - These protect your eyes from the radiant heat. Regular sunglasses are inadequate for this purpose and may actually melt. Protective glasses may also allow you to see your cone packs more clearly.

    d. Respirators as necessary. - Carbon dioxide is given off during any fuel-burning firing. Overexposure leads to blood oxygen levels falling, a decrease in hearing and pulse rate, and a rise in blood pressure. Carbon monoxide is released during reduction firing. Exposure can lead to headaches, dizziness, fatigue, and drowsiness. Carbon monoxide can be lethal and is tasteless and odorless. Sulfur dioxide can be released when firing soluble salts. It is a strong lung irritant and can be lethal. It can be noticed as a rotten egg or sulfur smell.
9. After firing, leave the extraction fan on, open the kiln door and allow the gas emissions to disperse before unloading.

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Pottery Class Rules and Safety

10. The kiln area should be free from obstructions and able to be easily accessible. An 18-inch clearance needs to be maintained for non-combustible material and 36-inch clearance for combustible material.

11. The jacket and some of the other fixtures surrounding the kiln will get hot enough to burn your skin when the kiln is heated. Therefore, it is important to be extremely careful when working close to the kiln.

12. Be sure to unplug the kiln before working on the electrical components. If the kiln is hard wired, turn off the circuit breaker using lock-out/tag-out procedures.

13. For your safety, the protection of your kiln, and the protection of your ware inside the kiln, we recommend that you avoid unloading the kiln when it is above 125°F.

CLAY

1. Only premixed clay may be used in the classroom.
2. Hand grinders and Dremel tools must be used to remove dripped glaze from pottery. Bench grinding is not permitted. Use a wet grinding wheel if one is available.
3. All grinding (except wet grinding) must occur outdoors and eye protection must be worn.
4. Finished ceramic ware must be appropriately labeled if it cannot be used for food use (leaching).
5. Boxed clay is stored in the locked cupboards and storage room.
6. No one is allowed to bring in clay of any kind.
7. There is no outside work fired. Only work from enrolled participants is to be fired.

INSTRUCTORS

1. Instructors must educate the students for the chemical and physical hazards relevant to the classroom and the relevant controls.
2. Instructors must ensure the participants understand the classroom rules and safety guidelines and sign them to abide by them.
3. Instructors coordinate schedules with the administrator.
4. Instructors are responsible for the condition of the classroom.
5. Be prompt for classes; let the administrator know ASAP if there are any problems.
6. Instructors may not use the classroom for their own uses.
7. Instructors are to reclaim the clay in the pug mill.

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Pottery Class Rules and Safety

8. Instructors are to teach participants to be responsible for returning tools and respecting the all of the Equipment.

9. Check supplies and process re-order.

I have read these rules and safety guidelines; I understand them, and I agree to abide by them.

____________________ ____________________ _________

Name **Signature** **Date**

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EXHIBIT D
ALCOHOL INSURANCE MATRIX

	BYOB (Informal Gatherings)	BYOB Patrons Only (Club Events)	BYOB Patrons and/or Guests (Rental Events)	Served Patrons and/or Guests (Club and Rental Events)	Sold Patrons and/or Guests (Club and Rental Events)
Permitted (CDD Facilities)	Yes	Yes	Yes	Yes, but only if a licensed bartender/caterer is hired or the restaurant/tavern provides required insurance	Yes, but only if a licensed bartender/caterer is hired or the restaurant/tavern provides required insurance
Permitted (Outside Areas)	Yes	Yes	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Restaurant / Tavern and areas license for point of sale)	All alcohol must be purchased through the Restaurant/Tavern	All alcohol must be purchased through the Restaurant/Tavern	All alcohol must be purchased through the Restaurant/Tavern	All alcohol must be purchased through the Restaurant/Tavern	All alcohol must be purchased through the Restaurant/Tavern
Insurance	None	<u>Events with 25 or fewer attendees:</u> None <u>Events with 26 or more attendees:</u> Homeowner's Insurance Rider/Endorsement providing special event coverage or special event staffing to oversee consumption required.	Homeowner's Insurance Rider/Endorsement providing special event coverage or Required hiring of appropriate party staffing through the District WITH waivers executed by nonresidents	Event liability insurance: • $250,000 property damage; • $1,000,000 personal injury; • Alcohol Rider; and • District named as additional insured.	Event liability insurance: • $250,000 property damage; • $1,000,000 personal injury; • Alcohol Rider; and • District named as additional insured.
Admission Fee Permitted	No	No	No	Admission fee only for District sponsored events with District approval	Admission fee only for District sponsored events with District approval

Notes:
1. If Non-Patrons are present at a club event, the insurance requirements for a rental event will apply.
2. The insurance requirements in this chart may only be altered after consultation with the District Manager and/or District Counsel

Section 7

Consent Agenda

Subsection 7A

Minutes: July 16, 2026, Regular Meeting

MINUTES OF MEETING
ARLINGTON RIDGE

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

Present and constituting a quorum were:

Robert Hoover	Chairperson
Ted Kostich	Vice Chairperson
Dom Setaro	Assistant Secretary
Jerry Gianoutsos	Assistant Secretary
Walter Kolodziey	Assistant Secretary

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

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk *(via phone)*
Patrick Collins	District Counsel: Kilinski/Van Wyk
David Hamstra	District Engineer, Pegasus Engineering *(via phone)*
Kiel Alderink	Golf / F&B General Manager
John Thomasec	Community Director
Chad Clarke	Landscape, Yellowstone
Residents and Members of the Public	

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

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

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

Lot #355 commented on the golf course conditions and the improvement to the common area by the townhouses. They requested more work be done in these areas and suggested having food trucks during dinner hours on Mondays.

Lot #503 had questions regarding the District Managers report, which listed the new employee being the administrative assistant when the contract states the position is for a resident services coordinator. They also mentioned community events being run by Food & Beverage not District Management.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Collins advised the Board that the legal complaint is in the process of being filed against Troon. Mr. Hoover asked if Yellowstone had provided a formal response to the default letter. Mr. Collins said he had not received anything. Mr. Graffius confirmed he had not received a written response.

B. District Engineer

Mr. Hamstra stated that no further action would be taken involving the resident's property on Arlington Ridge Blvd. regarding drainage. He advised that the resident may apply for an easement with the District if he wishes to install a drain.

Mr. Graffius added St. Johns stated the retention pond meets the requirements and there are no deficiencies. If the resident requests to install drainage the District will have to apply to St. Johns for approval prior to entering into an agreement with the resident.

Mr. Hamstra stated the last proposal was submitted for the White Plains Way pedestrian crossing. The Board has tabled the issue.

Mr. Hoover asked about a report submitted by a resident regarding the presence of invasive vines in the canal wetland area. Mr. Hamstra will notify St. Johns prior to considering any work to be completed in the wetland areas.

C. Yellowstone: Regular Report

Mr. Clarke advised the Board that fertilization has been completed and will continue to be done every 6 weeks. Irrigation repairs were completed. The soil testing included in the landscape report showed no major concerns. The tree lifting along roads and sidewalks is still ongoing. Yellowstone will provide a formal response to the default letter which will include information on any irrigation refund and sod replacement. Mr. Setaro requested sod replacement areas be marked for review prior to execution.

D. District Manager / Community Director Report

Mr. Thomasec presented his Community Director's Report to the Board and advised there was a major issue related to residents removing spa/hot tub nozzles and the county issuing a citation due to the removal. Residents are not to remove the jet nozzles. He advised that the District could receive fines if this behavior continues.

Mr. Graffius presented the District Manager's Report to the Board. Mr. Graffius introduced the new employee to the Board and advised them of the official title of the new employee in the office and confirmed that they are performing the job functions as written in the contract.

Mr. Graffius reminded the Board that they gave prior directions for the Food & Beverage team to run the community's major events and tie them to Food & Beverage to drive revenue. Mr. Graffius stated the $5,000 events budget is being used to offset costs for the Food & Beverage events to provide reasonable prices. Attendance remains low and many events have been cancelled due to lack of participation from the community.

Mr. Kostich reminded the Board the budget for events was cut 3 years ago in order to keep down the assessment increases.

E. Landscapes Golf Management Transition Progress Report

Mr. Alderink provided an update on the golf course and Food & Beverage operations which can be found in the agenda package. Most notably Food & Beverage has decided the restaurant will be closed Sundays and Mondays due to lack of patronage. They will reopen on Sundays and evaluate Mondays in October 2026 when season starts.

FIFTH ORDER OF BUSINESS **Business Items**

A. Golf Course and F&B FY2027 Budget

Mr. Alderink presented the revised business plan and FY27 Golf and Food & Beverage budget. The Board asked several questions and were not satisfied with the proposed budgets. They directed Mr. Alderink to revise and present the budgets for final approval at the August 19, 2026, CDD meeting.

B. Review of FY2027 Final Audit Report

The final FY2025 audit report was provided in the agenda package. Mr. Setaro reviewed the details with the Board and pointed out notes by the auditor that support many of the issues with Troon that have resulted in the legal complaint. The auditor's opinion stated there were no issues with the audit overall.

> Mr. Setaro made a MOTION to accept the FY2025 final audit report.
> Mr. Kolodziey seconded the motion.

> Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to accept the FY2025 final audit report.

C. Review of Recreational Facilities Policy

Mr. Graffius provided a hard copy of the final draft of the Use of Recreational Facilities policy for review by the Board and District Counsel. Mr. Graffius and Mr. Collins recommended the Board review the policy, provide any recommended changes and place the policy on August 19, 2026, agenda for approval.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes: June 18, 2026, Regular Meeting

B. Accounting Snapshot

> Mr. Setaro made a MOTION to approve the Consent Agenda including June 18, 2026, meeting minutes.
> Mr. Kostich seconded the motion.

> Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Consent Agenda including June 18, 2026, meeting minutes.

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

Mr. Kostich inquired about monetary incentives being given to golf or Food & Beverage employees without notifying the Board. Mr. Collins will review the information regarding the incentives and provide follow-up to the Board.

Mr. Kolodziey commented on the progress regarding surge protection for the amenity buildings and obtaining bids. He also provided an update on the security cameras for amenity buildings and pool areas.

The Board will meet at the shade meeting scheduled August 19, 2026, at 12 p.m. in the administrative office to discuss security.

EIGHTH ORDER OF BUSINESS **Audience Comments**

Lot #939 commented on the FY2027 Budget and the 3.2% increase shown despite District reserves and excess funds. The resident was directed to speak to Mr. Setaro after the meeting to address the misconception.

Lot #355 mentioned the golf course conditions and improvements that are still needed.

Lot#13 expressed concern regarding the dirt areas behind their home on the golf course.

Lot #506 expressed concern regarding the dirt areas behind their home on the golf course.

Lot 503 questioned the shade sessions and decisions made without proposals to review.

NINTH ORDER OF BUSINESS **Adjournment**

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

> Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adjourn the meeting at 3:51 p.m.

____________________________ ____________________________

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Subsection 7B

Financial Snapshot

ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 12, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $564,902.80
  - BankUnited MM: $2,836.07 (minimum to keep account open is $2,500)
  - Valley National Bank Reserve: $1,280,621.17
- **Assessment collections:**
  - We received a tax distribution of $19,152.86 on 7/31/26
  - We are 99.9% fully collected on the tax roll
- **IRS Update:**
  - We have reached out to IRS several times over the past few weeks with no correspondence regarding an update on the refund. We are working to get online access to be able to view the status.
- **Due from Golf/Restaurant:**
  - Due from Restaurant: $86,524
    - 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
- **Expenses:**
  - Current expenses make up 86% of the annual budget through August 2026 so far.

    Total expenses for the 11 months of FY2026 are approximately $1,805,000. This figure will change as we finalize the August financials.