

**ARLINGTON RIDGE
CO □ □ □ NIT □ DEVELOP □ ENT DISTRICT**

AGENDA PACKAGE

Thursday, February 16, 2023

Remote Participation □

Zoom: <https://us02web.zoom.us/j/3797970647>, Meeting ID: 3797970647

--or--

Call in (audio only) (415) 762-9988 or (646) 568-7788, 3797970647#



313 Campus Street
Celebration, Florida 34747
□407□566-1935

Agenda

Arlington Ridge Community Development District

Board of Supervisors

Robert Hoover, Chairman
 Ted Kostich, Vice Chairman
 Bill Middlemiss, Assistant Secretary
 Claire Murphy, Assistant Secretary
 James Piersall, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Jennifer Kilinski, District Counsel
 David Hamstra, District Engineer
 Brett Perez, Area Field Director
 Jackeline Garcia, Community Director
 Bryan Cooper, Resident Services
 Robert Sardinas, Facilities Manager
 Dan Zimmer, General Manager

Meeting Agenda ****Revised**** Thursday, February 16, 2023 – 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**..... 2:00 to 2:05
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**..... 2:05 to 2:25
- 4. Staff Reports**
 - A. District Counsel 2:25 to 2:40
 - B. District Engineer
 - i. Depression at Hole #6 Proposals..... Page 6, 2:40 to 2:50
 - C. District Manager: Booking Policy Page 12, 2:50 to 3:00
 - D. Field Manager
 - i. Inframark Monthly Report Page 15, 3:00 to 3:10
 - ii. Floralawn Inspections and Reports Page 53, 3:10 to 3:15
 - iii. Parking Lot Striping Proposals Page 64, 3:15 to 3:20
 - iv. Greens Sod Replacement Proposals..... Page 67, 3:20 to 3:25
 - v. Greens Irrigation Mainline Repair Proposals..... Page 71, 3:25 to 3:30
 - vi. Pine Tree Removal Proposals Page 75, 3:30 to 3:35
 - E. Community Director: Pest Control Proposals..... Page 82, 3:35 to 3:40
 - F. General Manager: Golf, Food & Beverage
 - i. Monthly Report Page 85, 3:40 to 3:50
 - ii. Golf Cart Proposals Page 89, 3:50 to 4:00
- 5. Business Items**
 - A. Three-Inch Irrigation Line Replacement 4:00 to 4:10
 - B. Amenity Suspension Settlement Offer..... 4:10 to 4:15
 - C. Roanoke Berm Page 176, 4:15 to 4:25
 - D. Ratification: Florida Aqua Group Est #14 Beach Pool Filter Page 182, 4:25 to 4:30
 - E. Ratification: Florida Aqua Group Est #15 Lap Pool Filter Page 184, 4:30 to 4:35
 - F. Tennis Court/Pickleball Court Barrier Page 186, 4:35 to 4:45
 - G. Memorial Policy Page 189, 4:45 to 4:55
 - H. Golf Funds Allocation Page 193, 4:55 to 5:15
 - I. Use of Sales Center..... Page 195, 5:15 to 5:40
 - J. Thermostat Settings at All Amenity Buildings 5:40 to 5:50
- 6. Consent Agenda**
 - A. Minutes from the January 19, 2023, Meeting Page 198, 5:50 to 5:55
 - B. Financial Statements Page 210, 5:50 to 5:55
 - C. Invoices and Check Register..... Page 233, 5:50 to 5:55
- 7. Other Business**
- 8. Supervisor Requests** 5:55 to 6:15
- 9. Audience Comments – Three- (3) Minute Time Limit**..... 6:15 to 6:30
- 10. Adjournment**

The next meeting is scheduled for Thursday, March 16, 2023

District Office:

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

Meeting Location:

Fairfax Hall
 4475 Arlington Ridge Blvd., Leesburg FL 34748
 Participate remotely: Zoom <https://zoom.us/j/3797970647>
 OR dial 415-762-9988 or 646 568-7788, ID 3797970647

Section 4

Staff Reports

Subsection 4B

Engineer

Subsection 4B

Depression Proposals



TO: Arlington Ridge CDD c/o Pegasus Engineering
DATE: 1-24-2023
PHONE: 407-992-9160 **EMAIL:** Beth@pegasusengineering.net
ADDRESS: 210 N. University Drive, Suite 702 Coral Springs, FL 33071

JOB NAME: Arlington Ridge CDD Hole No. 6 Depression
ADDRESS: Arlington Ridge Blvd. Leesburg, FL 34748

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:

- **OPTION 1 PER TECHNICAL REPORT:** Element Environmental will provide all labor and material to excavate and fill a 10x10 area to a depth of 6 feet. Removal of material off site and disposed of. Backfill with an approved flowable fill and compacted to 95%. Area will be re-sodded once complete with 419 bermuda grass or a suitable replacement of Bermuda turf type. **Element will not be responsible for irrigating the turf once installed.

TOTAL: \$8,660

- **OPTION 2 PER TECHNICAL REPORT:** Element Environmental will provide all labor and material to excavate and fill a 10x10 area to a depth of 4 feet. Removal of material off site and disposed of. Backfill with an approved flowable fill and compacted to 95%. Area will be re-sodded once complete with 419 bermuda grass or a suitable replacement of Bermuda turf type. **Element will not be responsible for irrigating the turf once installed.

TOTAL: \$8,360

Lakeland Office:
 1236 Stratton Ct West
 Lakeland, FL 33813
 PHONE: 863-797-9970



		Geotechnical and Environmental Consultants, Inc.	
Client Name: Pegasus Engineering	Project Name: Arlington Ridge CDD; Hole No. 6 Depression	Project Location: Lake County, Florida	GEC Project No.: 5178G
Figure: 1	Not to Scale		
Description: Google Earth image depicting the approximate location of the sinkhole and GPR Linescan Locations.			

Lakeland Office:
 1236 Stratton Ct West
 Lakeland, FL 33813
 PHONE: 863-797-9970



TERMS AND CONDITIONS OF PAYMENT

Net 30 days

Prices quoted are valid for 90 days from the date of this proposal.

Thank you for the opportunity to partner with you on this project.

Sincerely,

James "PJ" Piney
ELEMENT ENVIRONMENTAL
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: _____ **Date:** _____

Print Name / Title: _____

Element Environmental

Signature: _____ **Date:** _____

Print Name / Title: _____

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970



General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of SYTE because of parked vehicles or other obstructions a \$300 fee will be assessed.

Withdrawal of Proposal by Element Environmental: Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

Concealed Contingencies: Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

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Lakeland, FL 33813
PHONE: 863-797-9970



Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

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Subsection 4C

District anager

Booking Facilities Process

- ALL Bookers need to look online at the events calendar to see if date they want is available
- If date is open
 - Fill out the form and submit to the office to be booked
- If the date is not open
 - You can reach out to the District Manager (Angel) only to discuss if accommodations can be made
- Only the person having the event can book and submit the form (no third party booking)
 - Golf Course events need to be submitted via the form by John Ellis
 - If the dates you need are not available, you need to reach out to Angel to see if accommodations can be made
 - Restaurant events need to be submitted via the form by Frank Bruno or Dawn(?)
 - If the dates you need are not available, you need to reach out to Angel to see if accommodations can be made
 - Residents booking an event need to look online at the calendar to see dates available and submit the form based on dates available
 - Activities groups booking events need to look online at the calendar to see what dates are available and submit the form to the office
 - If the date needed is NOT available, they can reach out to Angel to see if accommodations can be made
 - There is no need for these groups to meet with staff or in the office to come up with dates etc.
 - They can meet, determine event/date, fill out the form then submit the form
- Only the person that submitted the form can REQUEST changes. Changes WILL NOT be accepted from anyone other than the person that submitted the form. These requests will need to go to Angel only IF THE DATE IS NOT AVAILABLE
- Currently the Theater Group manages all reservations regarding the Theater
 - There have been zero issues with this to date

Subsection 4D

ield anager

Subsection 4D

onthly Report

FEBRUARY FIELD INSPECTION 2023

Arlington Ridge CDD

Thursday, February 2, 2023

Prepared For Board Of Supervisors

40 Items Identified



Item 1

Assigned To Inframark Field Staff
Pressure wash sidewalk near
Lexington spa.



Item 2

Assigned To Inframark Field Staff
Grind sidewalk that are high up
around community.



Item 3

Assigned To Inframark Field Staff
Pressure wash pool compact lids.



Item 4

Assigned To Floralawn
Please trim branches so it doesn't
touch roof near beach pool.



Item 5

Assigned To Floralawn
Trim bushes to make walk way to pool lifesaver.



Item 6

Assigned To Inframark Field Staff
Please clean pool lifesaver.



Item 7

Assigned To Inframark Field Staff
Pressure wash benches on greens.



Item 8

Assigned To Floralawn
Please trim grass and remove weeds
behind of Fairfax.



Item 9

Assigned To Inframark Field Staff
Pressure wash floor near back exit of
Fairfax.



Item 10

Assigned To Floralawn
Please remove all weeds near
electrical breaks of golf shack.



Item 11

Assigned To Inframark Field Staff
Replace fluorescent lightbulb in
men's bathroom a Fairfax hall.



Item 12

Assigned To Inframark Field Staff
Replace bad light bulbs on
chandelier of Fairfax Hall.



Item 13

Assigned To Inframark Field Staff
Organize and place back all
Christmas bins at Fairfax Hall.



Item 14

Assigned To Inframark Field Staff
Replace light bulb for step lights at
Fairfax Hall.



Item 15

Assigned To Floralawn

Remove all weeds on pavers on roundabout near golf shack.



Item 16

Assigned To Floralawn

Remove all weeds by walk way near pro shop.



Item 17

Assigned To Floralawn

Remove all weeds on grass near side walk path.



Item 18

Assigned To Floralawn

Remove all branch debris near sidewalk path way.



Item 19

Assigned To Floralawn
Remove weeds near admin parking lot.



Item 20

Assigned To Inframark Field Staff
Handicap post was put back up for restaurant parking lot.



Item 21

Assigned To Inframark Field Staff
Pressure wash ash sidewalk near
admin building.



Item 22

Assigned To Floralawn
Remove weeds on tree bed on
Arlington Ridge Blvd.



Item 23

Assigned To Floralawn
Remove weeds on Arlington Ridge Blvd.



Item 24

Assigned To Inframark Field Staff
Pressure wash front entrance column.



Item 25

Assigned To Inframark Field Staff
Pressure wash front entrance
columns.



Item 26

Assigned To Inframark Field Staff
Remove Christmas bow on light post
on Arlington Ridge Blvd.



Item 27

Assigned To Inframark Field Staff
Fence on Shenandoah River Trail
was fixed.



Item 28

Assigned To Floralawn
Remove weeds on tree bed on
Arlington Ridge Blvd.



Item 29

Assigned To Floralawn
Remove all branch debris on
Heritage Trail.



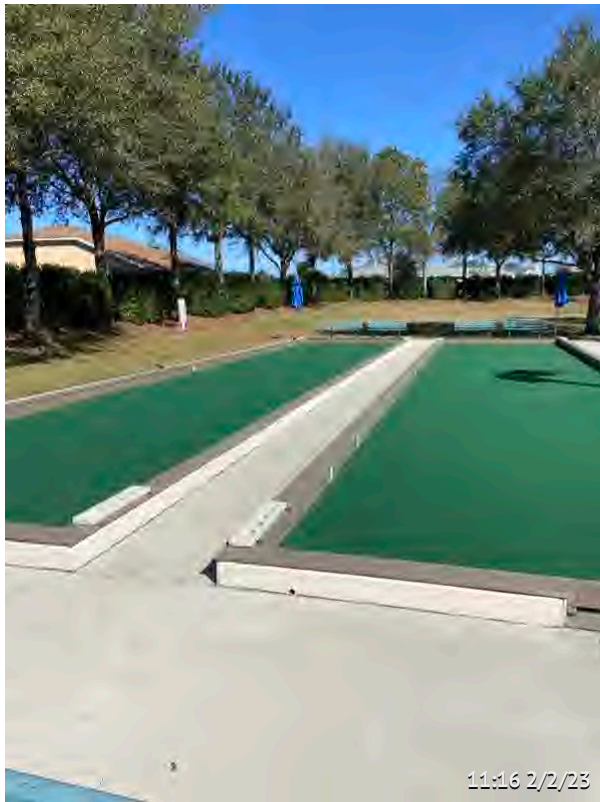
Item 30

Assigned To Floralawn
Please remove tree trunks on dog
trail on Roanoke Dr.



Item 31

Assigned To Floralawn
Remove weeds on tree bed on
Roanoke Dr.



Item 32

Assigned To Inframark Field Staff
New bocce ball turf has been
installed.



Item 33

Assigned To Floralawn
Remove weeds at R/V lot.



Item 34

Assigned To Inframark Field Staff
Replace all bad ropes for R/V lot.



Item 35

Assigned To Inframark Staff
Broken fence at R/V lot has been fixed.



Item 36

Assigned To Floralawn
Please remove all tree debris.



Item 37

Assigned To Inframark Field Staff
Continue to remove and throw out
all starve from these two trailers.



Item 38

Assigned To Inframark Field Staff
Repaint speed limit post.



Item 39

Assigned To Inframark Field Staff
Pressure wash roundabout near golf shack.



Item 40

Assigned To Inframark Field Staff
Remove plywood at parking spot of
Fairfax Hall.

item 10



Item 8











item 19







item 28





item 30



item 31







Item 15 MMS



Subsection 4D ii

Localawwn Report



Arlington Ridge CDD Clock A January 2023 Irrigation Inspection

Date: Jan 03, 2023 8:28 am
 Inspector: Irrigation Tech 2

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock A
Location	
Model	
Modules	12
Controller ID	76848

Water Days as of Jan 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16	Rotors	Pass										
17	Sprays and Rotors lado izquierdo y sprays	Pass										
18	Rotors lado izquierdo	Pass										
19	Rotors	Pass										
20	Rotors one Mxj	Pass										
21	Rotors temporary battery timer	Pass										
22	Rotors	Pass										
23	Rotors	Pass										
24	Rotors	Pass										
25		Pass										



Arlington Ridge CDD Clock B January 2023 Inspection Report

Date: Jan 03, 2023 8:52 am
 Inspector: Irrigation Tech 2

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock b
Location	
Model	
Modules	17
Controller ID	76849

Water Days as of Jan 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23		Pass										
24		Pass										
25		Pass										
26		Pass										
27		Pass										
28		Pass										
29	Rotors broken flex	Pass										
30	Rotors	Pass										
31	Rotors	Pass										
32	Rotors temporary battery timer	Pass										
33	Temporary battery timer	Pass			3							
34		Pass										
35		Pass										



Arlington Ridge CDD Clock C January 2023 Irrigation Inspection

Date: Jan 03, 2023 9:16 am
 Inspector: Irrigation Tech 2

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock C cross from Ranoake
Location	
Model	
Modules	17
Controller ID	62312

Water Days as of Jan 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3		Pass										
4		Pass										
5		Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23	Lado izquierdo del clock Rotors	Pass										
24	Rotors frente al clock	Pass			2							
25	Isla en medio sprays	Pass										
26	Crusando la Calle frente al clock	Pass										
27	Roanoke lado izquierdo sprays	Pass										
28	Dos puntas lado derecho del boulevard	Pass										
29	Frente al clock Rotors	Pass										
30	Sprays and Rotors zone 30 lado park	Pass										
31	Isla en medio sprays	Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										



Arlington Ridge CDD Clock D January 2023 Irrigation Inspection

Date: Jan 03, 2023 9:39 am
 Inspector: Irrigation Tech 2

Site	
Name	Arlington Ridge CDD
Address	Arlington Ridge Boulevard
City	Leesburg
ST	Florida
Zip	34748

Controller	
Name	Clock D
Location	
Model	
Modules	24
Controller ID	62313

Water Days as of Jan 03, 2023	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2		Pass										
3	Sprays and Rotors	Pass										
4		Pass										
5	Sprays and rotors back pool area	Pass										
6		Pass										
7	Rotors	Pass										
8		Pass										
9		Pass										
10		Pass										
11		Pass										
12		Pass										
13		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14		Pass										
15	Sprays	Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20	Sprays	Pass										
21	Sprays	Pass										
22	Sprays	Pass										
23	Parking lot / sprays	Pass										
24	Middle idle/ Sparys and rotters	Pass										
25		Pass										
26	Rotters	Pass										
27		Pass										
28		Pass										
29	Bubbles one flex broken	Pass										
30		Pass										
31		Pass										
32	Rotters and sprays	Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										
40		Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
41	Sprays 1 flex	Pass										
42	Sprays	Pass										
43	Rotters	Pass										
44	Sprays pool area	Pass										
45	Rotters	Pass										
46	Rotters bobles	Pass										
47	Sprays one broken line	Pass										
48		Pass										

Lawn & Ornamental Report

Contractor: _____ Property: Arlington Ridge Date: 1 / 19 / 23

Applicator Information:
 Name - Cory Somerlot Turf Application Scheduled Application
 I.D. Card # - JE 204 995 Ornamental Application Service Call

Turf Application Information			Ornamental Application Information	
Fertilization	Weed Control	Disease & Insect	Fertilization	Disease & Insect
Liquid: <input checked="" type="checkbox"/> Granular: <input type="checkbox"/> 1) Analysis: <u>32-0-0</u> Application Rate: <u>4 GAL</u> <small>(lbs. N / 1000 Sq. Ft.)</small> Area(s) Treated: <u>Cdd</u> 2) Analysis: <u>iron</u> Application Rate: <u>4 GAL</u> <small>(lbs. N / 1000 Sq. Ft.)</small> Area(s) Treated: <u>Cdd</u> Report Item #(s): _____	Liquid: <input checked="" type="checkbox"/> Herbicide(s) Used: 1) <u>Lontrel</u> 2) <u>Avenue South</u> Area(s) Treated: <u>Cdd</u> Granular: Herbicide Used: 1) _____ Area(s) Treated: _____ Report Item #(s): _____	Fungicide / Insecticide Used: 1) <u>Armada</u> Target Pest: <u>Brown Patch</u> Area(s) Treated: <u>Cdd</u> 2) <u>Crosscheck</u> Target Pest: <u>gdb</u> Area(s) Treated: _____ Report Item #(s): _____	Liquid: <input type="checkbox"/> Granular: <input type="checkbox"/> 1) Analysis: _____ Palms: _____ Annuals: <input type="checkbox"/> Plants: All <input type="checkbox"/> Selected <input type="checkbox"/> 2) Analysis: _____ Palms: _____ Annuals: <input type="checkbox"/> Plants: All <input type="checkbox"/> Selected <input type="checkbox"/> Report Item #(s): _____	Fungicide / Insecticide Used: 1) _____ Target Pest: _____ Plants(s) Treated: _____ 2) _____ Target Pest: _____ Plants(s) Treated: _____ 3) _____ Target Pest: _____ Plants(s) Treated: _____ Report Item #(s): _____

Comments & Observations: _____




_____ Technician's Signature _____ Manager's Signature

Subsection 4D iii

Parking Lot Striping Proposals



Inframark, LLC
 313 Campus Street, Celebration, FL 34747
 Phone: 407-566-1935

Date 01/11/2023

Work Order # WOAR01112023
Customer ID Arlington Ridge CDD

Quotation For
 Arlington Ridge CDD

Quotation valid until: 03/30/2023
Prepared by Freddy Blanco

Work order for parking lots striping service

Quantity	Description	Unit Price	Taxable?	Amount
	Tennis court parking lot: 14 Parking stall lines, 1 Handicap stall		No	\$ 150.00
	Pool Parking lot: 22 Parking stall lines, 1 handicap, 2 arrows		No	\$ 450.00
	Parking lot across from pool: 20 Parking stall lines, 4 arrows, 2 stop bars		No	\$ 700.00
	Golf cart parking lot: 120 parking stall lines, 95 golf cart parking stall lines, 6 cross walks, 17 arrows, 6 stop bars, 200 LF white lines, 100 LF yellow lines.		No	\$ 4,750.00
	<input type="checkbox"/> quote includes labor and materials.			

Full payment due within 30 days of finalizing project.

Subtotal \$ 6,050.00

Tax Rate 0.00%

If you have any questions concerning this quotation, please contact Freddy Blanco
Freddy.Blanco@inframark.com 407-947-2489

Thank you for your business!

TOTAL	6,050.00
--------------	-----------------

Proposal/Contract



**231 Griffin Rd
Suite
Leesburg, Florida 34748**

License CGC 060145

**Phone 32-31-0088
Fax 32-31-0077
Mobile 32-2--3**

PROPOSAL SUBMITTED TO: Arlington Ridge/Bryan Cooper		PHONE 352 728 2186	DATE 2/13/23
STREET 4463 Arlington Ridge Blvd		JOB NAME Same	
CITY, STATE AND ZIP CODE Leesburg		JOB LOCATION- Sent via email: Brett.Perez@inframark.com	
ARCHITECT NA	DATE OF PLANS NA	email Bryan.cooper@inframark.com	JOB PHONE

We hereby submit the following specifications and estimate for the following: furnish all labor, materials, and equipment, unless otherwise noted, to perform the following scope of work

Re-Stripe following areas with Sherwin Williams Lot Lines Traffic paint.

1. Tennis Court parking
2. Pool Parking and lot across from pool
3. Golf Cart Parking lot

or shall be done during normal work hours.

EXCLUDES Anything not specifically mentioned above.

We propose to hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Four Thousand Nine Hundred Thirty Eight dollars and 00/100 \$ 4,938.00

Payment to be made as follows: **Payment is due with 0 days of completion.**

A fee of 4% shall be assessed on credit card payments.

Deposits may be refundable, however, all costs incurred plus contractors overhead and profit will be deducted from deposit.

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

Proposal is valid for 2 days

Date of Acceptance _____

Contractor Signature

Owner Signature

Owner Signature

Subsection 4D iv

Greens Sod Replacement Proposals



Proposal

Date: 1/26/2023

Work Order #5094

PO #

Customer:

Arlington Ridge CDD
Arlington Ridge CDD
Angel Montagna
313 Campus Street
Celebration, FL 34747

Property:

Arlington Ridge CDD
Angel Montagna
4463 Arlington Ridge Blvd
Leesburg, FL 34748

Village Green/Sod Install

Sod Install for the Village Green:

-(6500) sq.ft St. Augustine Palmetto/Bitter Blue

-remove sod



Village Green

Bed Prep, Plant Installation, and Mulching

Items	Quantity	Unit
Disposal	0.00	ea

Irrigation Repair and Modification

Irrigation work could be +/-20% of total cost.

PROJECT TOTAL: \$15,015.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$15,015.00), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Chris Semko
 Date 1/26/2023

Floralawn

By _____

 Date _____

Arlington Ridge CDD

Grandview Landscaping Services, Inc.
 PO Box 5340
 Ocala, FL 34478

Estimate

Date	Estimate #
2/15/2023	8453

Name / Address
Arlington Ridge

			Project
Description	Qty	Cost	Total
Classic St. Augustine Sod	6,800	0.65	4,420.00
Delivery Charge	1	400.00	400.00
		Total	\$4,820.00

Phone #	Fax #	E-mail
(352) 694-9247	(352) 694-9285	john@grandviewinc.com

Subsection 4D v

Greens Irrigation ainline Repair Proposals

Option 1

From: Jim O'Brien <jim@jimerico.com>
Sent: Thursday, February 9, 2023 6:29 AM
To: Cooper, Bryan <Bryan.Cooper@inframark.com>
Subject: Re: Arlington Ridge Striping Proposal

Bryan- asphalt repair quote below is FYI. I'll get you a formal proposal in the next day or so. I'm short staffed this week and I'm on the road today and I wanted to get this to you.

1. SAW-CUT AND REMOVE APPROX 3'X45' EXISTING ASPHALT.
2. FURNISH AND INSTALL 6" PVC SLEEVE
3. BACKFILL COMPACT AND PAVE WITH 2" SP 9.5 HOT ASPHALT.

\$4,440.00.

Sent from my iPhone

On Feb 6, 2023, at 3:07 PM, Jim O'Brien <jim@jimerico.com> wrote:

Got it Bryan,
Below is my direct email for future correspondence.

Best Regards,
Jim O'Brien
Vice President

2315 Griffin Rd, Suite 6
Leesburg Fl 34748
P 352.315.0088
F 352.315.0677
E jobrien@jimerico.com
www.jimerico.com

Proposal/Contract

Option 2



**231 Griffin Rd
Suite
Leesburg, Florida 34748**

License CGC 060145

**Phone 32-31-0088
Fax 32-31-0077
Mobile 32-2--3**

PROPOSAL SUBMITTED TO: Arlington Ridge/Bryan Cooper		PHONE 352 728 2186	DATE 2/13/23 REV1
STREET 4463 Arlington Ridge Blvd		JOB NAME Same	
CITY, STATE AND ZIP CODE Leesburg		JOB LOCATION - Sent via email: Brett.Perez@inframark.com	
ARCHITECT NA	DATE OF PLANS NA	email Bryan.cooper@inframark.com	JOB PHONE

We hereby submit the following specifications and estimate for the following: furnish all labor, materials, and equipment, unless otherwise noted, to perform the following scope of work

Asphalt patch caused by irrigation line failure.

Saw-Cut and remove approx. 3'x4' of existing sub-base, fill asphalt.

furnish and install 2" PVC sleeve with 1/2" schedule 40 PVC water lines, no pipe connections included.

Backfill, compact and pave with 2" SP 9.5 Hot Asphalt

Asphalt contractor utilizes an asphalt roller which requires at least a 36" wide trench.

DOT, Concrete curbs, and concrete gutters are excluded. Work shall be done during normal work hours.

EXCLUDES Anything not specifically mentioned above.

I propose to hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Four Thousand Seven Hundred Sixty Eight dollars and 00/100 \$ 4,768.00

Payment to be made as follows: **Payment is due with 0 days of completion.**

A fee of 4% shall be assessed on credit card payments.

Deposits may be refundable, however, all costs incurred plus contractors overhead and profit will be deducted from deposit.

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

Proposal is valid for 2 days

Date of Acceptance _____

Contractor Signature

Owner Signature

Owner Signature



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

O'BRIEN, JAMES STEWART

JIMERICO CONSTRUCTION INC
2315 GRIFFIN ROAD
LEESBURG FL 34748

LICENSE NUMBER: CGC060145

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Subsection 4D vi

Pine Tree Removal Proposals



Proposal for Extra Work at Pine Tree Removal

Property Name	Pine Tree Removal	Contact	Brett Perez
Property Address	313 Campus Street Celebration, FL 34747	To	Arlington Ridge Community Development
		Billing Address	4463 Arlington Ridge Blvd Leesburg, FL 34748

Project Name Pine Tree Removal

Project Description Heritage Trail and Hopewell Pass removal and flush cut leaning pine tree

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Removal and flush cut leaning pine tree

For internal use only

SO# 8036001
JOB# 460600000
Service Line 300

Total Price \$2,850.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 701 Codisco Way, Sanford, FL 32771 ph. (407) 831-8101 fax (407) 830-8883

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Area Field Director	
Signature	Title
Brett Perez	February 08, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature	Title
Doug O'Brien	February 08, 2023
Printed Name	Date

Job #:	46060000		
SO #:	8036001	Proposed Price:	\$2,850.00



Proposal #5100

Date: 2/3/2023

PO #

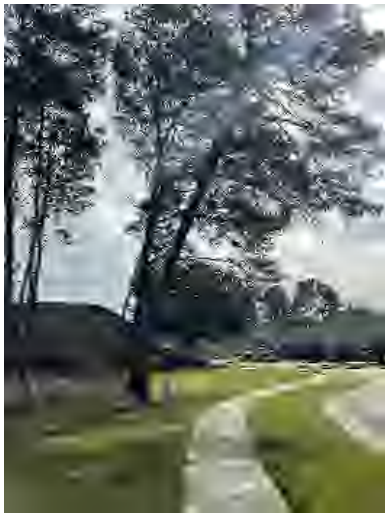
Customer:
 Arlington Ridge CDD
 Arlington Ridge CDD
 Angel Montagna
 313 Campus Street
 Celebration, FL 34747

Property:
 Arlington Ridge CDD
 Angel Montagna
 4463 Arlington Ridge Blvd
 Leesburg, FL 34748

Removal of declining Pine Tree

Declining Pine Tree: (Location: Heritage Trail and Hopewell pass)

- removal of declining and leaning large pine tree
- flush cut
- debris removal



Services Billed Upon Completion

Description of Services	Frequency	Cost per Occ.	Annual Cost
Tree Removal		\$3,920.00	\$3,920.00

By _____

Chris Semko

Date _____
2/3/2023

Floralawn

By _____

Date _____

Arlington Ridge CDD

Services

Tree Removal

Terms & Conditions

Special Instructions/Remarks: *Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.*

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,920.00), with payments to be made as follows:

50% Deposit with the Remaining Balance Due Upon Completion with a signed proposal.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Subsection 4E

Community Director



Phone: (407)524-0643
Fax: (407)330-3023

Licensed Bonded and Insured

Arlington Ridge
4403 Arlington Ridge Blvd.
Leesburg, Florida 34787
Manager Bryan 813-340-7192

Date Feb. 1st, 2023

Proposal for monthly pest control with interior warranty.

Scope of treatment Service performed monthly.

1. Spray liquid insecticide around exterior perimeter of 8 buildings and cart barn including the following addresses 4403 Arlington Ridge Blvd, 4407 Arlington Ridge Blvd, 4409 Arlington Ridge Blvd, 4470 Arlington Ridge Blvd, 4479 Arlington Ridge Blvd, 4483 Arlington Ridge Blvd, 4487 Arlington Ridge Blvd, and 2820 Baywood Palm Road Trailer
2. Check for any interior problems and apply product to the interior of clubhouse and restaurant.
3. Apply a three foot band of granular bait around the exterior perimeter of all buildings.
4. Wipe down any wasp nest and spider web activity around the windows and eaves of all buildings. Within 18' of ground

Service plan \$37.00 per monthly treatment including pest control, and rodenticide added to four rodent control stations. Interior service calls will be performed at no additional charge on day of service. There will be an additional one time charge of \$240 for the purchase of four rodent control stations. \$10 per station. These stations are weighted and located for community safety. They are designed to last about 10 years.

Please contact us at 407-24-0643 or 407-92-2720 for any additional information.

Service Agreement Signatures:

David Williamson - Manager David Williamson

02-07-2023

Representative

Subsection 4□

General □anager

Subsection 4

onthly Report



January 2023 General Manager Report

January revenue in both food & beverage and golf finished ahead of budget. We had nine days in January with temperatures that did not make it out of the 60-degree range and one day where the high temperature was only 55 degrees. Low temperatures did affect business, but golf finished with 71 rounds and \$19,583 of revenue ahead of budget, and 564 rounds and \$36,423 ahead of last year. The restaurant was \$8,265 ahead of budget and \$14,168 ahead of last year. Events and a la carte dining in the grille and tavern, both contributed in January’s revenue.

Cost of Goods (COGS) and labor were high in January, which caused a miss in bottom line performance for the month in the Restaurant. COGS was 42.8%, which is 5% higher than budget. Year to date COGS is 39.7%, which is 1.8% higher than budget. We are reviewing product selection, portion control, and menu pricing and will adjust where possible to get this in line with budget. Labor was high in both front and back of the house, driven primarily by business levels and one full time employee being out sick for two weeks. We will adjust the schedule and minimize overtime wherever possible.

Memberships continue to filter in for the 2023 season. Both full and social members have been taking advantage of this year’s benefits. Total annual membership revenue sold through January is \$574,817, which is \$81,543 ahead of last year and just \$8,058 behind budget. We continue to get closer to our budgeted total as membership keeps growing.

Both Golf and the Restaurant continue to maintain their bottom-lines ahead of budget and well ahead of previous year (see summary below). February is trending to be a good month and let’s hope the weather cooperates.

Golf Operations Financial Summary										
January					YTD					
Actual	Budget	Budget Variance	Last Year	Last Year Variance		Actual	Budget	Budget Variance	Last Year	Last Year Variance
4,969	4,898	71	4,405	(4,334)	Rounds	17,380	15,727	1,653	16,103	(14,450)
177,510	157,927	19,583	141,087	36,423	Revenue	583,018	556,994	26,023	507,695	75,323
10,226	8,729	1,497	5,229	4,998	Cost of Sales	40,456	38,138	2,318	29,049	11,407
55,178	53,696	1,481	50,642	4,536	Labor	206,820	210,069	(3,249)	181,786	25,034
38,006	44,463	(6,457)	38,472	(466)	Operational Expenses	185,908	198,292	(12,384)	214,671	(28,763)
9,785	9,785	0	10,028	(242)	Equipment Leases	39,142	39,142	0	39,384	(242)
64,315	41,253	23,062	36,717	27,598	Change in Net Position	110,692	71,353	39,339	42,804	67,887

Restaurant Financial Summary										
January					YTD					
Actual	Budget	Budget Variance	Last Year	Last Year Variance		Actual	Budget	Budget Variance	Last Year	Last Year Variance
93,373	85,108	8,265	79,205	14,168	Revenue	377,702	353,670	24,032	330,025	47,677
39,011	31,247	7,764	31,940	7,071	Cost of Sales	143,775	130,339	13,436	140,711	3,064
51,030	43,830	7,200	42,790	8,240	Labor	171,719	170,867	852	165,329	6,390
24,961	24,590	371	18,700	6,262	Operational Expenses	103,762	102,931	831	94,641	9,121
(21,629)	(14,559)	(7,070)	(14,225)	(7,404)	Change in Net Position	(41,555)	(50,467)	8,913	(70,657)	29,102

Agronomy Update

January cold brought nine days of low temperatures in the 40s and four days in the 30s, with two days of early morning frost on parts of the golf course. The chilly weather didn't keep James and his crew from completing detail work around the course. Edging cart paths, grading bumpy areas and trimming trees were just a few of the projects being worked on around the course.

The maintenance team is still looking to hire two more qualified associates. With the amount of daily play, staffing will be a big part in how we prioritize tasks for the upcoming growing season.

On January 25th, our Troon Regional Director of Agronomy was at Arlington Ridge for a site visit. His overall assessment was positive. A couple of the key points were healthy greens, good use of traffic control, reduced weed pressure, and plans heading into the growing season to address thin and bumpy areas on the course. A full report from his visit was emailed to the Board and residents. Also, below is the agronomic schedule for the month of February.



Golf Ops

- The “Hair of the Dog” and the “2023 Community Street Challenge” were two great golf events in January...congratulations to all the winners. The “Hair of the Dog” event had 72 players, which was down from 120 that played last year, with a revenue of \$2880 split between the golf course and restaurant. This was the first year that both the men’s and women’s street challenge teams played on the same day. We had a total of 136 players (40 women & 96 men), up from last year’s total count of 128 players. \$2505 in revenue was divided up between the golf course and restaurant as well.
- Area travel groups continued to come thru nearly every day. The groups bring in great revenue for both golf operations and food & beverage.
- John and his crew are looking forward to hosting our upcoming club tournaments. Mixed Couples, Member-Member and Men’s and Women’s Club Championships are scheduled in the upcoming weeks.

- Advertising in The Villages newspaper has worked well in January. The golf shop received 70 coupons that brought in \$3093.64 in greens fee revenue. The ad will continue to run throughout the season.

Food & Beverage

The restaurant survey has been sent out to all the Arlington Ridge residents. In addition, we have scheduled a F&B Town Hall Meeting for March 8th at 2:00pm in Fairfax Hall. This will provide an opportunity to talk through details of current performance, plans going forward, and get valuable feedback from residents as we begin the FY24 budget process.

There has been an increase in group dining from the surrounding communities. Multiple groups from Plantation, Legacy, Hawthorne and Highlands all held luncheons throughout January. Future reservations from these groups have already been made for the upcoming months. Through April we have already confirmed nine groups from outside the community totaling approximately 411 guests and over \$7,900 in revenue.

Upcoming restaurant events.

- | | |
|-------------|--|
| 2.10 & 2.11 | -Valentines Days 3-Course Dinner for Two |
| 2.24 | -Mardi Gras Dinner & Dance |
| 3.08 | -Town Hall Meeting (review Survey Results) |
| 3.17 | -St. Patty's Day Dinner |

We appreciate the support from residents and encourage everyone to participate in the upcoming events.

Subsection 4□□ii□

Golf Cart Proposals

Arlington Ridge Golf Club
Golf Cart Bid Summary - 2-9-2023

<u>Vendor</u>	<u>Monthly Per Cart</u>	<u>Monthly Total</u>	<u>Annual Total</u>
EZGO - RXV ELiTE Lithium			
54-Month	\$ 114.40	\$ 5,720	\$ 68,640
60-Month	\$ 109.97	\$ 5,499	\$ 65,982
Yamaha - Drive2 AC Lead Acid			
42-Month	\$ 95.50	\$ 4,775	\$ 57,300
48-Month	\$ 89.75	\$ 4,488	\$ 53,850
Yamaha - Drive2 AC-Lithium			
54-Month	\$ 101.85	\$ 5,093	\$ 61,110
60-Month	\$ 97.85	\$ 4,893	\$ 58,710
Club Car - Tempo Lithium			
54-Month	\$ 109.54	\$ 5,477	\$ 65,724
60-Month	\$ 105.30	\$ 5,265	\$ 63,180
Club Car - Tempo Lead Acid			
42-Month	\$ 106.86	\$ 5,343	\$ 64,116
48-Month	\$ 100.99	\$ 5,050	\$ 60,594

<u>Golf Cart Specification Summary</u>	<u>EZGO</u>	<u>Yamaha</u>	<u>Club Car</u>
Standard Color	X	X	X
USB Port	X	X	X
Battery Fill System	N/A	X	X
Sun Canopy	X	X	X
(2) Message Holders	X	X	X
Wheel Covers	X	X	X
Windshield	X	X	X
Sand Bottle	X (1)	X	X (2)
Sand Bucket	X	X	
Bag Cover	X	X	X
Custom Logo	X	X	X
Number Decals	X	X	X
Ball & Club Cleaner			X
Cooler			X

Lithium & Lead Acid Battery Comparison

	<u>Lithium</u>	<u>Lead Acid</u>
Electric Bill	15%-18% Savings from Charging	Similar to Current Fleet
Monthly Maintenance	Zero to Minimal	20-30 Labor Hours per Month For battery watering.
Warranty Battery Life	5-Year Unlimited Amp Hours	25k Amp Hours or 4-years Whichever occurs first
Battery Life Expectancy	8-years	4-years or 25k amp hours
Cart Weight	Approx. 725lbs	Approx. 930lbs



Arlington Ridge Golf Club

Leesburg, FL

2/7/2023

GAME FOR MORE...

possibilities





Company Profile

Club Car combines a quality-driven philosophy, an innovative spirit, and a solutions-oriented approach to business. Club Car has established itself as a leading global manufacturer of vehicles that serve the golf, rough terrain, private owner, and commercial markets.

With over 60 years of experience of innovation and design in producing small-wheel vehicles, Club Car is a leading manufacturer of gas and electric golf, utility and personal transportation vehicles.

Founded in 1958, the Club Car product portfolio has grown to include much more than golf cars, now encompassing vehicles for commercial and consumer markets, built with an uncompromised desire for superior performance.

As an industry leader in electrification and sustainability, Club Car is proud to be on the forefront of environmentally responsible Zero Emission Vehicle (ZEV) technologies.



Personal Transport



Fleet Golf



Turf



Transport



Street Legal (LSV)



Utility 4x2



Mobile Merchandising



Tempo Walk



Utility 4x4



Fit-to-Task



Club Car Connect

This proposal shall expire thirty days from its date, unless Club Car, LLC. agrees to extend the time frame. In consideration of receipt of this proposal, Heritage Springs Country Club agrees that it will hold its contents in confidence and will not disclose, use or copy the same in whole or in part for any purpose other than to evaluate this proposal.



PROPOSAL

February 7, 2023

Mr. John Ellis
Mr. Dan Zimmer
Arlington Ridge Golf Club
4463 Arlington Ridge Blvd
Leesburg, FL 34748-1225

Dear Mr. Dan Zimmer & Mr. John Ellis,

On behalf of Club Car, Scott Summers National Account Manager and myself thank you for the opportunity to present this proposal for new golf cars at Arlington Ridge Golf Club. We look forward to discussing this proposal to ensure that it addresses the needs of the club and provides the solution your facility is seeking.

This year, we are excited to introduce our **Club Car Connect** golf car equipped with **Visage Fleet Management and a technology package that second to none in the industry.**

Club Car takes pride in not only our products, but also our commitment to customer service and satisfaction. It is this combination of uncompromising quality, reliability and service that has made Club Car one of the most respected companies in the golf industry for more than 60 years and a valued partner with thousands of facilities around the world.

If you have questions about any aspect of this proposal or if you would like to discuss additional ways we might meet your needs, please call me at (470) 235-0336 or send an e-mail to George.Henry@clubcar.com I look forward to serving you.

Respectfully,

George Henry
Territory Manager – Club Car, LLC





Golf Partnerships

Club Car honors the game in its service to customers and support of the golf industry



How Do These Partnerships Benefit You?

- Club Car sponsors PGA section events, educational seminars and local chapters to grow the game of golf.
- If you are a member of VGM, ask about rebates on golf car fleets.
- If you involved with U.S Kids, Club Car funds the coaches to educate the future of golf.



PROPOSAL



Club Car Tempo Lithium Ion Recognized as 2021 Best Electric Golf Car by Golf Digest

Built with proven engineering, durability, and reliable comfort, Tempo vehicles showcase the best Club Car has to offer.

When equipped with web-based connected technology designed to entertain golfers and support course management, a Tempo fleet offers a key competitive edge.

Club Car**PROPOSAL****Club Car****Smart Technology. Superior Range. Unrivaled Safety.***Advance the ride with Lithium Ion and AC Power*

Club Car's new Lithium Ion vehicle provides best in class range, performance, and safety while delivering lower total cost of ownership. The AC Lithium Ion battery system provides golf course operators confidence in achieving 36+ holes on one charge in a low-maintenance reliable fleet of cars.



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PROPOSAL

Lithium Ion Battery Technology



Up to *50% savings* in electricity costs 

Battery Capacity Years in Service



EASE OF USE AND REDUCED MAINTENANCE COSTS

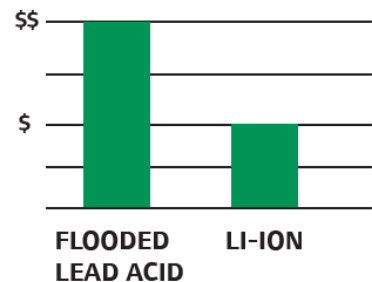
Maximize vehicle uptime and quality

The Tempo Lithium Ion battery was developed for the automotive industry. We built on that foundation to deliver an innovative battery with automotive-grade safety and performance features designed to save you time and money.

FEATURES AND BENEFITS

- **Zero Maintenance Battery**
- **Set and Forget Extended Storage**
- **Over-the-air (OTA) Updates**
Maximize efficiency and minimize course downtime when you upgrade the care performance with Tempo Connect
- **Vehicle Control Module (VCM)**
Increase vehicle uptime and reduce labor time. Real time health status of vehicle helps identify issues before they arise.
- **Handheld Bluetooth® Diagnostic Tool**
Maximize vehicle up time. Quick serviceability keeps your fleet running by analyzing and configuring all electrical subsystems with one simple tool.

COST OF OWNERSHIP





Tempo Connect-Li-Ion

FEATURES & BENEFITS

All the great standard features of the Tempo including:

- New Body style
- The innovative Excel™ powertrain
- SportDrive™ suspension
- MonsoonTop™ Canopy
- Ergonomic Seating
- PowerShield™ battery housing
- 360 degree bumper system
- Best tightest turning radius

The all new Tempo Li-Ion with Club Car Connect includes a robust Connectivity Module featuring:

- Shark Experience: Bluetooth, Sports Ticker, Sports, Entertainment, Music
- Speaker system, Dynamic Distances by touch point, Live games/matches
- Odometer
- Serial number and model year display
- One way message broadcasting such as weather alerts
- Sponsorship and advertising display
- Electronic info holder
- GPS-enabled pre-set zone messages
- Electronic scorecard
- Customer email address capture and reporting
- EZLocator integration

POWER SOURCE

Batteries	Briggs & Stratton utilizing LG 18650 Lithium Ion cells
Charger	650 Watts with on-board computer. Optional 900 Watt charger
Horsepower	4.7 hp AC motor

STEERING / SUSPENSION

Steering	SportDrive™ Self-compensating double reduction helical rack and pinion
Front Suspension	Independent leaf spring with dual hydraulic shocks
Rear Suspension	Optimized rear leaf springs for a lighter vehicle to maintain stability performance and a better ride quality
Brakes	Self-adjusting, rear mechanical drum with 1,000W dynamic brake resistor
Park Brake	Foot operated, multi-lock

BODY / CHASSIS

Frame Chassis	Ladder-style aluminum box beam
Body / Body Color	Formion™ with molded-in color
Front / Rear Tires	18 x 8.50-8 / 18 x 8.50-8
Kickplate	Yes
Seating Capacity	2

DIMENSIONS

Overall L x W x H	91.5 in x 47.25 in x 68.5 in (232 cm x 120 cm x 174 cm)
Wheelbase	65.5 in (166.4 cm)
Ground Clearance	4.5 in (11.4 cm)
Floor Height	12 in (30.5 cm)
Tread	34.5 in / 38.5 in (87.6 cm / 97.8 cm)
Dry Weight (Less Batteries)	495 lb (224.5 kg)
Speed Range	7 speed settings: 5 to 19 mph; 2 acceleration settings: Econo or normal; 3 pedal-up braking settings: None, soft and firm; Speed adjustment in 0.1 mph increments
Vehicle Warranty	5-year: Lithium batteries, unlimited warranty. 4 years: canopy, electronics, pedal group, seats, suspension. 3-year: body panels, electric power train. 2-year: all remaining components. Limited lifetime: frame

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The Club Car Tempo Lithium Ion Difference

SAFETY

BRAKING (DBR)



1,000W RESISTOR

- Dynamic Brake Resistor is 2x larger than other fleet cars to provide improved safety and speed control in downhill conditions
- Maintains safe speeds for occupants and protects battery system

SUSPENSION



- Optimized suspension for a lighter vehicle maintains stability performance
- Enhanced comfort with maximum safety benefits

AUTOMOTIVE GRADE DESIGN COMPONENTS



3 LAYERS OF PROTECTION

- Total battery protection from top to bottom for improved safety and reliability
- Die cast aluminum enclosure meets IP67 standards for protection against dust and water intrusion.

QUALITY

REDUCED TURF COMPACTION



- 200 LBS lighter than lead acid vehicle
- Less turf damage means reduced course maintenance

BEST IN CLASS HILL CLIMBING POWER



4.7 HP AC MOTOR

- Powerful and consistent acceleration
- Better hill climbing
- 235 amp and 375 amp controller options to fit all course types

LITHIUM ION BATTERY PACK PERFORMANCE



- Li-Ion Batteries charge two times faster than FLA batteries, keeping your cars on course during peak hours

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PROPOSAL

Lithium Ion Battery Details

No battery maintenance!

(50 cars) (6 minutes/month)(12 months) = 60 hours saved per year

Range:

Our AC/Lithium Ion solution is more consistent and has much greater long term performance.

***Warranty**

- 5 Year Unlimited Warranty
- One time transferrable up to 5 years
- Longer battery life expected (8 years vs 4 years for FLA)
- For Li-ion, end of life is defined by when battery pack has 80% of capacity left

2 Programmable Acceleration Modes

Allows customer to optimize performance, efficiency and customer experience

- Econo** – slower acceleration to top speed
- Normal** – matches today’s normal acceleration mode

AC Drive System

- 4.7hp motor with a 375 Amp controller provides faster hill climbing than DC Drive
- Increased torque = constant maintained speed while climbing hills.
- AC motor control allows smoother control of the vehicle down to near zero speeds.
- Factory programmable drive profiles enable vehicle tuning for maximum performance or efficiency
- Speed, Acceleration, Pedal Up



Dynamic Stability

Lower center of gravity with consistently proven chassis ride and handling that customers are familiar with

- *Suspension uses the Gas Leaf Springs for better ride quality
- Reduced vehicle weight = Less turf damage

***VCM – Vehicle Control Module**

VCM acts as the “brains” of the electronic system
 VCM has intelligent CAN bus control/communication system
 VCM controls inputs and outputs such as speed and acceleration
 Advanced Power Management

- *Software Logic vs. Wired Logic
- *Over the Air updates for Visage customers or updates via handheld device for non-Visage customers



WEIGHTS	Club Car Tempo	E-Z-GO RXV (with lithium Battery)	E-Z-GO TXT (with lithium Battery)
FLA	903 lbs.	961 lbs.	956 lbs.
Li-Ion	699 lbs.	733 lbs.	755 lbs.

Weight found on company’s brochures for vehicle weight with lithium battery installed in unit*

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ELITE
LITHIUM

TEMPO

RXV

TXT

SAFETY			
DBR (DYNAMIC BRAKE RESISTOR)	1,000 watt resistor	500 watt resistor	
SUSPENSION	Optimized rear leaf springs for lighter vehicle for better ride quality	Some suspension as Electric FLA car	
PERFORMANCE			
RANGE	45 Holes	30* Holes	34* Holes
STORED ENERGY	3.6 kWh	3.0 kWh	
WEIGHT	699 lbs.	729 lbs.	659 lbs.
CONTROLLER	235 Amp (standard) 375 Amp (optional)	235 Amp	250 Amp
MOTOR	4.7 Hp AC	4.4 Hp AC	3.0 Hp DC
CHARGER	650 Watts 900 Watts (Optional)	900 Watts	
EXTENDED STORAGE	Set and forget storage. No need to check state of charge every month due to smart charger and VCM	Check vehicle state of charge every 30 days	
TECHNOLOGY			
CONNECTIVITY	Remote vehicle health & maintenance reporting (VCC); Premium Bluetooth speakers, live streaming and music services; Secure, over-the-air (OTA) software updates and enhancements	No OTA update capability	
FLEET MANAGEMENT SOLUTIONS	Access to Fully integrated Visage software suite with CAN communication featuring variable speed Car Control, Car Tracking and Golfer Experience	Optional TFM system	
DIAGNOSTICS & VEHICLE SETTINGS	Remote, handheld and integrated diagnostics (VCC, Bluetooth handheld with graphics tool, and on-board Visage monitor) to manage vehicle performance; Remote access (via VCC) to set vehicle speeds & acceleration rates and enable/disable accessories	Handheld device; limited diagnostics; text only	
BATTERY GAUGE/VEHICLE INFORMATION DISPLAY	Standard: Battery indicator light Optional: Digital display gauge	Optional Fuel Gauge	
AUTOMOTIVE GRADE			
BATTERY ENCLOSURE	Die Cast Aluminum	Plastic	
VCM (VEHICLE CONTROL MODULE)	"Brains" of the electronic control system. It features CAN bus communication and controls vehicle inputs and outputs.	Not available	
BATTERY WARRANTY	5 year unlimited warranty	5 year warranty	

*Club Car tests performed on moderate terrain golf course with equally configured cars and route.

**There are no warranties, express or implied, contained herein. See Limited Warranty found in the owner's manual or write to Club Car, LLC. Vehicle specifications are accurate for each model at the time of publication. The company reserves the right to make design changes without obligation to make these changes on units previously sold. These vehicles are designed and manufactured for off-road use only. They do not conform to Federal Motor Vehicle Safety Standards for automobiles or to FMVSS 500 for low-speed vehicles and are not equipped for operation on public streets, roads or highways.

***Additional Restrictions Apply



Tempo

NE OR 2023 TE PO AND TE PO 4 N

Built with proven engineering, industry-leading durability, and reliable comfort, the new Tempo™ and Tempo™ 4Fun vehicles showcase the best that Club Car has to offer.

When equipped with web-based connected technology designed to entertain golfers and support course management, a Tempo fleet offers a key competitive edge—and gives you the flexibility to monitor your operation from anywhere.



Proposed Equipment

QT.	Description
50	<p><u>2024 Club Car Tempo Lithium Ion Gen II Golf Car</u></p> <ul style="list-style-type: none"> • Tempo Lithium Ion 2 Passenger w/B&S Pack • Black Molded In Body Color or Standard Body Color of Choice • Gray Standard Seat Package or Standard Seat Color of Choice • Black Monsoon Canopy Top or Standard Color of Choice • Clear Hinged <input type="checkbox"/> Windshield • Black Magnetic Bag Cover or Standard Color of Choice • Shelf charger 650W , 9A DC Cord, 6 ft AC Power Cord with <input type="checkbox"/>S <input type="checkbox"/>EMA Plug • Kenda Hole-<input type="checkbox"/>-1 18x8.50x8 4 Ply Steel <input type="checkbox"/> heel <input type="checkbox"/>Front & Rear<input type="checkbox"/> • Standard <input type="checkbox"/> heel Cover • Gold Club Car <input type="checkbox"/>nameplate • Gold Domed <input type="checkbox"/>umber Decal, Side of Body, Driver & Passenger Side • Comfort Grip Steering <input type="checkbox"/> heel • Base, <input type="checkbox"/>o Lights, LED display • 13.2 MPH Speed Setting • Economy Acceleration Drive Profile • Gold Tempo Decal LI • Info Holder, Center Front • Ball and Club Cleaner, Driver-Side • CaddyMaster Cooler, Passenger Side • Custom Arlington Ridge Golf Club Logo, Front Center Cowl Location • Sand Bottle, Strut Mounted, Driver Side • Sand Bottle, Strut Mounted Passenger Side • Rear Tow Plate • Dual <input type="checkbox"/>SB Port Installation 48V • Clear Hinged <input type="checkbox"/> Windshield Install • LED Display Battery Display • <input type="checkbox"/>ncommon Key Switch A • <input checked="" type="checkbox"/> <input type="checkbox"/>Towing Kit, Temporary, Light Duty Tow Bar • Includes Freight and Prepping



PROPOSAL

Tempo FLA Technology



EFFICIENT: With energy costs high and getting higher, reducing consumption is the surest way to control costs.

RELIABLE: E.R.I.C. is constructed to handle whatever your staff and nature can dish out.

INTELLIGENT: Charger status lights, on-car dash light and audible alerts communicate the car is charging, the state of the charge cycle, battery state of charge and charger faults.

CONNECTED[®]: Enjoy two-way communication via USB port, upload system updates and allow authorized Club Car technicians to download charger data.



Key Features

- Proven engineering and reliability
- Automotive styling
- Trojan batteries w/single point watering system
- 4-year warranty

ELECTRIC

ENGINE	N/A
TURNING CIRCLE	17' 4" (5.20m)
HORSEPOWER	3.3 hp
GOVERNOR GUARD	N/A
BATTERIES	(6) 8-volt, single point watering system
CHARGER	48 VDC 13.5 amp DC high frequency solid state charger
STEERING	Self-compensating double reduction helical rock & pinion
FRONT SUSPENSION	Independent leaf spring w/dual hydraulic shocks
BRAKES	Self-adjusting, rear wheel mechanical drum
PARK BRAKE	Foot operated, multi-lock
BODY AND FINISH	Molded-in color, Metallic or Premium Available
TIRES	18 x 8.50-8
L x W x H	91.5 x 47.25 x 68.5 in (232 x 120 x 174 cm)
WHEELBASE	65.5 in (166.4 cm)
GROUND CLEARANCE	4.5 in (11.4 cm)
FUEL TANK CAPACITY	N/A
TREAD-FRONT & REAR	34.5 / 30.5 in (87.6 / 97.8 cm)
CURB WEIGHT	903 lb (410 kg)
FLOOR HEIGHT	12 in (30.5 cm)
FRAME TYPE	Ladder-style aluminum box beam
KICKPLATE	Yes
SPEED RANGE	7 speed settings: 5-15 mph (8-24.14 kph) 2 acceleration settings: Aggressive or traditional 3 pedal-up driving settings: None, mild and aggressive Speed fine adjustment in 0.1 mph (0.16 kph) increments
LIMITED WARRANTY*	4-year: Batteries (25,000 amp hours/4 years with authorized deionizer and filter system; otherwise, 20,000 amp hours/4 years), canopy, electronics, pedal group, standard seats, suspension 3-year: Body panels, electric powertrain, premium seats 2-year: All remaining components Limited lifetime: Frame



Proposed Equipment

QT.	Description
50	<p><u>2024 Club Car Tempo Flooded Lead Acid Golf Car</u></p> <ul style="list-style-type: none"> • Tempo 2 Pass Golf Car - Electric System Trojan Batteries SP S • Black Molded In Body Color or Standard Color of Choice • Gray Standard Seat Package or Standard Seat Color of Choice • Black Monsoon Canopy Top or Color of Choice • Clear Hinged Windshield • Black Magnetic Bag Cover or Standard Color of Choice • Kenda Hole-1 18x8.50x8 4 Ply Steel heel Front & Rear • Standard heel Cover • Gold Club Car nameplate • Gold Domed Number Decal, Side of Body, Driver & Passenger Side • Dual SB Port Elec. cars • Comfort Grip Steering heel • 13.2 mph Speed Setting • Shelf charger, 9DC Cord with Trojan batteries, 6 ft AC Power Cord with S EMA Plug • Fast Acceleration Off • Gold Tempo Decal • Info Holder, Center Front • Ball and Club Cleaner, Driver-Side • CaddyMaster Cooler, Passenger Side • Custom Arlington Ridge Golf Club Logo, Front Center Cowl Location • Sand Bottle, Strut Mounted, Driver Side • Sand Bottle, Strut Mounted Passenger Side • Rear Tow Plate • Towing Kit, Temporary, Light Duty Tow Bar • CDT with Adaptor • Flowrite Niagara Water Deionizer System • Includes Freight and Prepping



PROPOSAL



ENHANCE THE GOLF EXPERIENCE

A new way to cover all utility needs at the golf course whether gas or electric.

Features for the Carryall Vehicles

- Gas Engine / Motor Type: 14 HP Kohler ECH 440 EFI Gas Engine
- Electric Motor Type: 48 volt DC
- Bed Load Capacity 800-1000 lb [362.8 kg]
- Towing Capacity 1200-1500 lb [544.3 kg]
- Speed 15-17 mph [24-27 kph]
- Gas Warranty: 3 yr/3000 hr limited powertrain/frame; 2 yr limited remaining vehicle
- Electric Warranty: 4 yr limited battery warranty; 3 yr limited powertrain/frame; 2 yr limited remaining vehicle



Proposed Equipment

QT	Description
1	<p><u>2024 Club Car Carryall 500 Driving Range Vehicle</u></p> <ul style="list-style-type: none"> • Carryall 500 Gasoline • Black Front Cowl • Gray Seat Package • PEDAL START CA500G • Instrument Panel - Pedal Start • Electrical Installation - Pedal Start • Cargo Box • Premium Hole-Punch-1 Tires 6-ply rated - 20x10-10 (Front) • Premium Hole-Punch-1 6-ply rated - 20x10-10 (Rear) • 5-Spoke Silver (heel) Cover (set of 4) - 20 (heel) • Extra Heavy Duty Front Suspension • Heavy Duty Trailer Hitch • Differential Guard, Gas • Steering (heel) w/ Memo Clip • LED Headlights • Controller Speed Calibration - 20 (Tires) • VersAttach Bed Mounted Bucket Holder • Standard Transaxle • Tailgate Tether Installation • Bed Floor Installation - Manual Bed Lift • Four (heel) Brakes • Front Fender Installation • Factory • RANGE PICKER ADAPTER INSTALLATION • Range Cab Installation • Pedal Start Cab Vehicle Keyswitch • Custom Logo, Center of Cowl • (SB-A) port with 12V Powerport • Pedal Opening (heel) Guard • Includes Freight and Prepping



Proposed Equipment

QT.	Description
1	<p><u>2024 Club Car Carryall Cafe Express Hospitality Vehicle</u></p> <ul style="list-style-type: none"> • Cafe Express • Black Front Cowl or Standard Color of Choice • Gray Seat Package or Standard Color of Choice • Cafe Express Canopy - Gray Tweed • Solid Windshield Kit • Pedal Start • Instrument Panel - Pedal Start • Premium Hole-Punch-1 Tires 6-ply rated - 20x10-10 Front • Premium Hole-Punch-1 6-ply rated - 20x10-10 Rear • 5-Spoke Silver Wheel Cover Set of 4 - 20" Wheel • Heavy Duty Front Brush Guard Installation • Differential Guard, Gas • Steering Wheel w/ Memo Clip • LED Headlights • Heavy Duty Front Suspension • Standard Transaxle • Pedal Start Standard Keyswitch • Gas Pedal Group - Four Wheel Brakes • Cafe Express Base Cabinet • Cafe Express Prop Rod Installation • Front Fender Installation • Cafe Express Upper Cabinet • Cafe Express Canopy Frame • Cafe Express Front Canopy Struts • Custom Arlington Ridge Logo, Center of Cowl • Non-Cab Side Mirror set • USB-A port with 12V Powerport • Includes Freight and Prepping



Lithium Ion Lease Quotation

PROPOSAL

QTY Option	Vehicle	Term 54 Months	Price Per Car Per Month	Total Monthly Payment
50	Tempo Lithium Ion	54 Months	\$109.54	\$5,477.00

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



Lithium Ion Lease Quotation

PROPOSAL

QTY Option	Vehicle	Term 60 Months	Price Per Car Per Month	Total Monthly Payment
50	Tempo Lithium Ion	60 Months	\$105.30	\$5,265.00

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



PROPOSAL

Flooded Lead Acid Lease Quotation

QTY Option	Vehicle	Term 42 Months	Price Per Car Per Month	Total Monthly Payment
50	Tempo Flooded Lead Acid	42 Months	\$106.86	\$5,343.00

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



PROPOSAL

Flooded Lead Acid Lease Quotation

QTY Option	Vehicle	Term 48 Months	Price Per Car Per Month	Total Monthly Payment
50	Tempo Flooded Lead Acid	48 Months	\$100.99	\$5,049.50

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



Utility Vehicle Lease Quotation

PROPOSAL

QTY Option	Vehicle	Term 48 Months	Price Per Car Per Month	Total Monthly Payment
1	Carryall 500 Driving Range Vehicle	48 Months	\$341.73	\$341.73
1	Carryall Café Express	48 Months	\$453.05	\$453.05

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



Utility Vehicle Lease Quotation

PROPOSAL

QTY Option	Vehicle	Term 54 Months	Price Per Car Per Month	Total Monthly Payment
1	Carryall 500 Driving Range Vehicle	54 Months	\$311.69	\$311.69
1	Carryall Café Express	54 Months	\$412.70	\$412.70

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



Utility Vehicle Lease Quotation

PROPOSAL

QTY Option	Vehicle	Term 60 Months	Price Per Car Per Month	Total Monthly Payment
1	Carryall 500 Driving Range Vehicle	60 Months	\$294.42	\$294.42
1	Carryall Café Express	60 Months	\$390.57	\$390.57

Note Please be advised that the interest rates quoted herein are estimated interest rates based on current market projections for late 2023 and early 2024, the interest rates quoted may fluctuate and can not be locked in until 60-90 days prior to the fleet delivery. If interest rates fluctuate, this rate and prices will be adjusted accordingly.

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



PROPOSAL



Technology Rental Quotation



Visage Fleet Management Modules

Golfer Experience 	Car Tracking 	Car Control 	Standard Connectivity <i>VCC Access - \$10 pcm value (No Charge w/ Connect or Shark-X)</i>	Add-On <i>\$2 pcm (each) AdMan Pro - \$5.00</i>
<ul style="list-style-type: none"> Hole Overviews Touch screen for distance Dynamic distances to pins and POIs Tee shot distance Blind tee shot / car ahead Pin placement manager Food & Beverage 	<ul style="list-style-type: none"> Real time vehicle position Pace of Play tracking & reporting Vehicle tracks (bread crumbs) Find car Real time messaging Fleet rotation Vehicle drive history 	<ul style="list-style-type: none"> Action zone Variable Speed Control Action zone messaging Fleet lock down Geofence Cart path only Anti-tamper Set vehicle top speed Notifications Vehicle drive history 	<ul style="list-style-type: none"> Battery status indicator Vehicle "On charge" status Service notifications Fault codes; charge failures One-Way Messaging (club promos; weather) Odometer + Amp Hours Electronic Information holder 	<ul style="list-style-type: none"> Tournament Connect Golf Genius Vision Perfect (ViPer) 3D Hole Flyovers AdMan Pro

QTY	Vehicle	Term	Price Per Car Per Month	Total Monthly Payment
50	Connect Package New 10" Android Visage Display Unit W/Golfers Experience	TBD	\$47.00	\$3,384.00
50	Car Control Module	TBD	Included	Included
50	Car Tracking Module	TBD	Included	Included
50	Power Module Included if Car Control or Car Tracking is chosen	TBD	Included	Included
50	Speakers & Bluetooth Package	TBD	\$8.00	\$576.00
50	Tournament Connect / Golf Genius Integration	TBD	\$2.00	\$144.00

Customer:

Club Car/Dealer:

Title:

Title:

Date:

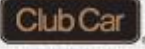
Date:



PROPOSAL



Technology Rental Quotation



Visage Fleet Management Modules

Golfer Experience 	Car Tracking 	Car Control 	Standard Connectivity <i>VCC Access - \$10 pcm value (No Charge w/ Connect or Shark-X)</i>	Add-On <i>\$2 pcm (each) AdMan Pro - \$5.00</i>
<ul style="list-style-type: none"> Hole Overviews Touch screen for distance Dynamic distances to pins and POIs Tee shot distance Blind tee shot / car ahead Pin placement manager Food & Beverage 	<ul style="list-style-type: none"> Real time vehicle position Pace of Play tracking & reporting Vehicle tracks (bread crumbs) Find car Real time messaging Fleet rotation Vehicle drive history 	<ul style="list-style-type: none"> Action zone Variable Speed Control Action zone messaging Fleet lock down Geofence Cart path only Anti-tamper Set vehicle top speed Notifications Vehicle drive history 	<ul style="list-style-type: none"> Battery status indicator Vehicle "On charge" status Service notifications Fault codes; charge failures One-Way Messaging (club promos; weather) Odometer + Amp Hours Electronic Information holder 	<ul style="list-style-type: none"> Tournament Connect Golf Genius Vision Perfect (ViPer) 3D Hole Flyovers AdMan Pro

QTY	Vehicle	Term	Price Per Car Per Month	Total Monthly Payment
50	Connect Package New 10" Android Visage Display Unit W/Golfers Experience	TBD	\$35.00	\$2,520.00
50	Car Control Module	TBD	Choice of One Module	
50	Car Tracking Module	TBD	Choice of One Module	
50	Power Module Included if Car Control or Car Tracking is chosen	TBD	Included	Included
50	Speakers & Bluetooth Package	TBD	\$8.00	\$576.00
50	Tournament Connect / Golf Genius Integration	TBD	\$2.00	\$144.00

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



PROPOSAL



Technology Rental Quotation



Visage Fleet Management Modules

Golfer Experience 	Car Tracking 	Car Control 	Standard Connectivity <i>VCC Access - \$10 pcm value (No Charge w/ Connect or Shark-X)</i>	Add-On <i>\$2 pcm (each) AdMan Pro - \$5.00</i>
<ul style="list-style-type: none"> Hole Overviews Touch screen for distance Dynamic distances to pins and POIs Tee shot distance Blind tee shot / car ahead Pin placement manager Food & Beverage 	<ul style="list-style-type: none"> Real time vehicle position Pace of Play tracking & reporting Vehicle tracks (bread crumbs) Find car Real time messaging Fleet rotation Vehicle drive history 	<ul style="list-style-type: none"> Action zone Variable Speed Control Action zone messaging Fleet lock down Geofence Cart path only Anti-tamper Set vehicle top speed Notifications Vehicle drive history 	<ul style="list-style-type: none"> Battery status indicator Vehicle "On charge" status Service notifications Fault codes; charge failures One-Way Messaging (club promos; weather) Odometer + Amp Hours Electronic Information holder 	<ul style="list-style-type: none"> Tournament Connect Golf Genius Vision Perfect (ViPer) 3D Hole Flyovers AdMan Pro

QTY	Vehicle	Term	Price Per Car Per Month	Total Monthly Payment
50	Connect Package New 10" Android Visage Display Unit W/Golfers Experience	TBD	\$20.00	\$1,440.00
50	Car Control Module	TBD	Additional Cost	Additional Cost
50	Car Tracking Module	TBD	Additional Cost	Additional Cost
50	Power Module Included if Car Control or Car Tracking is chosen	TBD	\$10.00	\$800.00
50	Speakers & Bluetooth Package	TBD	\$8.00	\$576.00
50	Tournament Connect / Golf Genius Integration	TBD	\$2.00	\$144.00

Customer:

Club Car/Dealer:

Title:

Title:

Date:

Date:



PROPOSAL

Lease Quotation

Club Car's funding source, proposes to lease Arlington Ridge Golf Club (52) vehicles equipped as stated on the Equipment Detail Quotation pages The rates quoted herein and are subject to Club Car's normal credit approval.

The above quote is firm for 10 days and is based on today's projected interest rate. After 10 days should vehicle prices or interest rates fluctuate, this rate will be adjusted accordingly. Arlington Ridge Golf Club will be required to submit credit information for credit approval. Any applicable state, local and property tax not included in this proposal.

The delivery date is tentatively set for the second quarter of 2024, this could be delayed due to any unforeseen supply chain constraints as we move into 2024..

As of today's date, delivery time is currently 52 -62 weeks once all paperwork is submitted to George Henry Territory Manager Club Car, LLC. Please be advised that any delay in getting the needed documents to fully execute this agreement can delay the delivery of the new fleet and or pricing proposed. Arlington Ridge Golf Club will be required to make all current lease payment until the new fleet is delivered.

Club Car, LLC will provide transportation when the new Club Car fleet is delivered for the return of the 50 Yamaha Car on property at Arlington Ridge Golf Club to any place in the state of Florida or Georgia. Club Car, LLC will need a letter stating that the Yamaha vehicles can be removed from property two weeks prior to the delivery of the new Club Car Fleet.

Prices quoted herein are projected for a future estimated date of delivery of Club Car golf and utility products. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. For a purchase or lease transaction, where trade-in vehicle values are quoted, pricing assumes trade-in of customer's current fleet in a quantity and in condition to be agreed upon by Club Car. In the event customer's current fleet is not available for trade-in at the time of delivery, Club Car reserves the right to adjust pricing accordingly, and Customer agrees to be responsible for any price increases.

Club Car, LLC Documents needed to fully execute this transaction;

- Signed Proposal (All Pages Signed and or Initialed where applicable)
- Club Car, LLC Credit Application Completed
- -9 Form
- 2023 Resale Tax Certificate
- Copy of the Golf Course Logo / Approved Logo Proof
- Name, Title, email address and phone number of the person responsible for signing the lease documents

Special Considerations

It will be the sole responsibility of Arlington Ridge Golf Club to pay all State, local and or property taxes associated with this transaction.

Customer: []

Club Car/Dealer: []

Title: []

Title: []

Date: []

Date: []



PROPOSAL



Tempo[™]

WALK

ENHANCE THE GOLF EXPERIENCE

A new way to play golf, exercise, and experience an autonomous caddy.

Features

- Autonomous hands-free
- Collision sensors
- Touchscreen tablet
- GPS yardages
- Real-time unit tracking
- Amenities: cooler, cup holder, USB port, divot repair seed

Technical Features

- Four units will fit in one golf car space
- 95 pounds
- 24V VCD motors
- 36 holes charge
- Lithium ion batteries
- Aluminum frame
- 7 mph maximum speed



PROPOSAL



Limited Time Promotion 48 Month or 54 Month Lease Option



Additional operational lease prices quoted herein to and are subject to Club Car's normal credit approval.

The above quote is firm for 15 days and is based on today's interest rate. After 10 days should vehicle prices or interest rates fluctuate, this rate will be adjusted accordingly. Arlington Ridge Golf Club will be required to submit credit information for credit approval. Any applicable state, local and property tax not included

The delivery time for Tempo alk nits is 4-8 weeks after all lease docs are executed and must happen prior to the end of the 2022 calendar year to get this special pricing. Lease payments will begin approximately 30 days after the delivery. The Operational lease quote for 48 months per unit is \$86.41 or \$78.21 for 54 months. Please note that the Tempo alk units need to be ordered in increments of 2units and a Maximum of 20Tempo alk units per facility.

Total umber of additional nits Requested:

48 Month Lease Option 54 Month Lease Option

Customer:

Club Car

Signature:

Signature:

Title:

Title:

Date:

Date:



Body Color Options

Standard Molded-In Colors



White Cashmere Platinum Green

Premium Molded-In Colors



Black Sangria Sapphire

Premium Painted Metallic Colors



Candy Apple Red Midnight Silver Blue Onyx Black Glacier Green Ice Blue

Standard Seats



White Beige



Gray Black

Solid Premium Seats



Camello Light Beige



Gray Black

Two-Tone Premium Seats



Camello & Light-Beige Black & Gray

Double Diamond Stitch



Elite Bright White w/Silver Rush Stitching & Piping

Monsoon Canopy Top Color Options



White Beige Black

[Click here for Color Combinations](#)



Summary and Acceptance of Proposal

PROPOSAL

Please Initial Selected Fleet Purchase options

Tempo Lithium Ion Gen II Golf Car 4 onth OL Term

Tempo Lithium Ion Gen II Golf Car 0 onth OL Term

Tempo looded Lead Acid Golf Car 42 onth OL Term

Tempo looded Lead Acid Golf Car 48 onth OL Term

Select Tempo Golf Car Color Options

Standard Body Color hite Green Platinum Cashmere

Premium Body Color Black Sapphire Sangria

Canopy Top Color Beige hite Black

Standard Seat Color Beige hite Gray Black

Premium Seat Color Lt. Beige Camello Off hite Black Gray

Two Tone Premium Seat Color Lt. Beige / Off hite Lt. Beige / Camello Black / Gray

Club Protector Bag Cover Beige Black Green

Visage odules Technology

Golfers Experience Car Control Car Tracking Shark Select Speakers & Bluetooth

Speakers & Bluetooth "No Shark" Tournament Connect

Customer:

Club Car/Dealer:

Signature:

Signature:

Title:

Title:

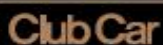
Date:

Date:





PROPOSAL



SERVICE SOLUTIONS

IS YOUR FLEET AT ITS BEST?

CMAA estimates that most golf car fleets are operating at 15% below optimal efficiency—a statistic that can cost a course up to \$124,000 over a four-year lease, shorten vehicle warranties and impact a course's reputation. But there's a solution.

LET US HANDLE THE MAINTENANCE

You're busy with hundreds of tasks. Club Car Service Solutions takes fleet maintenance (and detailed record-keeping) off your to-do list, saving you unnecessary costs, helping prevent slowed pace of play and minimizing the risk of accidents.

“Having Club Car maintain our fleet is a huge relief for us. The confidence of knowing that the cars are kept in safe, working order makes us feel like our customers and employees are provided with the safest vehicles possible. The relationship we've created with our fleet technician is key to controlling the expensive task of maintaining our entire fleet.”

— Geoff Crom, PGA

Club Manager-Director of Golf | Arroyo Trabuco Golf Club

DISCOVER THE BENEFITS

- Reduced costs
- Increased utilization and revenue
- Extended warranty life
- Cars operating at maximum efficiency
- Reduced liability
- High-quality service
- Detailed service records
- Stabilized pace of play
- More crew time for other tasks





PROPOSAL

CLUB CAR FLEETCARE SERVICE - STANDARD BENEFITS

- Detailed service records are maintained for every car.
- All warranty repairs and down cars are responded to within 72 hours.
- Factory direct tech, fully stocked with inventory parts and ability to perform 98% of repairs on-site.
- Majority of problems can be identified and addressed before they become a problem on the course.
- Detailed scope of work that meets or exceeds the manufacturer's recommendations is performed on every car so they perform the same on the last day as they did on the first.



QUARTERLY SERVICE AGREEMENT

- A factory certified technician will visit the course every other week and service 17% of the fleet.
- **TIRES** - Quarterly check and maintain proper pressure.
- **FRONT END** - Inspection of ball joints, wheel bearings, bushings, alignment, springs, and shocks. Correct and adjust as needed.
(Quarterly Gasoline / Semi-annually Electric)
- **LUBRICATION** - Semi-annually lubricate all fittings, clevises, cables, brake components, pedal groups, and linkages.
- **DIFFERENTIAL** - Semi-annually check for leaks and damage to drive unit.
- **BRAKES** - Semi-annually inspect and adjust brakes, and perform annual brake service.
- No trip charges on billable repairs.

GASOLINE ONLY

- Quarterly inspect and check belts (adjust if needed), change oil, terminal connections, reverse buzzer, FNR switch.

ELECTRIC ONLY

- Quarterly check connections, wiring, terminal connections, single point watering system, deionizer filter, reverse buzzer, FNR switch, nuts, and battery hold downs.
- **BATTERY CHARGER** - Quarterly visually inspect, check cable connections, breakers, and lubricate receptacle with WD-40.

MONTHLY SERVICE AGREEMENT

- A factory certified technician will visit the course every week and service 25% of the fleet.
- **TIRES** - Monthly check and maintain proper pressure.
- **FRONT END** - Quarterly inspection of ball joints, wheel bearings, bushings, alignment, springs, and shocks. Correct and adjust as needed.
- **LUBRICATION** - Semi-annually lubricate all fittings, clevises, cables, brake components, pedal groups, and linkages.
- **DIFFERENTIAL** - Semi-annually check for leaks and damage to drive unit.
- **BRAKES** - Semi-annually inspect and adjust brakes, and perform annual brake service.
- No trip charges on billable repairs.

GASOLINE ONLY

- Check engine oil level.
- Quarterly inspect and check belts (adjust if needed), change oil, terminal connections, reverse buzzer, FNR switch.

ELECTRIC ONLY

- Monthly check connections, wiring, terminal connections, single point watering system, deionizer filter, reverse buzzer, FNR switch, nuts, and battery hold downs.
- **BATTERIES** - All batteries will be inspected and watered to the appropriated level.
- **BATTERY CHARGER** - Monthly visually inspect, check connector, breakers, and lubricate receptacle with WD-40 quarterly.

CLUB CAR FLEETCARE SERVICE - STANDARD BENEFITS

- Detailed service records are maintained for every car.
- All warranty repairs and down cars are responded to within 72 hours.
- Factory direct tech, fully stocked with inventory parts and ability to perform 98% of repairs on-site.
- Majority of problems can be identified and addressed before they become a problem on the course.
- Detailed scope of work that meets or exceeds the manufacturer's recommendations is performed on every car so they perform the same on the last day as they did on the first.



ANNUAL SERVICE AGREEMENT

- **TIRES** - Annually check air pressure. (Course will be responsible for checking air pressure the remainder of the year)
- **FRONT END** - Annually inspect ball joints, wheel bearings, bushings, alignment, springs, and shocks. Correct and adjust as needed.
- **LUBRICATION** - Annually lubricate all fittings, cables, brake components, pedal groups, and linkages.
- **DIFFERENTIAL** - Annually check for leaks and damage to drive unit.
- **BRAKES** - Annually inspect and adjust brakes, and perform annual brake service.

GASOLINE ONLY

- Annually check belts (adjust if needed), change oil, terminal connections, reverse buzzer, FNR switch.

ELECTRIC ONLY

- Annually check connections, wiring, terminal connections, single-point watering system, deionizer filter, reverse buzzer, FNR switch, nuts, and battery hold downs.
- **BATTERY CHARGER** - Annually visually inspect, check cable connections, breakers, and lubricate receptacle with WD-40.

SEMI-ANNUAL SERVICE AGREEMENT

- **TIRES** - Semi-annually check air pressure. (Course will be responsible for checking air pressure the remainder of the year)
- **FRONT END** - Semi-annually inspect ball joints, wheel bearings, bushings, alignment, springs, and shocks. Correct and adjust as needed.
- **LUBRICATION** - Semi-annually lubricate all fittings, cables, brake components, pedal groups, and linkages.
- **DIFFERENTIAL** - Semi-annually check for leaks and damage to drive unit.
- **BRAKES** - Semi-annually inspect and adjust brakes, and perform annual brake service.

GASOLINE ONLY

- Semi-annually check belts (adjust if needed), change oil, terminal connections, reverse buzzer, FNR switch.

ELECTRIC ONLY

- Semi-annually check connections, wiring, terminal connections, single-point watering system, deionizer filter, reverse buzzer, FNR switch, nuts, and battery hold downs.
- **BATTERY CHARGER** - Semi-annually visually inspect, check cable connections, breakers, and lubricate receptacle with WD-40.

WAC - WATER, AIR, & CURSORY INSPECTION

A technician will be on-site twice a month and will complete the scope of work on one-half of the fleet each visit:

ELECTRIC ONLY

- **TIRES** - All tires will be checked and inflated to the proper pressure.
- **BATTERIES** - All batteries will be inspected and watered to the appropriated level.
- A cursory inspection of the vehicle will be completed to identify any noticeable issues.
- No Trip Charges on Billable Repairs.



PROPOSAL

Terms and Conditions for Returning Vehicles or Trade-Ins

Sole Responsibility

Arlington Ridge Golf Club agrees to accept sole responsibility for any loss or damage to its returned cars beyond ordinary wear due to normal use. The returned cars must meet the following conditions:

1. All cars must be free of all liens and encumbrances.
2. All cars must be capable of running at least 9 holes of golf.
3. All cars must be the same quantity and year model as originally evaluated.
4. All cars must be clean, and free of trash, scorecards, pencils, tees, etc.
5. All cars must have a working charger.
6. All cars must have four serviceable tires that retain proper air pressure.
7. All cars must steer properly in all directions.
8. All batteries must be free of corrosion, and properly filled with water.

If any of the above conditions are not met by . Arlington Ridge Golf Club, Club Car reserves the right to withhold any and all Special Considerations stated in this agreement. Furthermore, Arlington Ridge Golf Club agrees to pay the following charges if the below conditions are found upon Club Car’s inspection of the returned cars:

- | | |
|--|-----------------------|
| 1. Severely damaged or missing chargers | \$ 200.00 per charger |
| 2. Inoperable cars | \$ 200.00 per car |
| 3. Minor damage <input type="checkbox"/> damage to bodies, bumpers or seats <input type="checkbox"/> | \$ 350.00 per car |
| 4. Major damage <input type="checkbox"/> frame damage, wrecked cars, etc. <input type="checkbox"/> | \$ 700.00 per car |

Customer:

Club Car/Dealer:

Signature:

Signature:

Title:

Title:

Date:

Date:





Club Car Tempo Li-Ion Warranty Information



PROPOSAL

LIMITED WARRANTY

WARRANTY

Club Car, LLC ("Club Car") hereby warrants to the original purchaser or lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from Club Car or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor cost as to those items specifically listed below for the periods specified. Such repair labor shall be performed only by Club Car, its Authorized Dealers or Distributors, or a service agency approved by Club Car. For repairs made by qualified technicians other than Club Car's factory technicians or an Authorized Dealer or Distributor, Club Car will provide only the replacement parts or components.

WARRANTY TIMEFRAME

ITEM	SUB-ITEMS	COVERAGE
VEHICLE MAINFRAME	Not applicable	Limited Lifetime
SUSPENSION	Steering gearbox, steering column, shocks, and leaf springs	4 years
ELECTRIC POWERTRAIN	Electric motor, transaxle, and MCOR	3 years
LITHIUM-ION BATTERY	Lithium-ion battery	5 years / Unlimited hours
MAJOR ELECTRONICS	Solid state speed controller and battery charger	4 years
OTHER ELECTRONICS	VCM and DBR	VCM 5 years DBR 4 years
PEDAL GROUP	Pedal group mechanical assembly, brake cluster assemblies, and brake cables	4 years
SEATS	Seat bottom, seat back, and armrests	4 years
CANOPY SYSTEM	Canopy, rear canopy supports, drainage system, and structural accessory module (SAM)	4 years
BODY GROUP	Beauty panels and front/rear underbody Body and dash panels	3 years
ALL REMAINING COMPONENTS	Solenoid, limit switches, voltage regulator, F&R switch, and options and accessories supplied by Club Car, including components not specified otherwise	2 years



Club Car Tempo Flooded Lead Acid Vehicle Warranty

LIMITED WARRANTY**WARRANTY**

Club Car, LLC ("Club Car") hereby warrants to the original purchaser or lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from Club Car or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor cost as to those items specifically listed below for the periods specified. Such repair labor shall be performed only by Club Car, its Authorized Dealers or Distributors, or a service agency approved by Club Car. For repairs made by qualified technicians other than Club Car's factory technicians or an Authorized Dealer or Distributor, Club Car will provide only the replacement parts or components.

If the warranty registration form is not completed and returned to Club Car at the time of the original retail sale, the Purchaser must provide proof of date of purchase with any warranty claim.

WARRANTY TIMEFRAME

ITEM	SUB-ITEMS	COVERAGE
VEHICLE MAINFRAME	Not applicable	Limited Lifetime
SUSPENSION	Steering gearbox, steering column, shocks, and leaf springs	4 years
ELECTRIC POWERTRAIN	Electric motor, transaxle, and MCOR	3 years
DEEP CYCLE BATTERY	25,000-amp hours as recorded by the controller or four years, whichever occurs first, for properly maintained vehicles using an authorized deionizer system. Otherwise 20,000-amp hours or four years.	4 years
MAJOR ELECTRONICS	Solid state speed controller and battery charger	4 years
PEDAL GROUP	Pedal group mechanical assembly, brake cluster assemblies, and brake cables	4 years
SEATS	Seat bottom, seat back, and armrests	4 years
CANOPY SYSTEM	Canopy, rear canopy supports, drainage system, and structural accessory module (SAM)	4 years
BODY GROUP	Beauty panels and front/rear underbody	3 years
ALL REMAINING COMPONENTS	Solenoid, limit switches, voltage regulator, F&R switch, and options and accessories supplied by Club Car, including components not specified otherwise	2 years



Club Car Carryall Vehicle Warranty

Warranties

WARRANTIES

CLUB CAR® LIMITED WARRANTY FOR TRANSPORTATION AND UTILITY VEHICLES WARRANTY

CLUB CAR, LLC ("CLUB CAR") hereby warrants to the Original Purchaser or Lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from CLUB CAR or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor cost as to those items specifically listed below for the periods specified. Such repair labor shall be performed only by CLUB CAR, its Authorized Dealers or Distributors, or a service agency approved by CLUB CAR. For repairs made by qualified technicians other than CLUB CAR's factory technicians or an Authorized Dealer or Distributor, CLUB CAR will provide only the replacement parts or components.

IF THE WARRANTY REGISTRATION FORM IS NOT COMPLETED AND RETURNED TO CLUB CAR AT THE TIME OF THE ORIGINAL RETAIL SALE, PURCHASER MUST PROVIDE PROOF OF DATE OF PURCHASE WITH ANY WARRANTY CLAIM.

TO THE ORIGINAL OWNER ONLY (NON-TRANSFERABLE)	TERMS COVERED	HOURS/ AMP HOURS COVERED
LIMITED THREE YEAR: Engine assembly, transaxle assembly (gasoline vehicle), starter/generator (gasoline vehicle), motor, transaxle assembly (electric vehicle), and main frame assembly.	3 YEARS	3000
LIMITED TWO YEAR: Solenoid, MCOR, limit switches, voltage regulators, FNR switches, brake components, wiring harness, electrical switches, canopy systems, seats, pedal group assembly, body, cab assembly and doors, and driving range protective enclosure, portable refreshment center and all original equipment options and accessories supplied by CLUB CAR, and all remaining components of the vehicle not specified otherwise.	2 YEARS	2000
6-VOLT BATTERY (STANDARD DUTY)	4 YEARS	18000
6-VOLT BATTERY (EXTENDED RANGE)	4 YEARS	23,000 (Model Year 2016 and later) 20,000 (Model Year 2014 and 2015)
8-VOLT BATTERY (STANDARD/EXTENDED RANGE)	4 YEARS	16000
ONBOARD COMPUTER (IF SO EQUIPPED)	4 YEARS	16000
CONTROLLER	4 YEARS	16000
BATTERY CHARGER	4 YEARS	

EXCLUSIONS

Excluded from any CLUB CAR warranty is damage to a vehicle or component resulting from a cause other than a defect including poor maintenance, neglect, abuse, accident and collision, maintenance adjustments, unreasonable or unintended strain or use, improper installation of accessories, installation of parts or accessories that are not original equipment including Club Car approved or non-approved GPS systems, non-approved alteration and acts of God. Also excluded from any CLUB CAR warranty are all fuses, filters, decals (except safety decals), lubricants, routine wear items such as the charger plug and receptacle, engine mounts, bed floor lining, mats, pads, spark plugs,

The Best Will Always Have Our
Name On It.



PREPARED FOR:

Arlington Ridge G. C.



Partner with the Industry Leader.



ELiTE
LITHIUM



ADVANCED
INTELLIBRAKE™
TECHNOLOGY

February 7, 2023

John Ellis
Arlington Ridge G. C.
U.S. Hwy 27
Leesburg, 34748

Dear John Ellis,

E-Z-GO® is honored to prepare this exclusive proposal for Arlington Ridge G. C. and its members. Since 1954, E-Z-GO has been at the forefront of innovation, reliability and service for the last 70 years. We are committed to providing our customers with vehicle solutions that exceed expectations and perform to the demands of your facilities.

E-Z-GO and Cushman® vehicles are manufactured with purpose in mind. We have taken the golf car industry by storm with technologies such as the Samsung Powered ELiTE Lithium batteries, a first-of-its-kind EX1 gas engine, and our Textron Fleet Management systems. These technologies, paired with our reliable fleet and utility vehicle options, provide an experience refined to elevate and improve any course to a premium caliber.

The E-Z-GO and Cushman advantage goes far beyond our products. You'll gain access to a level of service and support unsurpassed in the industry, through the largest fleet of factory direct service technicians, our strong network of factory-owned branch locations and authorized distributors.

Through highly reputable regional sponsorships, professional golfers and industry partners, we are dedicated to advancing the game of golf and the industry that fuels it.

Our constant pursuit for innovation, performance and customer service elevated our name to the premium provider in the industry. We're committed to the game and will never stop looking for what's next. Never settling has put our products on the most prestigious courses and facilities in the world so if you're looking for the best, E-Z-GO and Cushman have you covered.

As you review the enclosed materials, please do not hesitate to contact me with additional questions. I look forward to hearing from you soon, and to serving you at Arlington Ridge G. C..

With sincere appreciation,

Cameron Bahler
cbahler@textron.com



Limited Warranty Terms and Conditions – RXV and TXT ELiTE Fleet Vehicles

Textron Specialized Vehicles Inc. (“Company”) provides that any new Model Year 2021 E-Z-GO RXV Fleet and TXT Fleet Elite electric vehicle (Vehicles factory equipped with a lithium battery pack) (the “Vehicles”) and/or the battery charger for the Vehicle’s lithium battery pack purchased from the Company, a Company affiliate, or an authorized Company dealer or distributor, or leased from a leasing company approved by the Company, shall be free from defects in material or workmanship under normal use and service (the “Limited Warranty”). This Limited Warranty with respect only to parts and labor is extended to the Original Retail Purchaser or the Original Retail Lessee (“Purchaser”) for defects reported to the Company no later than the following warranty periods for the Vehicle parts and components set forth below (the “Warranty Period”):

Part or Component	Warranty Period
FRAME - WORKMANSHIP	LIFETIME
SUSPENSION - Steering Gearbox, steering column, shocks and leaf springs	4 Years
MAJOR ELECTRONICS – Electric motor, solid state speed controller	4 Years
LITHIUM BATTERY SYSTEM – Battery pack, battery management system, battery charger, and charger receptacle	5 Years
PEDAL GROUP - Pedal assemblies, and motor brake	4 Years
SEATS - Seat bottom, seat back and hip restraints	3 Years
CANOPY SYSTEM - Canopy and canopy struts	4 Years
POWERTRAIN – Electric axle	3 Years
BODY GROUP – Front and rear cowls, side panels and instrument panel	3 Years
OTHER ELECTRICAL COMPONENTS – Solenoid, limit switches, DC/DC converter, F&R switch, charger cord, wiring harness	3 Years
ALL REMAINING COMPONENTS - All options and accessories supplied by E-Z-GO at time of delivery, and all components not specified elsewhere	2 Years
INITIAL ADJUSTMENTS – Initial alignment, adjustments, fastener tightening	90 days

The Warranty Period for all parts and components of the Vehicle other than Lithium Batteries shall commence on the date of delivery to the Purchaser’s location or the date on which the Vehicle is placed in Purchaser-requested storage. The Warranty Period for Lithium Batteries shall commence on the earliest of the following dates:

- of Vehicle delivery to the Purchaser’s location,
- on which the Vehicle is placed in Purchaser- requested storage or
- that is sixty (60) days from the date of sale or lease of the Vehicle by the Company to an authorized Company dealer or distributor.

Parts repaired or replaced under this Limited Warranty are warranted for the remainder of the length of the original Warranty Period. This Limited Warranty applies only to the Purchaser and not to any subsequent purchaser or lessee without the prior written approval from the Director of the Company’s Customer Care / Warranty Department.

EXCLUSIONS: Specifically **EXCLUDED** from this Limited Warranty are:

- routine maintenance items, normal wear and tear, cosmetic deterioration or electrical components damaged as a result of fluctuations in electric current;
- damage to or deterioration of a Vehicle, part or battery charger resulting from an accident or collision, or from the neglect, abuse, or inadequate maintenance of the Vehicles;
- damage resulting from installation or use of parts or accessories not approved by Company, including but not limited to subsequent failures of the Vehicle, other parts or the battery charger due to the installation and/or use of parts and accessories not approved by Company;
- warranty repairs performed by someone other than a Company branch or an authorized and qualified Dealer designee. Warranty repairs performed by someone other than a Company branch or an authorized and qualified Dealer or designee shall void the Limited Warranty;
- damage or loss resulting from acts of nature, vandalism, theft, war or other events over which Company has no control;
- any and all expenses incurred in transporting the Vehicle to and from the Company or an authorized and qualified Dealer, distributor or designee for warranty service or in performing field warranty service; and
- any and all expenses, fees or duties incurred relative to inbound freight, importation, or customs.

THIS LIMITED WARRANTY MAY BE VOIDED OR LIMITED AT THE SOLE DISCRETION OF COMPANY IF THE VEHICLE AND/OR BATTERY CHARGER:

- shows indications that routine maintenance was not performed in accordance with the Owner’s Manual provided with the Vehicle, including but not limited to rotation of fleet, proper tire inflation, and lack of charging.
- shows indications that non-recommended lubricants were applied to the Vehicle and any part thereof;
- shows indications that the speed governor was adjusted or modified to permit the Vehicle to operate beyond Company specifications;
- shows indications that it has been altered or modified in any way from Company specifications, including but not limited to alterations to the speed braking system, electrical system, passenger capacity or seating;
- has been altered to be used or operated outside of Company approved applications, specified environments or performance conditions;
- is equipped with tires not expressly approved by Company for use with the Vehicles;
- lacks an adequate number of operating battery chargers, or uses unapproved battery chargers for the Vehicle or uses extension cords with battery chargers;
- shows indication that the battery charger has been modified to charged vehicles not approved for the charger;
- has electrical accessories that are not manufactured or sold by the Company for use with the Vehicle or any electrical energy consuming devices installed directly to the battery pack;



- shows indications that the battery pack was disassembled, opened, or tampered with in any way;
- shows indications that attempts may have been made to intentionally reduce the battery pack life;
- contain lithium battery packs that are not paired with the battery management system as supplied by the Company;

Storage and Operation Limitations Condition	Time Allowed
STORAGE BETWEEN CHARGE CYCLES	3 months
STORAGE BETWEEN -22°F (-30°C) AND -4°F (-20°C) STORAGE ONLY – NO CHARGING OR DISCHARGING OF BATTERY PACK	1 month
OPERATION OF VEHICLE BELOW -4°F (-20°C) OR ABOVE 140°F (60°C)	NOT ALLOWED

USE OF NON-APPROVED PARTS AND ACCESSORIES: THIS LIMITED WARRANTY SHALL NOT APPLY TO ANY PROPERTY DAMAGE OR ADDITIONAL ENERGY CONSUMPTION ARISING FROM OR RELATED TO PARTS OR ACCESSORIES NOT MANUFACTURED OR EXPRESSLY AUTHORIZED BY THE COMPANY, OR WHICH WERE NOT INSTALLED BY THE COMPANY, ITS DEALERS OR DISTRIBUTORS, INCLUDING BUT NOT LIMITED TO GPS SYSTEMS, COOLING AND HEATING SYSTEMS, COMMUNICATION SYSTEMS, INFORMATION SYSTEMS, OR OTHER FORMS OF ENERGY CONSUMING DEVICES WIRED DIRECTLY OR INDIRECTLY TO THE VEHICLE BATTERIES.

REMEDY: Purchaser’s sole and exclusive remedy under this Limited Warranty in the event of a defect in material or workmanship in the Vehicle, any part or component, or battery charger during the applicable Warranty Period is that Company will, at its sole option, repair or replace any defective parts. For such warranty repairs or replacements, the Company may, at its discretion, provide factory reconditioned parts or new components from alternate suppliers. All replaced parts become the sole property of the Company. This exclusive remedy will not be deemed to have failed of its essential purpose so long as the Company has made reasonable efforts to repair or replace the defective parts.

DISCLAIMER: *THIS LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY PROVIDED FOR THE VEHICLES AND BATTERY CHARGER AND IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL SUCH OTHER WARRANTIES BEING EXPLICITLY DISCLAIMED.*

LIABILITY LIMITATIONS: IN NO CASE SHALL THE COMPANY BE LIABLE FOR INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DEATH, PERSONAL INJURY OR PROPERTY DAMAGE ARISING FROM OR RELATED TO ANY ALLEGED FAILURE IN A VEHICLE OR BATTERY CHARGER, OR ANY DAMAGE OR LOSS TO THE PURCHASER OR ANY THIRD PARTY FOR LOST TIME, INCONVENIENCE OR ANY ECONOMIC LOSS, WHETHER OR NOT THE COMPANY WAS APPRISED OF THE FORSEEABILITY OF SUCH DAMAGES OR LOSSES. ANY LEGAL CLAIM OR ACTION ARISING THAT ALLEGES BREACH OF WARRANTY MUST BE BROUGHT WITHIN THREE (3) MONTHS FROM THE DATE THE WARRANTY CLAIM ARISES. THIS LIMITED WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL DAMAGES OR LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY MAY LAST, SO THE ABOVE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU

WARNING: ANY MODIFICATION OR CHANGE TO THE VEHICLE OR BATTERY CHARGER WHICH ALTERS THE WEIGHT DISTRIBUTION OR STABILITY OF THE VEHICLE, INCREASES THE VEHICLE’S SPEED, OR ALTERS THE OUTPUT OF THE BATTERY CHARGER BEYOND FACTORY SPECIFICATIONS, CAN RESULT IN PROPERTY DAMAGE, PERSONAL INJURY OR DEATH. DONOTMAKEANYSUCHMODIFICATIONSORCHANGES. SUCH MODIFICATIONS OR CHANGES WILL VOID THIS LIMITED WARRANTY. THE COMPANY DISCLAIMS RESPONSIBILITY FOR ANY SUCH MODIFICATIONS, CHANGES OR ALTERATIONS WHICH WOULD ADVERSELY IMPACT THE SAFE OPERATION OF THE VEHICLE OR BATTERY CHARGER.

LITHIUM BATTERY WARRANTY LIMITATIONS, CONDITIONS AND EXCEPTIONS:

- Claims for battery replacement require specific testing, as specified by Company’s Customer Care / Warranty Department. The Company, or an authorized Company dealer or distributor, should be contacted to obtain a copy of the required tests.
- **IF IT IS DETERMINED THAT PARTS OR ACCESSORIES WERE INSTALLED DIRECTLY TO THE VEHICLE’S BATTERY PACK WITHOUT THE COMPANY’S**

EXPRESS WRITTEN APPROVAL, THEN THE WARRANTY FOR THE BATTERY PACK AND THE BATTERY MANAGEMENT SYSTEM SHALL BE VOID.

- **ALL NON-FACTORY INSTALLED ACCESSORIES REQUIRE THE INSTALLATION AND USE OF A COMPANY APPROVED DC TO DC CONVERTER THAT USES ENERGY FROM ALL BATTERIES.**
- **Electric Vehicle storage facilities must provide the following:**
 - ample electrical power to charge all Vehicles and allow the charger to shut off automatically;
 - battery chargers must each have an independent dedicated 15 amp circuit;
 - each battery charger must be connected to its circuit with at minimum a NEMA 15-5R three-pin receptacle;
 - one (1) functional charger for each Vehicle in the fleet with a proper electrical supply as specified above; and
 - **BATTERY CHARGERS MUST BE THE COMPANY APPROVED CHARGERS FOR LITHIUM BATTERY PACK VEHICLES.**

OTHER COMPANY RIGHTS:

- Company may perform semi-annual vehicle inspections (directly or through assigned Company representatives) through the term of any fleet lease.
- Company may improve, modify or change the design of any Company vehicle, part or battery charger without being responsible to modify previously manufactured vehicles, parts or battery chargers.
- Company may audit and inspect the Purchaser’s facility, maintenance records and its Vehicles prior to approving any warranty claim; furthermore, Company may use a third party to perform such audit or inspection of the Purchaser’s storage facilities, and/or batteries.
- **THE WARRANTY FOR ALL VEHICLES IN A FLEET SHALL BE VOIDED IF DATA SUBMITTED FOR AN INDIVIDUAL VEHICLE WARRANTY CLAIM CONTAINS FALSE OR MISLEADING INFORMATION.**

AUTHORITY: No Company employee, dealer, distributor or representative, or any other person, has any authority to bind Company to any modifications of the terms and conditions of this Limited Warranty without the express written approval from the Director of the Company’s Customer Care / Warranty Department

FOR FURTHER INFORMATION, CALL 1-800-774-3946, GO TO EZGO.TXTSV.COM, OR WRITE TO TSV DIVISION OF TEXTRON INC., ATTENTION: TSV CUSTOMER CARE / WARRANTY DEPARTMENT, 1451 MARVIN GRIFFIN ROAD, AUGUSTA, GEORGIA 30906 USA.

TSV P/N 646534G21



RXV ELITE

STANDARD FEATURES

5-YEAR BATTERY WARRANTY	ZERO MAINTENANCE BATTERIES	ADVANCED INTELLIBRAKE TECHNOLOGY
SAMSUNG SDI LITHIUM BATTERIES	UNBEATABLE ENERGY EFFICIENCY	LOWEST COST OF OPERATIONS

ACCESSORIES

Body Color Black	50
2024 Model Year	50
Standard Seat Grey	50
Hole-in-One 18 x 8.50 - 8 (4 Ply Rated) - (Set of 4)	50
Spoke, Silver (Set of 4)	50
Frame - E-Shield E-Coat Enhanced Coating	50
USB Port	50
Light World Charger, ELITE (3 m [10 ft] Cord)	50
Sand Bottle (Single)	50
Sand Bucket & Bracket	50
Double Message Holder	50
Bag Cover Kit (Black)	50
Sun Canopy, 54" Black	50
Windshield, Fold Down	50
Custom Logo/Decals	50
Parts Package	1
Freight	50



FAIR MARKET VALUE LEASE

✓	YEAR	MODEL	QTY	TERM	CAR/MONTH	TOTAL MONTHLY PRICE
	2024	RXV ELITE	50	54 Month	\$114.40	\$5,720.20
					MONTHLY AMOUNT	\$5,720.20

FAIR MARKET VALUE LEASE 2

✓	YEAR	MODEL	QTY	TERM	CAR/MONTH	TOTAL MONTHLY PRICE
	2024	RXV ELITE	50	60 Month	\$109.97	\$5,498.73
					MONTHLY AMOUNT	\$5,498.73

PROGRAM DETAILS

NUMBER OF PAYMENTS PER YEAR	PAYMENT MONTHS	DELIVERY	FIRST PAYMENT
12	January - December	December 1, 2023	January 2024

SPECIAL CONSIDERATIONS

While it's our intent to hold this pricing, this pricing is subject to change due to factors that are beyond the control of E-Z-GO. Final interest rates and pricing will be determined 90 days prior to delivery.

E-Z-GO at its discretion reserves the right to offer an early fleet roll option. To receive an early roll, **Arlington Ridge G. C.** must enter into a new lease or purchase agreement with E-Z-GO and the existing lease must be current and in good standing. E-Z-GO and the existing lease must be current and in good standing

NOTE: All goods ordered in error by the Customer or goods the Customer wishes to return are subject to a restock fee. The restock fee is 3% of the original invoice value of the goods. Prices quoted above are those currently in effect and are guaranteed subject to acceptance within 45 days of the date of this proposal. Applicable state taxes, local taxes, and insurance are not included. Lease rates may change if alternate financing is required. Payment schedule(s) does not include any finance, documentation, or initiation fees that may be included with the first payment. All lease cars and trades must be in running condition and a fleet inspection will be performed prior to pick up. It is the club's responsibility to either repair damages noted or pay for the repairs to be completed. All electric cars must have a working charger. All pricing and trade values are contingent upon management approval. Any change to the accessory list must be obtained in writing at least 45 days prior to production date.

Arlington Ridge G. C.

E-Z-GO

Accepted by: _____

Accepted by: _____

Title: _____

Title: _____

Date:

Date:



It's good to
GO.



IT'S OUT THERE.

Your idea of a perfect course.

One where golfers rave about their round.

Playing faster and smarter than ever before.

Seamlessly advancing from tee box to tee box,
without a worry in their world or yours.

For them, it's not just another day on
your course.

This is the perfect escape.

Where your entire fleet runs as it's supposed to.

And it starts as soon as they step
into an E-Z-GO.

If you want to chase this idea of perfection,
the path starts right here.

Because in an E-Z-GO, it's always good to go.

RXV	4
Liberty	8
ELiTE Lithium Technology	12
EX1 Gas Engine Technology	14
Pace Technology	16
Sustainability	18



THE GOLF GAME CHANGER

THE NEW RXV



Look around at other premiere golf courses, and you'll likely find a fleet of E-Z-GO RXVs. It's the industry's #1 golf cart for a reason, and it's only getting better. This year, we've made the fit and finish as superior as the performance found under the seat, with a new design that streamlines the playing experience for golfers.

Features

- Industry-leading performance with golf's most reliable powertrains
- All-new golfer-centric dash to streamline play
- Equipped for Pace Technology GPS & tracking
- Automotive-style hanging pedals with energy-efficient IntelliBrake™*

*Available on ELiTE vehicles only

The Colors

- | | |
|--|--|
|  Almond |  Ivory |
|  Burgundy |  Patriot Blue |
|  Inferno Red |  Bright White |
|  Ocean Grey |  Slate |
|  Black |  Metallic |
|  Forest Green |  Platinum |



Upgrade your E-Z-GO RXV

- Premium seats
- Sand bottle
- Club / ball washer
- Cooler
- Rear-facing seats
- Multiple headlight and taillight packages
- Premium canopy with water management system
- Enhanced headlights for safety after dusk

**FOR THOSE
WHO KEEP A
DIFFERENT
SCORE CARD.**





GOLF'S GREATEST LUXURY

THE LIBERTY



The E-Z-GO Liberty with the Links Package is exclusively powered by a proven, maintenance-free ELiTE Lithium powertrain activated by Samsung SDI lithium technology and delivers superior style and comfort. With four forward-facing seats, unmatched maneuverability and a 4-bag attachment, the E-Z-GO Liberty is pushing everything in a new direction.

Features

- Industry-leading powertrain, with ELiTE lithium activated by Samsung SDI Technology
- Energy-efficient automatic parking brake
- Four spacious forward-facing seats
- Hitch storage for four golf bags
- Superior handling, control & maneuverability

The Colors

- Black
- Slate
- Metallic
- Bright White
- Flame Red
- Ocean Grey



Part Luxury Cruiser.
Part Pin Seeker.



**FOR THOSE
WHO PLAY THE
GAME WITHIN
THE GAME.**



ELITE
LITHIUM

THE PROVEN WAY TO GO.

Why can you count on ELITE Lithium in your E-Z-GO all day, every day? Because of its proven reliability and performance in the field, tallying up to an industry-leading 65 million fleet hours on over 225,000 golf carts on more than 2,000 golf courses.

ZERO-HASSLE, ZERO-MAINTENANCE BATTERY.

Powered by Samsung SDI Technology, ELiTE Series' cutting-edge lithium batteries automatically monitor efficiency, state of charge, temperature and overall battery health. So there's no need to clean the terminals or rinse the battery at the end of the day.

HIGHEST EFFICIENCY. LOWEST TOTAL COST OF OWNERSHIP.

- Faster charging overnight
- Long-lasting consistent power until the final hole
- 15% less out-of-the-wall power consumption
- \$9 energy savings per golf cart, per month vs. lead-acid

KEEP YOUR TURF GREEN.

At 7x lighter than lead-acid batteries, ELiTE golf carts practically float across fairways and other turf.

5-Year Unlimited AMP Hour Warranty

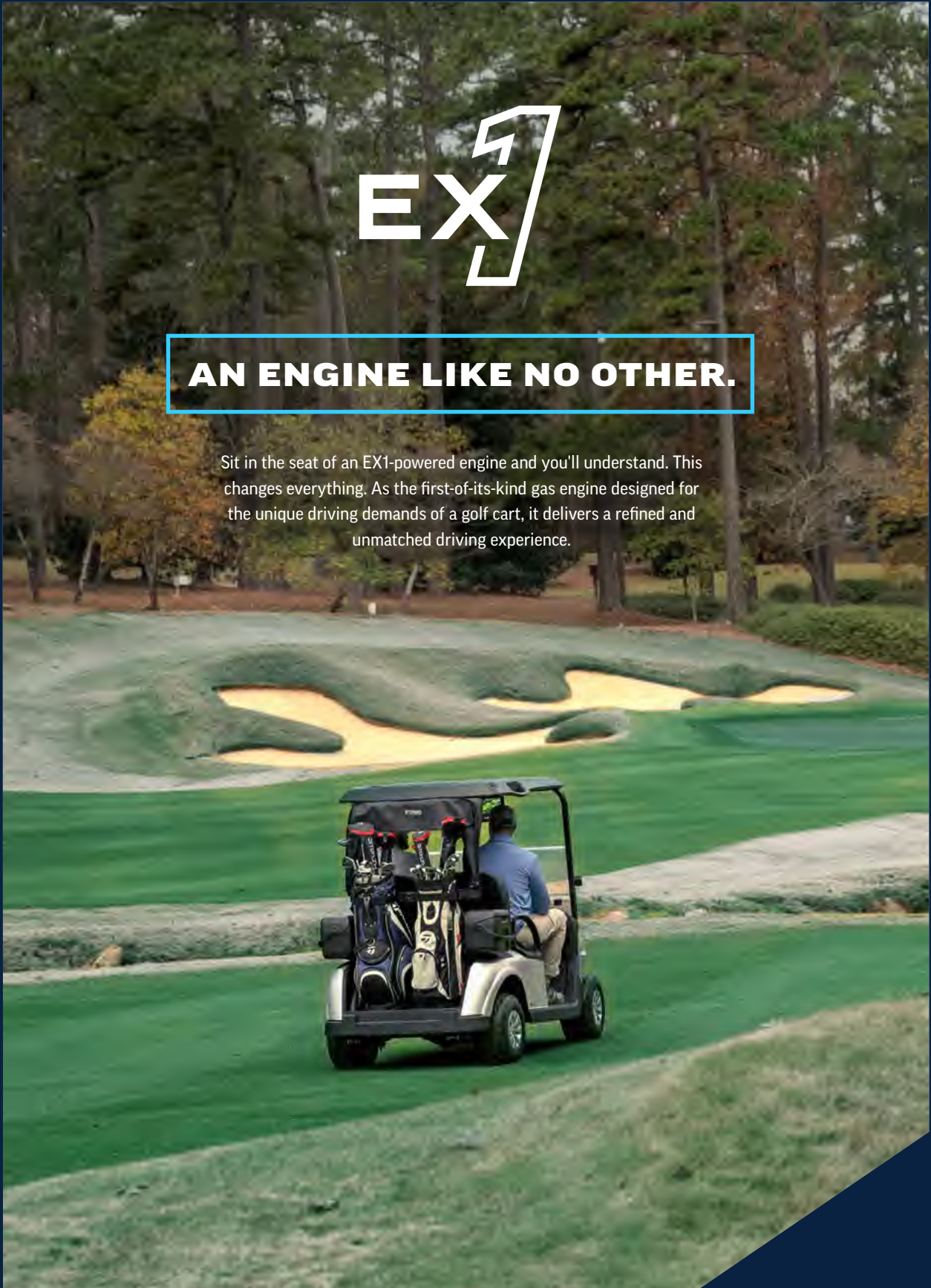
E-Z-GO offers the only unlimited amp hour warranty for guaranteed performance throughout the life of a standard lease.





AN ENGINE LIKE NO OTHER.

Sit in the seat of an EX1-powered engine and you'll understand. This changes everything. As the first-of-its-kind gas engine designed for the unique driving demands of a golf cart, it delivers a refined and unmatched driving experience.



60%

Fewer emissions than the closest competitor

#1

Most efficient gas engine

2YR

Oil Change intervals with washable filters



BEST-IN-CLASS
FUEL ECONOMY

MORE RESPONSIVE
ACCELERATION

A SMOOTH, QUIET,
REFINED RIDE

THE INDUSTRY'S
LOWEST COST OF OPERATION

150CC CLOSED LOOP
FUEL INJECTION SYSTEM



PROTECT THE BIG PICTURE.

With Pace Technology, safeguard your fleet, get real-time data you need to optimize your course efficiency and even elevate your players' overall experiences.

Pace Technology goes where you go.



CUSTOMIZABLE FOR YOUR NEEDS

- Shield™ Screenless Tech
- Full HD imagery with custom graphics
- 7" or 10" displays, with ultra-bright, sunlight-visible screens

EFFORTLESS EFFICIENCY

- Monitor fleets on a computer, smartphone or tablet
- Track golf cart performance, pace of play, location and more

ENHANCING GOLFING EXPERIENCE

- Partnered with GolfLogix, providing exact GPS & greens heat maps
- Equipped with TruPin, for precise tee-to-pin yardage
- Mobile food and beverage ordering capabilities

PURSUING AN EVER-GREENER COURSE.



Making an impact means leaving a smaller tire print.

We're pushing for more change than ever before to reduce the impact our products make on the environment.



ELITE LITHIUM

THE ELITE LITHIUM EFFECT

- ELiTE vehicles have saved enough energy to power more than 3,500 homes for a year
- Longer-lasting batteries than lead-acid, which reduces overall environmental waste
- IntelliBrake converts speed to electricity, allowing it to repurpose energy. Its brake components also last longer, reducing material consumption



GAS ENGINE ENVIRONMENTAL ADVANCEMENTS

- Optimized design uses fewer components and resources to build, stock and ship
- Cleanest golf cart engine in the industry
- Burns less fossil fuel

It's good to
GO.



EZGO.com

1451 Marvin Griffin Road
Augusta, GA 30906
800-241-5855

*Based on RXV technology - net energy inclusive of regen. Features and specifications of vehicles subject to change without notice. Vehicles as photographed may include options not included on base model. ©2023 Textron Specialized Vehicles, Inc. 70067-G7 (Rev. 08/2022)

The NEW RXV[®]



Exceptional Go. Inside & Out.

There's a reason the E-Z-GO[®] RXV is chosen on so many golf courses worldwide. With industry-leading ELiTE Lithium powered by Samsung SDI, ever-innovating Pace Technology, and a new design that is more golfer-friendly than ever before, you can trust the RXV will always be good to go.

ELiTE LITHIUM POWERTRAIN
OR EX1 GAS ENGINE WITH
CLOSED LOOP EFI

AUTOMOTIVE STYLE
HANGING PEDALS

NEW GOLFER-CENTRIC
DESIGN



The NEW RXV®



Newly redesigned front end.

Key Features

- New Golf Centric, Best-In-Class Dash
- Spacious Leg Room
- New Led Headlights with Optional Upgrades (Freedom Model Only)
- Impact-Resistant Bumpers
- Oversized Bag Well
- Superior Performance
- Perfectly Tuned Power
- Refined Handling
- Industry's Lowest Operational Costs
- Optional Fold-Down Windshield
- Intellebrake™ (ELITE)
- Industry's Most Efficient Gas Engine (EX1)
- Closed-Loop EFI System (EX1)
- Rear-facing Seat Available in Rxv 2+2 (Freedom Model)
- New Optional Golf Accessories

Color Options



ELITE

EX1

DIMENSIONS	
OVERALL LENGTH	92.5 in (235 cm)
OVERALL WIDTH	45 in (114 cm)
OVERALL HEIGHT (W/O ROOF)	47.5 (121 cm)
OVERALL HEIGHT (W/ ROOF)	67 in (170 cm)
WHEEL BASE	65.7 (167 cm)
FRONT WHEEL TRACK	35.5 (90 cm)
REAR WHEEL TRACK	38 (97 cm)
GROUND CLEARANCE @ DIFFERENTIAL	4.5 in (11 cm) 4 in (10 cm)

POWER		
POWER SOURCE	56.7-VDC	Single Cylinder OHC, 4 Cycle, 9.15 cu in (150 cc)
HORSEPOWER (KW)	4.4 hp (3.3 Kw) Continuous	11.5 hp (8.6 kW) J1995 Standard
ELECTRICAL SYSTEM	48 Volt AC	Brushless DC Internal Starter Generator
BATTERIES (QTY/TYPER)	ELITE 2.2, 56.7V Lithium	One, 12 Volt Maintenance Free
KEY OR PEDAL START	Pedal	
BATTERY CHARGER	Lithium World Charger 56VDC 10 ft. DC Cord	N/A
SPEED CONTROLLER	235-amp Solid-State AC Controller	N/A
DRIVETRAIN	Motor Shaft Direct Drive	Continuously Variable Transmission (CVT)
TRANSAXLE	Limited Slip Differential	Differential with Helical Gears
GEAR SELECTION	Dash Mounted Forward-Neutral-Reverse	Forward-Reverse
REAR AXLE RATIO	16.99:1	11.47:1 (Forward) 14.35:1 (Reverse)

PERFORMANCE		
SEATING CAPACITY	2 Passenger	
DRY WEIGHT (W/ CANOPY)	633 lb (287 kg)	710 lb (322 kg)
CURB WEIGHT (W/ CANOPY)	680 lb (308 kg)	726 lb (329 kg)
VEHICLE LOAD CAPACITY	500 lb (227 kg) (2 Passenger) or 800 lb (360kg) (4 Passenger)	
OUTSIDE CLEARANCE CIRCLE	19.2 ft (5.9 m)	19.0 ft (5.8 m)
SPEED (LEVEL GROUND)	12 mph ± 0.5 mph (19.3 kph ± 0.8 kph) 19 mph ± 0.5 mph (31 kph ± 0.8 kph) (Freedom Model)	
TOWING CAPACITY	Three E-Z-GO Golf Cars with Approved Permanent Tow Bar	

STEERING & SUSPENSION		
STEERING	Double Ended Rack & Pinion	
SUSPENSION	Independent A-Arm Coil Over Shock (Front) - Mono-Leaf Springs with Hydraulic Shocks (Rear)	
SERVICE BRAKE	Induction Motor	Rear Wheel Mechanical Self-Adjusting Drum
PARKING BRAKE	Automatic Electro-Magnetic	Self-Compensating, Single Point Engagement
TIRES	18 x 8.50-8 (4-ply rated)	

BODY & CHASSIS	
FRAME	Welded Steel with Powder-Coat Protection
BODY & FINISH	Injection Molded TPO
AVAILABLE BODY COLORS	Almond, Black, Bright White, Burgundy, Forest Green, Inferno Red, Ivory, Metallic Charcoal, Ocean Grey, Patriot Blue, Platinum, Slate
STANDARD SEAT COLORS	Black, Grey, Oyster, Stone Beige
PREMIUM SEAT COLORS	Black, Mushroom, Grey (custom colors available)
PINSTRIPE COLORS	Silver, Black, Gold



IT'S GOOD TO GO

EZGO.com





YAMAHA

Revs Your Heart™

PROPOSAL

Expressly prepared for:



DRIVE²

Proudly Presented By:
Greg Robison, PGA
(615) 351-2082
greg_robison@yamaha-



Friday, February 3, 2023

John Ellis, PGA
Arlington Ridge Golf Course
4460 Arlington Ridge Blvd
Leesburg, FL 34748

On behalf of the entire team at Yamaha Golf-Car Company, I would like to express my most sincere gratitude for the opportunity to submit this proposal for a new fleet of Yamaha golf cars at Arlington Ridge Golf Course. Consistently ranked among the most beloved and recognized brands in the world, Yamaha prides itself on providing superior engineering and efficiency in its vehicles, and our quality and image align seamlessly with that of your fine facility. We simply believe Yamaha will be the easiest and best decision you ever make.

Since the launch of 'The Drive' model golf car in late 2006, Yamaha has been on a steady climb to the top of the industry, gaining more than 15% market share over that span. The legacy and growth continues with the Drive² and UMAX, evolutions which maintained all the popular features of previous models while enhancing golfer comfort and connectivity and lowering the cost of ownership for your facility.

- Industry - Leading Factory Direct Fleet Service
- Classy Body Styling & Premium Accessories
- Ergonomic Engineering that Emphasizes Player Comfort and Functionality
- Lowest-Maintenance and Cost of Ownership Golf Car in the Industry

Our primary goal at Yamaha is to look out for the best interests of your Club while maintaining your out-of-pocket maintenance costs and eliminating down time. I want to emphasize how confident we are you and your members' needs and expectations will be met and far exceeded with our world class vehicles and the personal touch of excellence from our Industry-Leading Service.

In closing, please know that Yamaha is not only committed to earning your trust and your business on this deal, but building a long-term partnership as your golf car and utility fleet provider for years to come.

Most sincere regards,



Greg Robison
National Account Sales Manager
(615) 351-2082



The Yamaha Story

OUR CARS

The best fleet and utility cars in the industry and the only company with four fleet options:

Drive² PowerTech AC-IRS-Lithium

Drive² AC-Lithium Electric

Drive² AC-Lead Acid Electric

Drive² EFI, Golf Digest Editors' Choice Award for Best Gas Golf Car

Drive² QuietTech EFI, an Industry First

OUR STATS

3,101+ Courses have switched to Yamaha in the past 12 years

1 Rated in Satisfaction, Customer Support, and Reliability *

97% Brand Loyalty **

94% Customer Retention Rate

OUR AFFORDABLE GPS SOLUTION

Track and control your fleet.

Drive Profits. Reduce Costs.

Work Smarter.



Company Profile

Yamaha Golf-Car Company (YGC) is a for-profit subsidiary of Yamaha Motor Corporation, USA. We are an American company with nearly 1,700 American employees between our factory in Newnan, GA and our Southeastern Headquarters in Kennesaw, GA.

For more information, please visit us on the web at:
www.yamahagolfcar.com

Our Team

President: Stephen Donnell
 Chief Operating Officer: Doug Griffin
 Division Manager, Fleet Sales & Marketing: Kevin Norcross, PGA
 Regional Sales Manager: Craig Sanford
National Account Sales Manager: Greg Robison, PGA
Inside Sales Manager: Danielle Jones
District Sales Manager: Paul Meyer

Manufacturing Facility

Yamaha Motor Manufacturing Corporation
 1000 GA Hwy. 34 East
 Newnan, GA 30265

Corporate Headquarters

Yamaha Golf-Car Company
 1270 Chastain Rd. NW
 Kennesaw, GA 30144

Parent Corporation

Yamaha Motor Corporation U.S.A. (YMUS)
 1270 Chastain Rd. NW
 Kennesaw, GA 30144

Captive Finance Company

Yamaha Motor Finance Corporation (YMFUS)
 6555 Katella Ave.
 Cypress, CA 90630





Proposed Equipment and Accessories

2024 Yamaha Drive² AC-Lithium (Fleet) Golf Car (50)

Standard Vehicle Equipment

Description

RoyPow Lithium Battery, optimized by Yamaha
 48-volt AC Motor with Toyota Industries-built controller
 TruTrack II Fully-Independent, Automotive-Style Front Suspension
 HybriCore Chassis
 Removable Modular Body Panels
 Sentry Wraparound Protection System w/ 5 MPH-Rated Bumpers
 Rack-and-Pinion Steering and Drum Brakes
 Enhanced Automotive-Style Dash
 ClimaGuard Top with Dual Rain Gutters



Installed Options

Description

Sand Bottle w/ Handle, Passenger Side
 Sand Bucket, Driver Side
 Custom Club Logo on Front of Car
 Black Club-Pro Bag Protector w/ Custom Logo
 Adhesive Information Holder & Clip-on Information Holder
 Polycarbonate Clear, Hinged Windshield
 Number Decals (2 per car)
 Wheel Covers (4)
 Dual USB Charging Ports
 Color: Glacier, or Sunstone

Optional Upgrades: Metallic color, choice of five colors, Upgraded Touring Seat, Black Top, Club & Ball Washer, Upgraded steering wheel, and Tinted windshield. Not included in submitted pricing.

DRIVE²



Proposed Equipment and Accessories

2024 Yamaha Drive² AC-Lead Acid Electric (Fleet) Golf Car (50)

Standard Vehicle Equipment

Description

Trojan T-875 8-Volt Battery, Set of (6)

- Comes standard with HydroLink single-point water system

48-volt AC Motor with Toyota Industries-built controller

Cradle-Smooth Rear Suspension

TruTrack II Fully-Independent, Automotive-Style Front Suspension

HybriCore Chassis

Removable Modular Body Panels

Energy-Absorbing (5) MPH Impact-Rated Bumpers

Rack-and-Pinion Steering and Drum Brakes

Enhanced Automotive-Style Dash

ClimaGuard Top with Dual Rain Gutters



Installed Options

Description

Single Sand Bottle w/ Handle, Passenger Side

Sand Bucket, Driver Side

Custom Club Logo on Front of Car

Black Club-Pro Bag Protector

Adhesive Information Holder & Clip-on Information Holder

Polycarbonate Clear, Hinged Windshield

Number Decals (2 per car)

Wheel Covers (4)

Dual USB Charging Ports

Color: Glacier, or Sunstone

Optional Upgrades: Metallic Color, choice of five colors, Upgraded Touring Seat, Black Top, and Club, Ball Washer, Upgraded steering wheel and Tinted windshield. Not included in submitted pricing.





4-Year Limited Warranty for Drive² Golf Car

Yamaha Golf-Car Company hereby warrants that any new Yamaha DRIVE² Gas or DRIVE² Electric Fleet golf car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States will be free from defects in material and workmanship for FOUR years from date of purchase, subject to the stated limitations. DURING THE PERIOD OF WARRANTY, any authorized Yamaha golf car service technician, dealer, or distributor will, free of charge, repair or replace, at Yamaha's option, any part adjudged defective by Yamaha due to faulty workmanship or material from the factory. Parts used in warranty repairs will be warranted for the balance of the vehicle's warranty period. All parts replaced under warranty become property of Yamaha Golf-Car Company.

Car Components	Warranty Period	Electric Car Specific Parts	Warranty Period
Frame	Limited Lifetime to Original Owner	Battery - Trojan T875 FLA	4 Years or 23,500 amp hours whichever comes first / without HydroLink Watering System
Transaxle	4 Years		4 Years or 25,000 amp hours whichever comes first / with HydroLink Watering System <i>*See Trojan Warranty Statement for details</i>
Steering / Suspension Components	4 Years	Battery - Trojan T875 AGM	5 Years or 50,000 amp hours whichever comes first
Brakes (Excluding Shoes / Pads)	4 Years		<i>*See Trojan Warranty Statement for details</i>
Sun Top	4 Years	RoyPow® Lithium-Ion Battery	5 Years or 97,000 amp hours whichever comes first <i>*See RoyPow Battery Warranty Statement for details</i>
Electrical Wires, Switches, and Relays	3 Years	Battery Charger and Cord	4 Years
Pedal Assy	3 Years	Electric Motor and Controller	4 Years
Body Parts	3 Years	Charger Receptacle	4 Years
Bumpers / Bag Carrier	3 Years	Throttle Position Sensor	2 Years
Seats	2 Years	Gas Car Specific Parts	Warranty Period
Scorecard Holder	2 Years	Gas Engine	4 Years
Floor Mats	2 Years	Starter Generator	4 Years
Common Accessories	Warranty Period	Exhaust / Intake	4 Years
Genuine Yamaha Fleet Accessories	3 years* <i>*Refer to the Accessory Warranty Statement for details</i>	Clutch (Excluding Drive Belt)	4 Years
		Throttle / Control Cables	3 Years
		Starting Battery	1 Year
		All Remaining Parts	1 Year

EXCLUSIONS from this Warranty shall include any failures caused by:

- Abnormal strain, neglect, or abuse, including lack of proper maintenance, and use contrary to the Owner's/Operator's Manual instructions.
- Accident or collision damage.
- Installation of parts or accessories that are not original equipment.
- Fading, rust, or deterioration due to exposure or ordinary wear and tear.
- Modifications or alterations that affect the car's condition, operation, performance, or durability.
- Damage due to improper transportation.
- Acts of God, i.e. lightning, hail damage, flooding, fire, etc.

This Limited Warranty does not cover any parts replaced due to normal wear or routine maintenance, including oil and air filter elements, brake shoes, tire wear, spark plugs, starter and clutch drive belts. Any charges incurred in transporting a golf car or charger to and from an authorized Yamaha golf car dealer for service or in performing field service are also excluded from this warranty. Gasoline-powered golf car starting batteries on vehicles equipped with a golf course GPS device, or any other device with a parasitic current draw, unless the vehicle is equipped from the factory with an optional deep cycle starting battery, are also excluded from this warranty.

THE CUSTOMER'S RESPONSIBILITY under this warranty shall be to:

- Operate and Maintain the golf car, personal transportation vehicle (PTV), or commercial (Utility) vehicle as specified in the appropriate Owner's/Operator's manual, and
- Give notice to an authorized Yamaha Golf car dealer/distributor of all apparent defects within ten (10) days of discovery, and make the car available at that time for inspection and repairs at the dealer's/distributor's place of business, and
- Transport the car to and from an authorized dealer or distributor for warranty service.

EMISSION CONTROL SYSTEM WARRANTY (USA only): Yamaha Golf-Car Company also warrants to the ultimate purchaser of each gas-powered golf car covered by this warranty that the product is designed, built, and equipped so as to conform at the time of sale with all U.S. emission standards applicable at the time of manufacture and that it is free from defects in materials and workmanship which would cause it not to meet these standards within the same time period described in THE PERIOD OF WARRANTY above, or a minimum of two years, whichever is longer. Failures other than those resulting from defects in material or workmanship which arise solely as a result of owner abuse and/ or lack of proper maintenance are not covered by this warranty.

Yamaha Golf-Car Company makes no other warranty of any kind, expressed or implied. All implied warranties of merchantability and fitness of merchantability and fitness for a particular purpose which exceed the obligations and time limits stated in this warranty are hereby disclaimed by Yamaha Golf-Car Company and excluded from this Warranty.

Some states do not allow limitations on how long implied warranty lasts, so the above limitation may not apply to you. Also excluded from this Warranty is any incidental or consequential damages including loss of use. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusion may not apply to you. This Warranty give you specific legal rights, and you may also have other rights, which vary from state to state.

EFFECTIVE DATE: 09/01/21

I have read and agree to the above conditions set forth in the Golf-Car Warranty _____ (Initial)



4-Year Limited Warranty for Trojan® Brand Batteries When Charged with a Yamaha Provided 48-Volt Charger

Yamaha Golf-Car Company (herein referred to as “YGC”) hereby warrants to the Original Retail Purchaser or Lessee of a Yamaha Drive2 Golf car, PTV, Mul^{ti} passenger, or U^{ti}lity car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States, that the Trojan® brand batteries charged with a Yamaha provided battery charger will be free from defects in materials and workmanship, and will provide “36-hole performance” as follows:

- 4-years or 20,000 amp-hours with T-105 FLA.
- 4-years or 25,000 amp-hours with T-105 FLA batteries & the addition of a factory-installed Trojan HydroLink Battery Watering System.
- 4-years or 23,500 amp-hours with T-875 FLA.
- **4-years or 25,000 amp-hours with T-875 FLA batteries & the addition of a factory-installed Trojan HydroLink Battery Watering System.**
- 5-years or 50,000 amp-hours with T-875 AGM.

WARRANTY LIMITATIONS

Yamaha Golf-Car Company’s and Trojan Battery Company’s limit of liability shall be to replace a defective battery. Replacement shall mean furnishing a new battery or used battery with sufficient life to complete the remainder of the warranty term, at no cost to the purchaser during the limited warranty period, except for labor or transportation expenses. The following conditions apply.

- Amp-hours will be determined either through the PC Genius controller or through other means necessary in the event of a controller failure or replacement.
- This warranty only applies to factory installed Trojan battery sets charged with a Yamaha provided battery charger.
- The customer must perform (or have a contracted Yamaha Dealer perform) all periodic maintenance and discharge testing as specified in the Yamaha Service Manual Maintenance Schedule. No labor or transportation expenses are included in this limited warranty. Maintenance records must be kept.
- YGC supplied or approved replacement batteries may be of a different brand or capacity, but are warranted to provide 36-hole performance for the remainder of the original warranty term.
- “36-hole performance” is defined as 60-minutes discharge time as tested and recorded using a Lester model #17770 discharge machine at an ambient temperature of between 60 and 100 degrees F (16 and 38 degrees C). Ambient temperatures between 60 and 80 degrees F (16 and 27 degrees C) must be corrected using the formula: Adjusted Discharge Time = (Discharge Minutes) / (1-(((80-TEMP)/100) x 0.64)).
- The customer must notify the Dealer within 10 days that a vehicle has failed to make 36 holes per day. YGC reserves the right to test and recharge any battery in question.

ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL BE VOID AND EXCLUDED SUBSEQUENT TO ONE YEAR FROM THE DATE OF PURCHASE. THE REPLACEMENT OF THE BATTERY IS THE EXCLUSIVE REMEDY UNDER THIS WRITTEN WARRANTY OR ANY IMPLIED WARRANTY. YAMAHA MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, AND NO REPRESENTATIVE, EMPLOYEE, DISTRIBUTOR OR DEALER OF YAMAHA HAS THE AUTHORITY TO MAKE OR IMPLY ANY REPRESENTATION, PROMISE OR AGREEMENT WHICH IN ANY WAY VARIES THE TERMS OF THIS WARRANTY.

LIMITED WARRANTY EXCLUSIONS:

Without limiting the generality of the foregoing in any way, and as part of its limited warranty exclusion, YGC does not warrant that its battery is suitable for use in any application other than in a golf car or utility vehicle. As in the use of any battery, a prudent owner will read and study the charger owner’s manual, the vehicle owner’s manual, the operator’s instructions, and the battery warning labels; and will exercise due care in working on or around batteries.

THE PROVISIONS OF THIS LIMITED WARRANTY SHALL NOT APPLY IF BATTERIES ARE SUBJECTED TO ANY OF THE FOLLOWING CONDITIONS:

- Abuse or neglect such as improper fluid levels, loose wiring, rusted or corroded hardware.
- Lack of proper maintenance as outlined in the electric vehicle Owner’s / Operator’s Manual. For example, lack of regular battery watering or adding water to battery before charging.
- Damage caused by improper installation of the battery.
- Neglect, breakage, freezing, fire, explosion, wreckage, the addition of any chemical, or the operation of the battery in an uncharged condition (below half-charge – 1.200 specific gravity)
- Battery charged by systems other than the original equipment type battery charger.
- On fleet golf cars, the use of any non-YAMAHA supplied electrical devices that consume more than one amp-hour per round or two amp-hours per day of battery energy. Examples of these devices include, but are not limited to: heating or cooling systems; GPS (global position system) devices; information gathering devices; lights; radios or stereos; or yardage measuring devices.
- Less than one charger per car or inadequate facility electrical power to power all chargers. Examples include more than one charger on a single circuit, circuit rating of less than 15 amps, or not enough circuits for the number of cars.
- In fleet applications, less than one battery charger per vehicle. For example, using only 10 battery chargers to charge a 15 car fleet.
- The use of any system that does not allow the battery chargers to shut off automatically. For example, timer systems that are designed to switch battery charger AC power on and off during peak demand hours.
- Damage not resulting from a defect in materials or workmanship or which occurs due to abuse or neglect (including failure to provide reasonable and necessary maintenance), accident, alteration or acts of God is excluded from this limited warranty.

THIS BATTERY IS INTENDED TO BE USED BY PERSONS WITH TRAINING AND EXPERIENCE WITH BATTERIES AND ONLY IN YAMAHA ELECTRIC VEHICLES. ANY OTHER USE RENDERS THE LIMITED WARRANTIES EXPRESSED HEREIN AND ALL IMPLIED WARRANTIES NULL AND VOID AND SAME ARE HEREBY EXCLUDED.

ALSO EXCLUDED FROM THIS LIMITED WARRANTY ARE ANY AND ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR REVENUE, LOSS OF TIME, INCONVENIENCE OR ANY OTHER ECONOMIC LOSS.

Some states do not allow limitation on the duration of an implied warranty, exclusions or limitations of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which vary state to state.

EFFECTIVE DATE: 07/01/21

I have read and agree to the above conditions set forth in the Golf-Car Warranty _____ (Initial)



5-YEAR LIMITED WARRANTY FOR ROYPOW® BRAND BATTERY SYSTEM WHEN CHARGED WITH A YAMAHA PROVIDED 48-VOLT CHARGER

Yamaha Golf-Car Company (herein referred to as "YGC") hereby warrants to the Original Retail Purchaser or Lessee of a Yamaha Drive2 Golf car, PTV, Mul^{ti} passenger, or Utility car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States, that the RoyPow® brand batteries charged with a Yamaha provided battery charger will be free from defects in materials and workmanship, and will provide "36-hole performance" as follows:

- **5-years or 97,000 amp-hours, whichever comes first, with S51105PC battery system**

WARRANTY LIMITATIONS

Yamaha Golf-Car Company's and RoyPow Technology Company Limited's limit of liability shall be to replace a defective battery. Replacement shall mean furnishing a new battery or used battery with sufficient life to complete the remainder of the warranty term, at no cost to the purchaser during the limited warranty period, except for labor or transportation expenses. The following conditions apply.

- Amp-hours will be determined either through the PC Genius controller or through other means necessary in the event of a controller failure or replacement.
- This warranty only applies to factory installed RoyPow® battery charged with a Yamaha provided battery charger.
- The customer must perform (or have a contracted Yamaha Dealer perform) all periodic maintenance and discharge testing as specified in the Yamaha Service Manual Maintenance Schedule. No labor or transportation expenses are included in this limited warranty. Maintenance records must be kept.
- YGC supplied or approved replacement batteries may be of a different brand or capacity, but are warranted to provide 36-hole performance for the remainder of the original warranty term.
- "36-hole performance" is defined as 83-minutes (@ 56 amp draw) discharge time as tested and recorded using a Lester model #17770 discharge machine at an ambient temperature 80 degrees F (27 degrees C).
- The customer must notify the Dealer within 10 days that a vehicle has failed to make 36 holes per day. YGC reserves the right to test and recharge any battery in question.

ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL BE VOID AND EXCLUDED SUBSEQUENT TO ONE YEAR FROM THE DATE OF PURCHASE. THE REPLACEMENT OF THE BATTERY IS THE EXCLUSIVE REMEDY UNDER THIS WRITTEN WARRANTY OR ANY IMPLIED WARRANTY. YAMAHA MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, AND NO REPRESENTATIVE, EMPLOYEE, DISTRIBUTOR OR DEALER OF YAMAHA HAS THE AUTHORITY TO MAKE OR IMPLY ANY REPRESENTATION, PROMISE OR AGREEMENT WHICH IN ANY WAY VARIES THE TERMS OF THIS WARRANTY.

LIMITED WARRANTY EXCLUSIONS:

Without limiting the generality of the foregoing in any way, and as part of its limited warranty exclusion, YAMAHA does not warrant that its battery is suitable for use in any application other than in a golf car or utility vehicle. As in the use of any battery, a prudent owner will read and study the charger owner's manual, the vehicle owner's manual, the operator's instructions, and the battery warning labels; and will exercise due care in working on or around batteries.

THE PROVISIONS OF THIS LIMITED WARRANTY SHALL NOT APPLY IF BATTERIES ARE SUBJECTED TO ANY OF THE FOLLOWING CONDITIONS:

- Batteries subjected to any parasitic load while in storage or transit.
- Batteries operated with accessory loads in excess of 8AH draw.
- Abuse or neglect such as loose or defective wiring, rusted or corroded hardware.
- Lack of proper maintenance as outlined in the electric vehicle Owner's / Operator's Manual. For example, improper charging procedures during long term storage.
- Damage caused by improper removal or installation of the battery.
- Neglect, breakage, freezing, fire, explosion, wreckage, impact, the addition of any chemical, or the operation of the battery in an uncharged condition (below half-charge).
- Battery charged by systems other than the original equipment type battery charger.
- On fleet golf cars, the use of any non-YAMAHA supplied electrical devices that consume more than one amp-hour per round or two amp-hours per day of battery energy. Examples of these devices include, but are not limited to: heating or cooling systems; GPS (global position system) devices; information gathering devices; lights; radios or stereos; or yardage measuring devices.
- Less than one charger per car or inadequate facility electrical power to power all chargers. Examples include more than one charger on a single circuit, circuit rating of less than 15 amps, or not enough circuits for the number of cars.
- In fleet applications, less than one battery charger per vehicle. For example, using only 10 battery chargers to charge a 15 car fleet.
- The use of any system that does not allow the battery chargers to shut off automatically. For example, timer systems that are designed to switch battery charger AC power on and off during peak demand hours.
- Damage not resulting from a defect in materials or workmanship or which occurs due to abuse or neglect (including failure to provide reasonable and necessary maintenance), accident, alteration or acts of God is excluded from this limited warranty.

THIS BATTERY IS INTENDED TO BE USED BY PERSONS WITH TRAINING AND EXPERIENCE WITH BATTERIES AND ONLY IN YAMAHA ELECTRIC VEHICLES. ANY OTHER USE RENDERS THE LIMITED WARRANTIES EXPRESSED HEREIN AND ALL IMPLIED WARRANTIES NULL AND VOID AND SAME ARE HEREBY EXCLUDED.

ALSO EXCLUDED FROM THIS LIMITED WARRANTY ARE ANY AND ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR REVENUE, LOSS OF TIME, INCONVENIENCE OR ANY OTHER ECONOMIC LOSS.

Some states do not allow limitation on the duration of an implied warranty, exclusions or limitations of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which vary state to state.

EFFECTIVE DATE: 09/01/21

I have read and agree to the above conditions set forth in the Golf-Car Warranty _____ (Initial)



Service Details

Yamaha Golf-Car Company's Dealer-supported service is the clear leader in the industry. Dealer-supported technicians' vehicles are fully equipped with the parts and tools necessary to provide on-site repairs and get your golf car back out on the course in the event that it should become disabled. Our service providers are trained extensively on the mechanical aspects of Yamaha golf cars and are routinely re-trained throughout the course of their tenure. The timely response and attentive manner of our service providers are two key factors in the success and customer satisfaction that we have been able to achieve at Yamaha.

The service provider for Arlington Ridge Golf Course is Advantage Golf Cars . Advantage has been with Yamaha for many years and they have received countless positive reviews from the customers they services. Their goal is to be your partner and look out for the best interests of your fleet and your Club, while minimizing your down time. For your convenience, Advantage Golf Cars contact information is listed below.

Please refer to your owner's manual for maintenance requirements and recommended service intervals. For further reference, a quick service check guide is included on the following page with tips to ensure your fleet runs as expected.

Dealer Service Provider

Advantage Golf Cars
(407) 930 - 9117





Pricing Details

GOLF CAR PRICING:

Unit	Qty.	Term	Car/Month	Lease/Month	FMV
AC-Lead Acid	50	48-Months	\$89.75*	\$4,487.50*	\$2,975.00*
AC-Lead Acid	50	42-Months	\$95.50*	\$4,775.00*	\$3,165.00*
AC-Lithium	50	60-Months	\$97.85*	\$4,892.50*	\$3,400.00*
AC-Lithium	50	54-Months	\$101.85*	\$5,092.50*	\$3,650.00*

Yamaha is proposing our AC-Lead Acid electric golf car on a 48 and 42-month lease along with our AC-Lithium electric golf car on a 60 and 54-month lease with continuous payments over the term of the lease. Pricing is based on Arlington Ridge Golf Course qualifying for the municipal rate.

Delivery - October - 2023

First payment - November - 2023

*Any applicable Taxes not included

I have read and agree to the above conditions set forth in the Pricing Details _____ (Initial)



Proposal Details and Acceptance

ADDITIONAL BENEFITS:

- Dealer Fleet Service will support course service needs on an as-needed basis.
- National Account Pricing: Yamaha is offering pricing through the Troon Preferred Agreement.

Upon entering into the last year of the lease with Yamaha Commercial Customer Finance, if all terms and conditions of the lease have been satisfactorily met, Yamaha Golf-Car Company will grant customer the option of rolling into a new fleet of Yamaha golf cars. The new agreement must be with Yamaha Commercial Customer Finance and will be subject to their credit approval process. The new payment will be based upon current fleet condition, product pricing, and interest rates at that time.

The preceding quotation does not include any applicable taxes or insurance and is subject to the final approval of Yamaha Commercial Customer Finance and Yamaha Golf-Car Company; additional documentation to follow.

This quotation is valid for (14) days and is subject to change beyond that date. Furthermore, this proposal constitutes the entire understanding and agreement amongst the parties, whether oral or in writing. Neither party has made any further representations or promises to the other with respect to the subject matter of this agreement, except as set forth in this agreement. This agreement supersedes any previous agreements made between parties and is confidential in nature.

If this proposal is acceptable under the above terms, please sign and date below:

Accepted by: _____

Date: _____

Accepted by:

Date: 02/03/2023

Arlington Ridge Golf Course

National Account Sales Manager

Accepted by: **Kevin Norcross** Date: 02/03/2023

Yamaha Division Manager, National Account Manager

Section

Business Items

Subsection C

Roanoke Berm

Agenda Item:

Close out and repair of Roanoke Berm crossover to the Eagles.

This has been an issue for sometime and now multiple residents have raised concern. The continual crossover has contributed to erosion, irrigation piping has been damaged, tree roots now exposed, as well as security and potential safety issues.

Elsewhere within this community if a resident or residents damage CDD property they are held accountable to the extent of being charged for the damage, issued warnings and or prohibited from use of CDD resources.

In addition, if a resident in their golf cart is injured in some form of an accident, what is the level of liability for the District. This regular traffic flow also has the potential to invite others from outside of the Community to enter and leave in an uncontrolled manner as well as various times of the day and night.

This past year the board began to replant some of the berm for aesthetics purposes as well to provide a level of comfort to the immediate affected residents.

Possible solutions are:

Replanting as was done on the mid-section of the berm. This would entail repair and reestablishing the irrigation system and planting bushes to match the mid-section.

Another option to extend the fence line down with a post and rail fence approximately 200 feet from the corner and repairing the worm berm with turf.



Damaged Irrigation



Damaged Irrigation



Damaged Irrigation



Cut Through # 3 closest to the fence line



Downed No Trespassing Signs by cut through # 3



Broken / cut fence Eagle side cut through # 3



Eagle side Cut / Broken fence cut through #2



Ingress to Cut Through # 2, Heritage TR side



Ingress Heritage Tr side Cut Through #1



Cut Through #1 Root Damage Berm Top



Eagle side cut through # 1

Subsection D

Florida Aqua Group
Estimate 14



Florida Aqua Group, LLC

PO BOX 637
 Mascotte Florida 34753
 U.S.A
 888-575-7665



ESTIMATE

Estimate#	: EST-000014	Project Name	: Arlington Ridge CDD Beach Pool Filters
Estimate Date	: 01-31-2023		
Expiry Date	: 02-28-2023		

Bill To

Arlington Ridge CDD
 4463 Arlington Ridge Blvd
 Leesburg
 34748 Florida
 U.S.A

Subject :
 Filters for Beach Pool

#	Item & Description	Qty	Rate	Amount
1	 17.5"X24" ANTHONY (Square Filter Grids) SKU : SPG-051-0141 UNICEL FG-2417 17-1/2X24 ANTHONY RPLC GRID 678285300193	35.00	33.68	1,178.80
2	 Labor Labor is estimated per hour of the scope of work. The quoted labor is an estimate only; any time not in the estimate will be noted and reported to the chain of command of the property.	1.00 pcs	130.00	130.00

Items in Total 36.00	Sub Total	1,308.80
	Total	\$1,308.80

Subsection E

Florida Aqua Group Estimate 1



Florida Aqua Group, LLC

PO BOX 637
 Mascotte Florida 34753
 U.S.A
 888-575-7665



ESTIMATE

Estimate#	: EST-000015	Project Name	: Arlington Ridge CDD Lap Pool Filters
Estimate Date	: 01-31-2023		
Expiry Date	: 02-28-2023		

Bill To

Arlington Ridge CDD
 4463 Arlington Ridge Blvd
 Leesburg
 34748 Florida
 U.S.A

Subject :
 Filters for Lap Pool

#	Item & Description	Qty	Rate	Amount
1	 17.5"X24" ANTHONY (Square Filter Grids) SKU : SPG-051-0141 UNICEL FG-2417 17-1/2X24 ANTHONY RPLC GRID 678285300193	35.00	33.68	1,178.80
2	 Labor Labor is estimated per hour of the scope of work. The quoted labor is an estimate only; any time not in the estimate will be noted and reported to the chain of command of the property.	1.00 pcs	130.00	130.00

Items in Total 36.00	Sub Total	1,308.80
	Total	\$1,308.80

Subsection

**Tennis Court Pic leball
Court Barrier**

From: Ted Kostich <tkostich@arlingtonridgecdd.org>
Sent: Monday, January 30, 2023 10:14 AM
To: Montagna, Angel <angel.montagna@inframark.com>
Subject: Requested agenda item for February meeting

Angel, would like to get the addition of a temporary barrier between the tennis and pickleball courts added to the agenda. Have already run this past legal and she sees nothing wrong with the request and has no opposition because it does not permanently alter CDD property. Below are the details.

The pickleball and tennis groups approached me about purchasing and constructing, at their own expense, a temporary, portable, and removable barrier that would minimize tennis and pickleballs from crossing from one court to another while groups are playing. As is, this sometimes represents a safety hazard for players. This barrier would only be placed between the tennis and pickleball courts on the joint use tennis and pickleball court. See the first picture. A previous effort by the pickleball group to have a permanent fence installed was not approved by the board, but is still on the plan for major improvements. Makes sense, costs the CDD nothing, and improves player safety, etc,. Attached are pictures of where the devices would be placed and what the device will look like, less about 10 of these. All made of PVC piping and twine netting. Again zero cost to the CDD and can easily be moved and stored.

Ted



Subsection G

Memorial Policy

ROUGH DRAFT – NOT APPROVED BY THE BOARD

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Memorial Donation Policy

Adopted: _____, 2023

Purpose

The Arlington Ridge Community Development District (“District”) can play an important role in commemorating current and past residents of the Arlington Ridge community and other individuals who have left a lasting impact on the community and its residents, through establishing a process by which such persons may be memorialized. Such memorials augment District property and facilities. The purpose of this Memorial Donation Policy (“Policy”) is to establish guidelines for a sustainable and consistent method of establishing memorials in the District. This Policy was developed based on the needs and resource capabilities of the District and the desire of residents to recognize loved ones through monetary contributions providing for specific memorials.

Types of Memorials

- Benches: Only pre-designated areas will be available for benches with memorial designation. Memorial designation will be accomplished by placement of a memorial plaque to be ordered by the District. Applicants recognize that there are a limited number of benches available for memorialization within the Arlington Ridge community, [as the District has purchased the benches available for memorialization by placement of a memorial plaque.](#)
- Bricks: Only pre-designated areas will be available for memorial brick placement. Memorial designation will be accomplished by inscription on a pre-approved brick to be ordered by the District.
- Other: The District may add additional and different types of memorials at any time in its sole discretion. The District will inventory, date, and maintain a listing of all existing memorials that have been installed under this Policy.

Costs of Memorials (“Donation”)

- Benches: The required minimum donation required to participate in the memorial bench program described by this Policy shall be \$_____ per [named bench memorial plaque](#), for the duration of the useful life of the [bench memorial plaque](#).
- Bricks: The required minimum donation required to participate in the memorial brick program described by this Policy shall be \$_____ per brick.
- Other: The District may, in its discretion, establish minimum donations for different types of memorials.

How Donations Are Recognized

For each memorial, the District will allow a brief inscription. Inscriptions are recommended to say; “In Memory of (name),” “In Honor of (name),” or “Dedicated to (name).” Inscriptions are subject to approval by the District. Final decision on the placement of memorials will be made by the District.

Approval Criteria

Memorials may only honor current or past residents of the Arlington Ridge community or other individuals who have left a lasting impact on the community and its residents, and may commemorate nationally recognized historic events. Inscription language cannot be offensive and must be politically, socially, and religiously neutral. Memorials cannot have a commercial appearance or corporate label. No advertising is allowed. Only one memorial per person. Memorials will be considered in the order in which they are received.

Memorial Application and Installation Process

1. Applicants may apply for a memorial by completing a Memorial Donation Agreement (“Agreement”),

ROUGH DRAFT – NOT APPROVED BY THE BOARD

which is available by contacting _____ at (____) ____-_____.

2. The ~~General Manager~~Community Director shall forward all completed applications to the District Manager. The District Manager ~~shall may approve or deny completed applications in his or her discretion; however, the District Manager shall~~ include any denied applications on the agenda for the next feasible meeting of the District’s Board of Supervisors (“Board”) if an applicant requests to appeal the denial.
3. The Board shall consider the proposed Agreement and make a final decision regarding whether the application should be approved or denied. The Board will be the final source of appeal for any disputes regarding approval or denial of an application.
4. If approved, the applicant shall pay the Donation via a check made out to the “Arlington Ridge Community Development District” within thirty (30) days of approval by the Board.
5. Upon receipt of the Donation, the District Manager (or his/her designee) will order the memorial plaque.
6. The District cannot guarantee installation by a set date due to potential workload issues and unforeseen circumstances.
7. Notification of completion of the installation of the memorial will be sent to the applicant.

Miscellaneous

1. The District reserves the right to terminate any Agreement and/or deny any application.
2. The District reserves the right at any time and without making a donation to provide for a memorial to recognize an individual or organization that has made an unusual contribution, service, or gift to the Arlington Ridge community.
3. The District cannot guarantee the permanence of any memorial, and is not responsible for replacing memorials that are stolen or damaged before the useful life of the memorial is exhausted. Damaged memorials may be removed in the District’s discretion.

ROUGH DRAFT – NOT APPROVED BY THE BOARD

**MEMORIAL DONATION AGREEMENT
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Information:

Donor Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

E-Mail: _____

Type of Memorial: Bench (min. \$____) Brick (min \$____) Other _____

Inscription:

Line 1

- In Memory Of
- In Honor Of
- Dedicated To

Line 2

Name: _____

Acknowledgements:

Memorial donations are considered outright and unrestricted donations. The District does not guarantee permanence of any memorial installed as a result of an accepted donation, and is not responsible for replacing any memorial that is damaged or stolen. The donor declares he or she has read the Memorial Donation Policy, which is incorporated herein by reference. The donor understands and agrees with the conditions set forth in the Memorial Donation Policy, acknowledges that this Memorial Donation Agreement is not effective until reviewed and approved by the District’s Board of Supervisors, and agrees to pay the District at least the specified minimum in donation funds within thirty (30) days of notification of Memorial Donation Agreement approval.

I have read, understand and agree to be bound by this Memorial Donation Agreement.

Signature of Donor

Date

E-Mail completed form to: _____ at _____ @ _____

FOR OFFICE USE ONLY

Accepted By _____ Date _____

Chair / Vice Chair _____ Date _____

Cost \$ _____ Paid \$ _____ Date _____

Exact Location Verified _____

Inscription Proof Reviewed by Donor _____

Subsection

Golf unds Allocation

ARLINGTON RIDGE CDD
 Golf / Restaurant Fund Balance Review
 September 30, 2022

	Golf	Food & Beverage	Total	Notes
10/1/2020	3,319.00	4,964.00	8,283.00	
FY2021 Net Change	31,703.00	(87,776.00)	(56,073.00)	
9/30/2021	35,022.00	(82,812.00)	(47,790.00)	Off from audit by \$30
FY 2022 Net Change	161,082.68	(144,382.61)	16,700.07	
9/30/2022	196,104.68	(227,194.61)	(31,089.93)	
Transfer from GF	-	136,000.00	136,000.00	Transfer budgeted in FY2022 (pending Board approval)
Transfer from Golf	(45,597.30)	45,597.30	-	Transfer to cover deficit balance (pending Board approval)
Additional Transfer from GF		45,597.30	45,597.30	Transfer to cover deficit balance (pending Board approval)
Revised 9/30/2022	150,507.37	-	150,507.37	

Subsection

se of Sales Center

From: Bjorn, Eric <ejbjorn@lcpafl.org>
Sent: Friday, January 27, 2023 3:31 PM
To: Montagna, Angel <angel.montagna@inframark.com>
Cc: Holloway, Jordan <jholloway@lcpafl.org>
Subject: Arlington Ridge Welcome Center

Hello Angel,

I am trying to determine the future planned use of the Arlington Ridge Welcome Center that was transferred to the CDD in September 2022.
The planned use will determine if we classify the parcel (Alternate Key# 3840495) as exempt "Common Area" or as a non-exempt use.
I don't want you to get a 2023 tax bill if the property should be exempt.
Thanks for you help with this matter.
Have a great weekend.

Sincerely,

Eric J. Bjorn, RES, CFE
Cert Gen RZ2193
Manager, Commercial Appraisal
Representing the Honorable Carey Baker, CFA, Property Appraiser
Lake County Property Appraiser's Office
320 W. Main St. Suite A
Tavares, FL 32778-3814
Voice 352.253.2160
Fax 352.253.2164
E-mail ejbjorn@lcpafl.org
Web www.lcpafl.org

The Lake County Property Appraiser's Office is honored to be the recipient of:



The IAAO Public Information Program Award **The NACo Public Information Achievement Award**

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Section

Consent Agenda

Subsection A

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**MINUTES MEETING
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, January 19, 2023, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were the following:

- | | |
|-----------------|---------------------|
| Robert Hoover | Chairman |
| Ted Kostich | Vice Chairman |
| Bill Middlemiss | Assistant Secretary |
| Claire Murphy | Assistant Secretary |
| James Piersall | Assistant Secretary |

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

- | | |
|-------------------------------------|---|
| Angel Montagna | Manager: Inframark, Management Services |
| Meredith Hammock | Attorney: KE Law |
| David Hamstra | Engineer: Pegasus Engineering |
| Frank Bruno | General Manager: Golf, Food & Beverage |
| Brenda Burgess | Inframark, Management Services |
| Jackeline Garcia | Inframark, Management Services |
| Brett Perez | Inframark, Management Services |
| Robert Sardinias | Inframark, Management Services |
| Donise Streit | Community Association Manager |
| Dan Zimmer | General Manager: Golf, Food & Beverage |
| Residents and Members of the Public | |

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. 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**

Ms. Montagna called the meeting to order at 2:00 p.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Hoover led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS **Audience Comments**

A Resident (Lot 731) commented on fiscal responsibility, projects and maintaining aging infrastructure, sales center, and taking care of priorities first.

A Resident commented on the agenda, time to discuss items, berm repair, Heritage Trail, and no need to spend money on a yield sign.

A Resident commented on support for the restaurant, golf course, and Veteran’s memorial.

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 January 19, 2023, regular meeting

A Resident (Lot 48) commented on classifying the restaurant as an amenity and what that means.

A Resident (Lot 174) commented on the restaurant as an amenity and suggested residents receive a discount at the restaurant.

A Resident (Lot 114) commented on using the golf course to support the restaurant.

□O□RT□ ORDER O□ B□SINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. Engineer

i. Monthly Report

Discussion ensued regarding construction plans for six stormwater improvement projects, first two listed are the most critical, soliciting bids for all six projects or just the first two, and estimated \$75,000 for the first two projects.

Mr. Piersall made a MOTION to approve directing the engineer to solicit bids for the first two projects, and a bid alternate for all six projects.
 Mr. Middlemiss seconded the motion.

Discussion ensued regarding support for moving forward with the projects, and the priority of projects.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to direct the engineer to solicit bids for the first two projects, and a bid alternate for all six projects.

ii. Hole #6 Depression

Discussion ensued regarding hole #6 depression, contractors that declined and one was late, proposal delayed for hole #6 depression repairs, made aware of the issue in November, and proposals to be provided in two weeks.

C. District Manager

Discussion ensued regarding process for events, weekly updates provided, and contacting staff for updates or questions.

D. Field Manager

i. Monthly Report

Discussion ensued regarding the monthly report, trash removal, and various tasks staff performs.

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ii. Ratification of SŌLitude Lake Management Addendum

Discussion ensued regarding the addendum for aquatic services for the canal, extent of services to be provided, requirements from other governmental entities, clearing invasive plants, potential situations for property damage, and current services provided.

Mr. Middlemiss made a MOTION to ratify the addendum with SŌLitude Lake Management to provide aquatic services for the canal, in the amount of \$475.00 monthly, or an annual total of \$5,700.
 Ms. Murphy seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to ratify the addendum with SŌLitude Lake Management to provide aquatic services for the canal, in the amount of \$475.00 monthly, or an annual total of \$5,700.

iii. Field Proposals

a. Sidewalk Grinding Proposal

Discussion ensued regarding the number of grinds, oak trees continuing to lift sidewalks on residential properties, ability to seek remedies from recurring damages caused by residents, and grinding versus replacement criteria.

Mr. Middlemiss made a MOTION to approve the proposal from Inframark to grind sidewalks, in the amount of \$5,463.75.
 Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to the proposal from Inframark to grind sidewalks, in the amount of \$5,463.75.

b. Roadway and Parking Lot Striping Proposal

Discussion ensued regarding scope of services for the proposal, Inframark can provide latex portion but not thermoplastic, budget compared to estimate, suggestion to defer the last two items until next fiscal year, bifurcating the work, and priority of items.

Mr. Middlemiss made a MOTION to bifurcate the striping work and direct Inframark to provide proposals to stripe (1) Arlington Ridge Boulevard and stop bars with latex and (2) all parking lots.
 Mr. Hoover seconded the motion.

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Discussion ensued regarding tabling this work effort until after budget discussions, support to proceed with obtaining proposals, and waiting to consider this item until a proposal received from Inframark.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to bifurcate the striping work and direct Inframark to provide proposals to stripe (1) Arlington Ridge Boulevard and stop bars with latex and (2) all parking lots.

c. Discussion of Pool Proposals

- 1. Beach Pool**
- 2. Lap Pool**
- 3. Spa**

Discussion ensued regarding budget for capital projects, desire to consider beach pool and spa now and lap pool in the future, priorities, \$67,500 available after other projects, funded from reserves, dollars available, qualities of other proposals, length of time the resurfacing should last, warranty period, reviews from residents who are knowledgeable in the industry, differences among the proposals, and services provided in each.

Mr. Middlemiss made a MOTION to approve the proposals from Vermana for the beach pool and the spa for resurfacing, in a total amount of \$93,320, paid from capital projects.
 Mr. Hoover seconded the motion.

Further discussion ensued regarding waiting to consider the proposals until other financial issues are addressed, other projects, providing projects and services for the residents, using capital project dollars, conservative approach to spending dollars, corrections for the coding of utility invoices for more accurate financial statements, accounting processes and meeting with staff, and recommendation to defer acceptance of financial statements until next month to work through details and the process.

Upon VOICE VOTE, with Mr. Middlemiss, Mr. Hoover, and Ms. Murphy in favor and Mr. Piersall and Mr. Kostich opposed, approval was given (by a margin of 3-2) to the proposals from Vermana for the beach pool and the spa for resurfacing, in a total amount of \$93,320, paid from capital projects funds.

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Discussion ensued regarding Inframark managing the project, previous removal of liaison roles, and Mr. Hoover’s willingness to participate in the project with staff with no objection from the Board.

iv. Irrigation Proposals for Entrance to the Greens

Discussion ensued regarding proposals provided under separate cover, code enforcement indicating permits are required to repair the broken water line, removal of asphalt, and repair activities required.

Mr. Hoover made a MOTION to approve the proposal from Utility Technicians for the 3-inch irrigation line replacement and asphalt, in the amount of \$9,922; and if necessary, to proposal #4991 from Floralawn for irrigation repair, in the amount of \$2,980.
 Mr. Middlemiss seconded the motion.

Further discussion ensued regarding details of the repair, how the damage was caused and determined, and responsibility of the contractor.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to the proposal from Utility Technicians for the 3-inch irrigation line replacement and asphalt, in the amount of \$9,922; and if necessary, to proposal #4991 from Floralawn for irrigation repair, in the amount of \$2,980.

E. General Manager: Golf, and Food & Beverage

i. Monthly report

The monthly report was included in the agenda package and is available for review in the local records office and the District Office during normal business hours.

Discussion ensued regarding budget versus expenses, future projects, restaurant trends, special events, survey to residents, residential requests, and staffing issues.

ii. Discussion of Golf Cart Lease

Discussion ensued regarding staff recommendation to renew the lease at fair market value, age of the golf carts, maintenance provided, comparison of rental fees to other communities, lease expires October 2023, ability of staff to solicit proposals without Board approval, Roanoke berm, and access cards.

Lease proposals will be provided at a future meeting.

Arlington Ridge CDD
January 19, 2023, regular meeting

ORDER OF BUSINESS Business Items

A. Discussion of RV Utility and Motorcycle Trailer in the RV Lot

Discussion ensued regarding current policies on leasing a space and storing vehicles, process management follows, priority uses, trailers and motorcycles not included in the current policy, Board’s discretion, consistency, waiting list, and previous situations.

The Board gave consensus to maintain the current policy as is.

B. Discussion of RV Storage Space (Revenues and Types of Vehicles Allowed)

Discussion ensued regarding revenues for storage spaces, policy when rental fees are late or unpaid, experience in other districts and associated fees for spaces, number of spaces that have not been paid, how revenues are currently handled, suggestion the RV lot is not an amenity, cameras and other upgrades, excess revenues recommended to go into the general fund, and lighting.

The meeting recessed at 4:20 p.m.

The meeting reconvened at 4:30 p.m.

C. Discussion of Benches (Memorial Policy)

Discussion ensued regarding purchase of plaques and benches, bricks should be standard, “general manager” should be changed to “community director,” existing resolution related to benches, benches previously purchased for \$10,060 but not all are in use, sales price of \$2,500 per bench, providing use of benches in the community, designation where revenues will be coded, bricks placed annually or semi-annually by a contractor for consistency, result of the policy for the District not to incur any costs, and suggestion to table for the next meeting.

This item will be on the February agenda.

D. Veterans Group Request for Memorial Site

Discussion ensued regarding Mr. Kostich abstaining from voting due to his involvement in the Veterans group, request for a piece of land, no costs will be incurred by the District, and two preferred locations.

Mr. Middlemiss made a MOTION to designate memorial property between the movie theater and Fairfax Hall.
Ms. Murphy seconded the motion.

Upon VOICE VOTE, with all in favor and Mr. Kostich abstaining, unanimous approval was given (by a margin of 4-0) to designate memorial property between the movie theater and Fairfax Hall.

Arlington Ridge CDD
 January 19, 2023, regular meeting

E. Discussion of Garden Club Request

Discussion ensued regarding fundraising efforts for selling bricks, and location of proposed memorial to the right of the sales center.

Ms. Murphy made a MOTION to allow the garden club to use property to the right of the sales center for a memorial garden.
 Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to allow the garden club to use property to the right of the sales center for a memorial garden.

Discussion ensued regarding private uses of governmental property, using a license agreement for maintenance, direction for Veterans group and garden club to confer with counsel related to use of District-owned property, wait for the policy to be established prior to the garden club selling bricks, explanation of the garden design, suggestion to defer this portion of the request until the policy has been implemented, clarification no costs to the District, garden club will maintain the garden, question of who will be constructing the garden, request for sod revised, proposal required for sod installation, and request for the District to provide the sod.

F. Discussion of Softball Team Request

Discussion ensued regarding reimbursement for use of a field in the City of Leesburg since no fields exist in Arlington Ridge, suggestion to wait until the budget process before consideration, and desire to follow current policies.

This item will be deferred until discussions of fiscal year 2024 budget.

G. Consideration to Replace Stop Sign at Heritage Trail and Hopewell Pass with a Yield Sign

Discussion ensued regarding pedestrian and safety issues at the intersection, traffic, and disregard for the existing stop sign.

H. Discussion of Golf Funds Allocation

Discussion ensued regarding tabling this item until next month, review of previous years' financials, desire for full analysis of previous financials before considering, Board's previous motion for transfers and reserve fund have not been made, preference for the golf course retaining its profits, desire to repair what happened last year, and request for further analysis.

Arlington Ridge CDD
 January 19, 2023, regular meeting

This item will be considered at the February meeting.

I. Discussion of Sales Center Plans Moving Forward

i. Current Tenants

Discussion ensued regarding requests from tenants to extend their use until active use or remodel of the building, will negotiate reasonable rental rate for the extension, options how to handle tenants, market rental rates \$8 to \$15 per square foot, lease expires March 2023, average monthly rental income \$600, suggestion for \$1,000 per month plus utilities, request to negotiate with them further, and a suggestion for \$1,500 rent plus utilities month-to-month with 30 days’ notice to vacate.

Mr. Hoover made a MOTION to charge the current sales center tenant \$1,500 for monthly rent and utilities on a month-to-month basis, with 30 days’ notice to vacate.
 Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to charge the current sales center tenant \$1,500 for monthly rent and utilities on a month-to-month basis, with 30 days’ notice to vacate.

ii. Naming of the Sales Center

Discussion ensued regarding suggested names, with a consensus for Blue Ridge Activity Center.

Mr. Middlemiss made a MOTION to name the sales center the Blue Ridge Activity Center.
 Mr. Hoover seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to name the sales center the Blue Ridge Activity Center.

Discussion ensued regarding a new sign and removal of the current sign.

iii. Building Usage

Discussion ensued regarding options, large game room, exercise room, intent of the building, possible need for a general contractor, need for electrical plans, suggestion to maintain current configuration of the building without expending resources, current needs for minor maintenance or refurbishment, need for furniture, availability of existing chairs, and how the current configuration can be used.

Arlington Ridge CDD
 January 19, 2023, regular meeting

Mr. Middlemiss made a MOTION to request an estimate from a general contractor for options #2 and #3 for usage of the building.
 Mr. Hoover seconded the motion.

Discussion ensued regarding \$75,000 available for renovation, preference for option #3 or options #2 and #3, need to investigate further, need to see cost estimates, priorities from the residents, and a suggestion to defer until financial issues are resolved.

Upon VOICE VOTE, with Mr. Middlemiss, Mr. Hoover, and Ms. Murphy in favor, and Mr. Piersall and Mr. Kostich opposed, approval was given (by a margin of 3-2) to request an estimate from a general contractor for options #2 and #3 for usage of the building.

SIT ORDER OF BUSINESS Consent Agenda

A. Minutes from the Regular Meeting on December 15, 2022, and Workshop on January 12, 2023

The minutes were included in the agenda package, available for review in the local records office and the District Office during normal business hours.

B. Financial Statements

The financials were included in the agenda package, available for review in the local records office and the District Office during normal business hours.

Acceptance of the financial statements will be deferred until staff has a meeting with the accounting department to address coding of utilities and other issues.

C. Invoices and Check Register

The invoices and check register were included in the agenda package, available for review in the local records office and the District Office during normal business hours.

Ms. Murphy made a MOTION to approve consent agenda as presented, except for the financial statements.
 Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor and Mr. Piersall not in attendance, unanimous approval was given (by a margin of 4-0) to approve the consent agenda as presented, except for the financial statements.

Discussion ensued regarding providing the financial statements at least two weeks prior to the meeting to allow adequate time for review.

Arlington Ridge CDD
 January 19, 2023, regular meeting

D. Ratification of Florida Aqua Group Invoice

Mr. Hoover made a MOTION to ratify the invoice from Florida Aqua Group for replacement of the module filter, in the amount of \$730.00.
 Mr. Middlemiss seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given (by a margin of 5-0) to ratify the invoice from Florida Aqua Group for replacement of the module filter, in the amount of \$730.00.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

Ms. Murphy discussed (1) the agenda package, eight-day deadline to provide information for the agenda package, items provided late, suggestion to provide information two weeks in advance for the agenda package, requirements for posting agendas on the website, process when the agenda is revised; and (2) thanks to the events committee, follow-up meeting to discuss events, and details of the parade.

Mr. Middlemiss discussed Board members working with vendors which is the responsibility of the management company, recommendation to drop timeframes from the agenda, and thanks to the office staff.

Mr. Piersall discussed CPR classes and AED devices, reservation process, status of the trailers to be moved by the end of February, advertising workshops as meetings instead of workshops so decisions can be made, and explanation of the difference between workshops and meetings.

Mr. Kostich discussed project at tennis court at no cost to the District, responsibilities of the Supervisors for safety of residents and fiscal responsibility, and the need for accurate financial statements.

Mr. Hoover discussed Sunshine law, and communicating with residents and staff.

NINTH ORDER OF BUSINESS Audience Comments

A Resident (Lot 793) commented on groups not wanting to use the sales center, and other aspects of the sales center.

A Resident (Lot 245) thanked the Board for their service, concerns regarding the golf course, and nothing being done.

Arlington Ridge CDD
January 19, 2023, regular meeting

A Resident (Lot 503) commented on categories of monies, the budget, capital expenditures, groups using Fairfax Hall, sales center utility bills and use of air conditioning, CPR classes already occurring, and temporary berm repair.

A Resident commented on the newly named Blue Ridge Activity Center, and lack of access card controls.

TENTATIVE ORDER OF BUSINESS Adjournment

- *The next meeting is scheduled for Thursday, February 16, 2023, at 2:00 p.m.*

On MOTION by Ms. Murphy, seconded by Mr. Kostich, with all in favor, the meeting was adjourned at 6:05 p.m.

Angel Montagna, Secretary

Robert Hoover, Chairman

Subsection B

Financial Statements Inframar

ARLINGTON RIDGE
Community Development District

Financial Report
(Unaudited)

January 31, 2023

Prepared by



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ARLINGTON RIDGE
Community Development District

Financial Statements

(Unaudited)

January 31, 2023

ARLINGTON RIDGE
Community Development District

Governmental Funds

Balance Sheet
January 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>CAPITAL RESERVE FUND</u>	<u>SERIES 2006A DEBT SERVICE FUND</u>	<u>SERIES 2019 DEBT SERVICE FUND</u>	<u>SERIES 2019 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
ASSETS						
Cash - Checking Account	\$ 2,048,744	\$ 404,109	\$ -	\$ -	\$ -	\$ 2,452,853
Accounts Receivable	25	-	-	-	-	25
Due from Golf	42,203	-	-	-	-	42,203
Due From Other Funds	-	3	11,034	3,054	-	14,091
Investments:						
Construction Fund	-	-	-	-	7,535	7,535
Fee & Expense A	-	-	8	-	-	8
Prepayment Account	-	-	-	3,952	-	3,952
Prepayment Account A	-	-	12,410	-	-	12,410
Reserve Fund	-	-	-	27,445	-	27,445
Reserve Fund A	-	-	137,423	-	-	137,423
Revenue Fund	-	-	-	74,902	-	74,902
Revenue Fund A	-	-	297,570	-	-	297,570
Deposits	24,050	-	-	-	-	24,050
Deposits - Electric	820	-	-	-	-	820
TOTAL ASSETS	\$ 2,115,842	\$ 404,112	\$ 458,445	\$ 109,353	\$ 7,535	\$ 3,095,287
LIABILITIES						
Accounts Payable	\$ 121,582	\$ -	\$ -	\$ -	\$ -	\$ 121,582
Accrued Expenses	30,170	-	-	-	-	30,170
Deposits	780	-	-	-	-	780
Due To Other Funds	14,091	-	-	-	-	14,091
TOTAL LIABILITIES	166,623	-	-	-	-	166,623
FUND BALANCES						
Nonspendable:						
Deposits	24,870	-	-	-	-	24,870
Restricted for:						
Debt Service	-	-	458,445	109,353	-	567,798
Capital Projects	-	-	-	-	7,535	7,535
Special Revenue	-	-	-	-	-	-
Assigned to:						
Reserves - Roof	-	84,813	-	-	-	84,813
Unassigned:	1,924,349	319,299	-	-	-	2,243,648
TOTAL FUND BALANCES	\$ 1,949,219	\$ 404,112	\$ 458,445	\$ 109,353	\$ 7,535	\$ 2,928,664
TOTAL LIABILITIES & FUND BALANCES	\$ 2,115,842	\$ 404,112	\$ 458,445	\$ 109,353	\$ 7,535	\$ 3,095,287

ARLINGTON RIDGE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 40	40.00%	\$ 19
Lexington Spa	3,000	462	15.40%	-
Rental Income- Fairfax Hall	2,500	-	0.00%	-
Special Assmnts- Tax Collector	2,233,233	2,114,582	94.69%	74,172
Settlements	-	27,307	0.00%	-
Other Miscellaneous Revenues	-	11	0.00%	-
Access Cards	-	10	0.00%	-
RV Parking Lot Revenue	17,700	-	0.00%	-
TOTAL REVENUES	2,256,533	2,142,412	94.94%	74,191
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	15,000	3,769	25.13%	769
FICA Taxes	1,148	184	16.03%	-
Workers' Compensation	-	850	0.00%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Trustee Fees	10,000	5,388	53.88%	-
Attorney Fees	70,000	31,311	44.73%	24,397
Engineering Fees	35,000	6,500	18.57%	6,500
Management Services	53,500	17,833	33.33%	4,458
Assessment Roll	7,500	-	0.00%	-
Auditing Services	4,500	-	0.00%	-
Postage	6,500	63	0.97%	12
Insurance - General Liability	15,000	14,400	96.00%	-
Printing and Binding	-	-	0.00%	(154)
Legal Advertising	6,000	1,613	26.88%	1,613
Website Administration	3,000	-	0.00%	-
Information Technology	2,775	700	25.23%	-
Miscellaneous Expenses	3,000	663	22.10%	169
Dues, Licenses, Subscriptions	175	175	100.00%	-
Total Administration	238,698	83,449	34.96%	37,764
<u>Gatehouse</u>				
Contracts-Security Services	150,000	47,913	31.94%	12,801
Utility - Water & Sewer	510	165	32.35%	38
Utility - Electric	4,200	799	19.02%	217
Street Lights	108,000	36,364	33.67%	16,931
Repairs & Maintenance	2,500	5,777	231.08%	4,579
Security Enhancements	4,500	115	2.56%	115
Information Technology	-	-	0.00%	(115)
Total Gatehouse	269,710	91,133	33.79%	34,566

ARLINGTON RIDGE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>Capital Expenditures & Projects</u>				
Capital Projects	200,000	-	0.00%	-
Total Capital Expenditures & Projects	200,000	-	0.00%	-
<u>Towncenter Administration</u>				
Pest Control	4,500	1,194	26.53%	-
Onsite Management	266,822	87,595	32.83%	22,235
Janitorial Services & Supplies	50,000	11,996	23.99%	5,855
Utility - Water & Sewer	1,851	1,599	86.39%	291
Utility - Electric	4,000	925	23.13%	(181)
Rentals & Leases	4,500	1,111	24.69%	168
Liability/Property Insurance	68,517	71,609	104.51%	-
Repairs & Maintenance	7,000	1,135	16.21%	1,135
Special Events	36,000	3,005	8.35%	2,705
Information Technology	-	-	0.00%	(720)
Office Supplies	9,000	426	4.73%	426
Computer Supplies/Equipment	5,000	845	16.90%	845
Club Activity Supplies	1,000	-	0.00%	-
Total Towncenter Administration	458,190	181,440	39.60%	32,759
<u>Common Area/Recreation</u>				
Utility - Water & Sewer	9,000	1,120	12.44%	211
Utility - Electric	1,250	607	48.56%	(11,129)
Repairs & Maintenance	30,000	11,048	36.83%	7,000
Roadway Repair & Maintenance	25,000	-	0.00%	-
R&M-Emergency & Disaster Relief	-	3,120	0.00%	-
Irrigation Repairs & Maintenance	35,000	15,729	44.94%	4,541
Landscape - Mulch	25,000	-	0.00%	-
Landscape Maintenance	291,114	98,426	33.81%	28,399
Landscape Replacement	30,000	12,546	41.82%	2,700
Landscape- Storm Clean Up & Tree Removal	25,000	395	1.58%	-
Pond/Littoral Shelf & Wetland Mgmt	33,475	6,780	20.25%	1,700
Sports Courts Maintenance & Supplies	3,000	9,990	333.00%	9,990
Holiday Decoration	10,000	3,228	32.28%	3,228
Special Events	-	2,460	0.00%	2,460
Operating Supplies	4,000	577	14.43%	553
Total Common Area/Recreation	521,839	166,026	31.82%	49,653
<u>Fairfax Hall</u>				
Utility - Water & Sewer	1,378	438	31.79%	122
Utility - Electric	14,392	6,432	44.69%	(3,193)
Repairs & Maintenance	15,000	27,041	180.27%	20,688
Total Fairfax Hall	30,770	33,911	110.21%	17,617

ARLINGTON RIDGE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>Social Center</u>				
Utility - Water & Sewer	1,500	-	0.00%	(375)
Utility - Electric	5,343	1,733	32.43%	584
Repairs & Maintenance	7,500	575	7.67%	-
Operating Supplies	2,000	-	0.00%	-
Dues, Licenses, Subscriptions	2,200	-	0.00%	-
Total Social Center	18,543	2,308	12.45%	209
<u>Lexington Spa</u>				
ProfServ-Pool Maintenance	70,000	23,126	33.04%	6,026
Fitness Instructors	12,000	2,270	18.92%	640
Utility - Water & Sewer	28,620	7,816	27.31%	(900)
Utility - Electric	56,709	16,987	29.95%	4,316
Repairs & Maintenance	20,000	6,822	34.11%	1,143
Operating Supplies	2,500	407	16.28%	-
Dues, Licenses, Subscriptions	1,050	-	0.00%	-
Total Lexington Spa	190,879	57,428	30.09%	11,225
<u>Sales Center</u>				
Utility - Electric	-	1,380	0.00%	1,060
Operations & Maintenance	28,850	-	0.00%	-
Total Sales Center	28,850	1,380	4.78%	1,060
TOTAL EXPENDITURES	1,957,479	617,075	31.52%	184,853
Excess (deficiency) of revenues				
Over (under) expenditures	299,054	1,525,337	510.05%	(110,662)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer Out - Capital Reserve	(200,000)	-	0.00%	-
Transfer Out - Golf Course/Food & Beverage	(11,554)	-	0.00%	-
Transfer Out- Sales Center Revenue	(87,500)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(299,054)	-	0.00%	-
Net change in fund balance	\$ -	\$ 1,525,337	0.00%	\$ (110,662)
FUND BALANCE, BEGINNING (OCT 1, 2022)	423,882	423,882		
FUND BALANCE, ENDING	\$ 423,882	\$ 1,949,219		

ARLINGTON RIDGE

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 214	\$ 15	7.01%	\$ 3
TOTAL REVENUES	214	15	7.01%	3
<u>EXPENDITURES</u>				
<u>Administration</u>				
Miscellaneous Expenses	-	30	0.00%	-
Total Administration	-	30	0.00%	-
<u>Other Physical Environment</u>				
Capital Outlay	-	11,196	0.00%	-
Total Other Physical Environment	-	11,196	0.00%	-
TOTAL EXPENDITURES	-	11,226	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	214	(11,211)	0.00%	3
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In - General Fund	200,000	-	0.00%	-
Transfer In - GF (Sales Center)	87,500	-	0.00%	-
Contribution to (Use of) Fund Balance	287,714	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	575,214	-	0.00%	-
Net change in fund balance	\$ 287,714	\$ (11,211)	-3.90%	\$ 3
FUND BALANCE, BEGINNING (OCT 1, 2022)	415,323	415,323		
FUND BALANCE, ENDING	\$ 703,037	\$ 404,112		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 125	\$ 3,265	2612.00%	\$ 844
Special Assmnts- Tax Collector	228,315	186,565	81.71%	11,034
Special Assmnts- Prepayment	-	8,631	0.00%	-
TOTAL REVENUES	228,440	198,461	86.88%	11,878
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	-	0.00%	-
Principal Debt Retirement - Special Call	-	165,000	0.00%	-
Interest Expense	110,825	55,413	50.00%	-
Total Debt Service	210,825	220,413	104.55%	-
TOTAL EXPENDITURES	210,825	220,413	104.55%	-
Excess (deficiency) of revenues Over (under) expenditures	17,615	(21,952)	0.00%	11,878
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	17,615	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	17,615	-	0.00%	-
Net change in fund balance	\$ 17,615	\$ (21,952)	0.00%	\$ 11,878
FUND BALANCE, BEGINNING (OCT 1, 2022)	480,397	480,397		
FUND BALANCE, ENDING	\$ 498,012	\$ 458,445		

ARLINGTON RIDGE

Community Development District

Series 2019 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 27	\$ 575	2129.63%	\$ 181
Special Assmnts- Tax Collector	62,406	51,630	82.73%	3,054
Special Assmnts- Prepayment	-	1,381	0.00%	-
TOTAL REVENUES	62,433	53,586	85.83%	3,235
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	-
Interest Expense	22,960	11,000	47.91%	-
Total Debt Service	57,960	21,000	36.23%	-
TOTAL EXPENDITURES	57,960	21,000	36.23%	-
Excess (deficiency) of revenues Over (under) expenditures	4,473	32,586	0.00%	3,235
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	180	0.00%	23
Operating Transfers-Out	-	(265)	0.00%	(84)
Contribution to (Use of) Fund Balance	4,473	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	4,473	(85)	-1.90%	(61)
Net change in fund balance	\$ 4,473	\$ 32,501	0.00%	\$ 3,174
FUND BALANCE, BEGINNING (OCT 1, 2022)	76,852	76,852		
FUND BALANCE, ENDING	\$ 81,325	\$ 109,353		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 179	0.00%	\$ 23
TOTAL REVENUES	-	179	0.00%	23
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	179	0.00%	23
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	265	0.00%	84
Operating Transfers-Out	-	(180)	0.00%	(23)
TOTAL FINANCING SOURCES (USES)	-	85	0.00%	61
Net change in fund balance	\$ -	\$ 264	0.00%	\$ 84
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	7,271		
FUND BALANCE, ENDING	\$ -	\$ 7,535		

ARLINGTON RIDGE
Community Development District

Supporting Schedules

January 31, 2023

Arlington Ridge

Monthly Trend Report

Community Development District

FY 2023 - General Fund

	October	November	December	January	Total
REVENUES					
Interest - Investments	\$ 4	\$ 3	\$ 14	\$ 19	\$ 40
Lexington Spa	259	-	203	-	462
Rental Income- Fairfax Hall	-	-	-	-	-
Special Assmnts- Tax Collector	-	292,519	1,747,891	74,172	2,114,582
Settlements	-	27,307	-	-	27,307
Other Miscellaneous Revenues	-	-	11	-	11
Access Cards	10	-	-	-	10
RV Parking Lot Revenue	-	-	-	-	-
TOTAL REVENUES	273	319,829	1,748,119	74,191	2,142,412

EXPENDITURES

Administration

P/R-Board of Supervisors	200	1,800	1,000	769	3,769
FICA Taxes	-	122	61	-	183
Workers' Compensation	-	850	-	-	850
ProfServ-Arbitrage Rebate	-	-	-	-	-
ProfServ-Dissemination Agent	-	-	-	-	-
ProfServ-Trustee Fees	5,388	-	-	-	5,388
Attorney Fees	-	6,914	-	24,397	31,311
Engineering Fees	-	-	-	6,500	6,500
Management Services	4,458	4,458	4,458	4,458	17,832
Assessment Roll	-	-	-	-	-
Auditing Services	-	-	-	-	-
Insurance - General Liability	10,000	4,400	-	-	14,400
Printing and Binding	-	154	-	(154)	-
Legal Advertising	-	-	-	1,613	1,613
Website Administration	-	-	-	-	-
Information Technology	700	-	-	-	700
Miscellaneous Expenses	40	15	439	169	663
Dues, Licenses, Subscriptions	-	-	175	-	175
Total Administration	20,801	18,725	6,156	37,764	83,446

Gatehouse

Contracts-Security Services	12,280	12,500	10,332	12,801	47,913
Utility - Water & Sewer	-	85	42	38	165
Utility - Electric	-	329	253	217	799
Street Lights	-	12,978	6,455	16,931	36,364
Repairs & Maintenance	1,042	156	-	4,579	5,777
Security Enhancements	-	-	-	115	115
Information Technology	-	-	115	(115)	-
Total Gatehouse	13,322	26,048	17,197	34,566	91,133

Capital Expenditures & Projects

Capital Projects	-	-	-	-	-
Total Capital Expenditures & Projects	-	-	-	-	-

Arlington Ridge

Monthly Trend Report

Community Development District

FY 2023 - General Fund

	October	November	December	January	Total
<u>Towncenter Administration</u>					
Pest Control	398	398	398	-	1,194
Onsite Management	22,235	20,889	22,235	22,235	87,594
Janitorial Services & Supplies	2,828	2,836	476	5,855	11,995
Utility - Water & Sewer	-	873	435	291	1,599
Utility - Electric	-	663	444	(181)	926
Rentals & Leases	221	386	336	168	1,111
Liability/Property Insurance	76,859	(5,250)	-	-	71,609
Repairs & Maintenance	-	-	-	1,135	1,135
Special Events	300	-	-	2,705	3,005
Information Technology	-	-	720	(720)	-
Office Supplies	-	-	-	426	426
Computer Supplies/Equipment	-	-	-	845	845
Club Activity Supplies	-	-	-	-	-
Total Towncenter Administration	102,841	20,795	25,044	32,759	181,439
<u>Common Area/Recreation</u>					
Utility - Water & Sewer	-	609	300	211	1,120
Utility - Electric	-	8,222	3,514	(11,129)	607
Repairs & Maintenance	674	105	3,269	7,000	11,048
Roadway Repair & Maintenance	-	-	-	-	-
R&M-Emergency & Disaster Relief	-	3,120	-	-	3,120
Irrigation Repairs & Maintenance	-	7,717	3,472	4,541	15,730
Landscape - Mulch	-	-	-	-	-
Landscape Maintenance	26,194	20,491	23,342	28,399	98,426
Landscape Replacement	9,846	-	-	2,700	12,546
Landscape- Storm Clean Up & Tree Removal	269	(269)	395	-	395
Pond/Littoral Shelf & Wetland Mgmt	1,700	1,680	1,700	1,700	6,780
Sports Courts Maintenance & Supplies	-	-	-	9,990	9,990
Holiday Decoration	-	-	-	3,228	3,228
Special Events	-	-	-	2,460	2,460
Operating Supplies	-	-	24	553	577
Total Common Area/Recreation	38,683	41,675	36,016	49,653	166,027
<u>Fairfax Hall</u>					
Utility - Water & Sewer	-	211	105	122	438
Utility - Electric	-	6,806	2,818	(3,193)	6,431
Repairs & Maintenance	571	109	5,673	20,688	27,041
Total Fairfax Hall	571	7,126	8,596	17,617	33,910
<u>Social Center</u>					
Utility - Water & Sewer	-	250	125	(375)	-
Utility - Electric	-	814	336	584	1,734
Repairs & Maintenance	-	-	575	-	575
Operating Supplies	-	-	-	-	-
Dues, Licenses, Subscriptions	-	-	-	-	-
Total Social Center	-	1,064	1,036	209	2,309

Arlington Ridge

Monthly Trend Report

Community Development District

FY 2023 - General Fund

	October	November	December	January	Total
<u>Lexington Spa</u>					
ProfServ-Pool Maintenance	5,700	5,700	5,700	6,026	23,126
Pest Control	-	-	-	-	-
Fitness Instructors	740	720	170	640	2,270
Utility - Water & Sewer	-	5,816	2,900	(900)	7,816
Utility - Electric	-	7,585	5,087	4,316	16,988
Repairs & Maintenance	304	749	4,625	1,143	6,821
Operating Supplies	-	-	407	-	407
Dues, Licenses, Subscriptions	-	-	-	-	-
Total Lexington Spa	6,744	20,570	18,889	11,225	57,428
<u>Sales Center</u>					
Utility - Electric	-	319	-	1,060	1,379
Operations & Maintenance	-	-	-	-	-
Total Sales Center	-	319	-	1,060	1,379
Total Revenues	273	319,829	1,748,119	74,191	2,142,412
Total Expenditures	182,962	136,322	112,934	184,853	617,071
Excess Revenue / Over (Under) Expenditures	(182,689)	183,507	1,635,185	(110,662)	1,525,341
<u>Other Sources/(Uses)</u>					
Transfer Out - Capital Reserve	-	-	-	-	-
Transfer Out - Golf Course and F&B	-	-	-	-	-
Contingency	-	-	-	-	-
Total Other Sources/(Uses)	-	-	-	-	-
Net Change in Fund Balance	\$ (182,689)	\$ 183,507	\$ 1,635,185	\$ (110,662)	\$ 1,525,341

Arlington Ridge

Community Development District

Special Assessments Schedule FY 2023

Maintenance Assessments

GROSS ASSESSMENTS \$2,375,780
 NET ASSESSMENTS \$2,233,233

DATE RECEIVED	GROSS AMOUNT RECEIVED	DISCOUNTS/ COMMISSIONS	NET AMOUNT RECEIVED
11/23/22	\$38,664	\$2,565	\$36,098
11/23/22	272,556	16,135	256,421
12/07/22	538,298	31,867	506,431
12/14/22	1,131,107	66,961	1,064,147
12/27/22	188,354	11,041	177,313
01/17/23	78,359	4,187	74,172
TOTAL COLLECTED	\$2,247,337	\$132,755	\$2,114,582
PERCENTAGE COLLECTED			94.69%

Debt Service Assessments

GROSS ASSESSMENTS \$280,493 \$219,695 \$60,798
 NET ASSESSMENTS \$263,664 \$206,513 \$57,150

DATE RECEIVED	GROSS AMOUNT RECEIVED	DISCOUNTS/ COMMISSIONS	NET AMOUNT RECEIVED	SERIES 2006 DEBT SERVICE	SERIES 2019 DEBT SERVICE
11/23/22	\$3,180	\$224	\$2,956	\$2,316	\$641
11/23/22	20,431	1,210	19,221	15,055	4,166
12/07/22	54,468	3,225	51,243	40,136	11,107
12/14/22	140,133	8,297	131,837	103,261	28,576
12/27/22	20,016	1,166	18,850	14,764	4,086
01/17/23	14,887.31	799.82	14,087.49	11,033.95	3,053.54
TOTAL COLLECTED	\$253,116	\$14,921	\$238,196	\$186,565	\$51,630
PERCENTAGE COLLECTED			90.34%	90.34%	90.34%

Arlington Ridge

Community Development District

Notes to the Financial Statements**Balance Sheet - General Fund****Assets**

- ▶ Cash - Truist Operating & Capital Reserves accounts.
- ▶ Accounts Receivable - Late fees due to District. Credit will be reflected in next management services invoice.
 - ▶ Due from Other Funds - Assessments due from the general fund to the debt service funds for tax collector assessments revenue received into the general fund's operating account via direct deposit. Funds will be transferred to US Bank for the debt service in February. A check will be cut for each debt service series from the operating checking account and sent to US Bank for deposit into the revenue accounts for each debt service series.
 - ▶ Due from Golf - FY 2022 shared expenses with the Golf course. Invoices have been sent and are pending payment.
- ▶ Deposits - Stephn W. Young 1st and 2nd deposit to the Golf Club for 120 dining chairs.
- ▶ Deposits Electric - Deposit for new account opened for 4460 Sales Center (Blue Ridge Activity Center).

Liabilities

- ▶ Accounts Payable - Invoices received that will be paid in following month.
 - ▶ Accrued Expenses - In order to provide a more accurate picture for the financials, expenses were accrued for the month of January for invoices that have not been received at the time the financials were prepared. These expenses are reversed in February. Details available upon request.
 - ▶ Deposits - Utility deposits carrying over from prior fiscal years. Inframark currently working with the Board to resolve
 - ▶ Due To Other Funds - Assessments due from the general fund to the debt service funds for tax collector assessments revenue received into the general fund's operating account via direct deposit. Funds will be transferred to US Bank for the debt service in February. A check will be cut for each debt service series from the operating checking account and sent to US Bank for deposit into the revenue accounts for each debt service series.

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

Arlington Ridge
Community Development District

Notes to the Financial Statements
Revenues and Expenditures

Budget Analysis - Significant Variances
--

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Revenues</u>				
Special Assmnts - Tax Collector	\$ 2,233,233	\$ 2,114,582	95%	Assessments collected %.
<u>Expenditures</u>				
<u>Administration</u>				
Worker's Compensation	\$ -	\$ 850	n/a	Egis insurance for Worker's Compensation.
Attorney Fees	\$ 70,000	\$ 31,311	45%	Legal counsel fees through December 2022.
<u>Gatehouse</u>				
Repairs & Maintenance	\$ 2,500	\$ 5,777	231%	Includes maintenance for: video cameras, motor belt, control modules for \$3,285, barcode readers, and other maintenance repairs.
<u>Towncenter Administration</u>				
Utility - Water & Sewer	\$ 1,851	\$ 1,599	86%	City of Leesburg services through January 2023.
<u>Common Area/Recreation</u>				
Utility-Water & Sewer	\$ 9,000	\$ 1,120	12%	City of Leesburg services through January 2023.
Utility-Electric	\$ 1,250	\$ 607	49%	Duke Energy services through January 2023.
R&M-Emergency & Disaster Relief	\$ -	\$ 3,120	n/a	Floralawn services for storm clean up.
Irrigation Repairs & Maintenance	\$ 35,000	\$ 15,729	45%	Includes monthly Floralawn contracted services and irrigation repairs.
Landscape Replacement	\$ 30,000	\$ 12,546	42%	Floralawn services for: beds, dead tree removal, and new plant installation.
Sports Courts Maintenance & Supplies	\$ 3,000	\$ 9,990	333%	Recarpetting of two Bocce Courts.
Special Events	\$ -	\$ 2,460	n/a	Banquet/Coffee event, Band Jimmy Mazz.

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

Arlington Ridge
Community Development District

Notes to the Financial Statements
Revenues and Expenditures

Budget Analysis - Significant Variances
--

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Fairfax Hall</u>				
Utility-Electric	\$ 14,392	\$ 6,432	45%	Duke Energy services through January 2023.
Repairs & Maintenance	\$ 15,000	\$ 27,041	180%	Fairfax Hall various repairs. Details available upon request.
<u>Sales Center</u>				
Utility-Electric	\$ -	\$ 1,380	n/a	New account Duke Energy services through January 2023.

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

Subsection B

Financial Statements Indigo

**Arlington Ridge Golf Club - Golf Course
For the Month Ending January 31st, 2023**

<i>January</i>						<i>YTD</i>				
Actual	Budget	Budget Variance	Last Year	Last Year Variance		Actual	Budget	Budget Variance	Last Year	Last Year Variance
1,503	1,902	(399)	1,397	106	Rounds - Member	6,243	6,290	6,243	5,741	502
1,194	296	898	908	286	Rounds - Outing	3,805	1,304	3,805	2,883	922
2,272	2,700	(428)	2,100	172	Rounds - Public	7,332	8,133	7,332	7,479	(147)
4,969	4,898	71	4,405	564	Total Rounds	17,380	15,727	1,653	16,103	1,277
Revenue										
109,386	93,380	16,006	87,233	22,154	Green Fees	318,615	293,853	24,762	275,959	42,656
111	150	(39)	70	41	Cart Fees	1,549	460	1,089	327	1,221
5,078	4,800	278	4,485	592	Driving Range	14,701	16,830	(2,129)	16,266	(1,565)
14,225	12,750	1,475	7,031	7,193	Pro Shop Sales	57,361	55,710	1,651	44,582	12,779
422	287	135	284	138	Other Golf Revenues	2,573	3,900	(1,328)	4,570	(1,997)
150	112	38	225	(75)	Clinic / School Revenue	750	448	302	663	87
46,311	46,448	(137)	41,619	4,692	Dues Income - Monthly Dues	179,546	185,793	(6,247)	165,991	13,555
1,827	0	1,827	139	1,688	Miscellaneous Income	7,924	0	7,924	(664)	8,588
177,510	157,927	19,583	141,087	36,423	Total Revenue	583,018	556,994	26,023	507,695	75,323
10,226	8,729	1,497	5,229	4,998	COGS - Pro Shop	40,456	38,138	2,318	29,049	11,407
10,226	8,729	1,497	5,229	4,998	Total Cost of Sales	40,456	38,138	2,318	29,049	11,407
167,284	149,198	18,086	135,858	31,426	GROSS INCOME	542,562	518,856	23,706	478,646	63,916
Labor										
19,104	16,495	2,609	17,975	1,129	Golf Operation Labor	68,576	61,781	6,795	64,148	4,428
4,705	6,229	(1,524)	5,537	(832)	General and Administrative	19,691	24,917	(5,225)	21,483	(1,792)
23,080	23,095	(15)	17,574	5,506	Maintenance and Landscaping	89,049	92,380	(3,331)	70,490	18,559
46,890	45,819	1,070	41,087	5,803	Total Direct Labor	177,316	179,078	(1,762)	156,121	21,195
4,007	4,467	(460)	3,483	524	Total Payroll Taxes	14,195	17,460	(3,265)	12,807	1,387
3,203	2,328	875	4,610	(1,407)	Total Medical/Health Benefits	11,427	9,313	2,114	8,484	2,943
1,078	1,081	(4)	1,462	(385)	Total Workmans Comp	3,882	4,218	(336)	4,373	(491)
8,288	7,877	411	9,555	(1,268)	Total Payroll Burden	29,504	30,991	(1,488)	25,664	3,839
55,178	53,696	1,481	50,642	4,536	Total Labor	206,820	210,069	(3,249)	181,786	25,034
Other Operational Expenses										
2,094	1,312	781	2,779	(686)	Golf Ops	10,112	11,695	(1,583)	12,652	(2,540)
12,118	13,786	(1,669)	11,119	998	G&A	54,763	54,790	(27)	51,137	3,626
16,795	20,943	(4,148)	17,921	(1,126)	Maintenance	93,610	95,957	(2,347)	119,172	(25,562)
1,201	1,775	(574)	1,301	(100)	Sales and Marketing	3,933	7,465	(3,531)	6,258	(2,324)
3,613	3,524	90	3,323	291	Golf Cart Leases	14,453	14,094	359	13,581	872
0	0	0	0	0	Taxes - Real Estate	0	1,800	(1,800)	1,686	(1,686)
628	628	(0)	628	0	Taxes - Personal Property	2,511	2,512	(1)	2,511	0
1,558	2,495	(937)	1,401	157	Insurance - P&C	6,526	9,979	(3,453)	7,675	(1,149)
38,006	44,463	(6,457)	38,472	(466)	Total Other Operational Expenses	185,908	198,292	(12,384)	214,671	(28,763)
93,184	98,160	(4,976)	89,114	4,070	Total Expenses	392,728	408,361	(15,633)	396,457	(3,729)
74,100	51,038	23,062	46,745	27,356	Net Income	149,834	110,495	39,339	82,189	67,645
469	469	0	784	(315)	Interest Expense - Capital Leases	1,981	2,035	(53)	3,289	(1,308)
9,317	9,317	0	9,244	73	Principal - Capital Lease	37,161	37,107	53	36,095	1,065
64,315	41,253	23,062	36,717	27,598	Change In Net Position	110,692	71,353	39,339	42,804	67,887

Arlington Ridge Golf Club - Restaurant
For the Month Ending January 31st, 2023

<i>January</i>					<i>YTD</i>					
<i>Actual</i>	<i>Budget</i>	<i>Budget Variance</i>	<i>Last Year</i>	<i>Last Year Variance</i>		<i>Actual</i>	<i>Budget</i>	<i>Budget Variance</i>	<i>Last Year</i>	<i>Last Year Variance</i>
<i>Revenue</i>										
63,325	58,122	5,203	57,237	6,088	Food (Food & Soft Drinks)	259,959	243,590	16,369	235,152	24,807
27,836	24,553	3,283	23,389	4,448	Beverages (Alcohol)	102,268	100,749	1,519	97,618	4,650
(568)	300	(868)	(1,496)	928	Other Food & Beverage Revenue	4,173	800	3,373	(2,387)	6,560
1,796	2,133	(337)	0	1,796	Dues Income - Monthly Dues	7,036	8,532	(1,496)	0	7,036
984	0	984	75	909	Miscellaneous Income	4,267	0	4,267	(357)	4,624
=====										
93,373	85,108	8,265	79,205	14,168	Total Revenue	377,702	353,670	24,032	330,025	47,677
=====										
31,132	24,369	6,763	24,313	6,819	COGS - Food & Soft Drink	34,936	25,207	9,729	25,998	8,938
7,879	6,877	1,001	7,627	252	COGS - Alcohol	29,430	28,262	1,168	29,175	256
=====										
39,011	31,247	7,764	31,940	7,071	Total Cost of Sales	143,775	130,339	13,436	140,711	3,064
=====										
54,362	53,861	501	47,265	7,097	GROSS INCOME	233,927	223,331	10,596	189,314	44,613
=====										
<i>Labor</i>										
2,534	3,354	(821)	2,981	(448)	General and Administrative	10,603	13,417	(2,814)	11,568	(965)
38,289	31,777	6,512	30,986	7,303	F&B	127,470	123,104	4,365	127,609	(140)
3,151	1,875	1,276	953	2,198	Sales and Marketing	9,951	7,500	2,451	3,831	6,120
=====										
43,973	37,006	6,967	34,920	9,053	Total Direct Labor	148,023	144,021	4,002	143,008	5,015
4,649	3,608	1,041	3,652	996	Total Payroll Taxes	15,085	14,042	1,043	14,287	798
1,802	2,608	(806)	3,395	(1,593)	Total Medical/Health Benefits	6,428	10,432	(4,004)	5,574	854
606	608	(2)	823	(216)	Total Workmans Comp	2,184	2,373	(189)	2,460	(276)
=====										
7,057	6,824	232	7,870	(813)	Total Payroll Burden	23,696	26,846	(3,150)	22,321	1,375
=====										
51,030	43,830	7,200	42,790	8,240	Total Labor	171,719	170,867	852	165,329	6,390
=====										
<i>Other Operational Expenses</i>										
12,249	14,003	(1,753)	11,335	914	G&A	53,481	58,269	(4,788)	55,828	(2,348)
11,254	8,330	2,925	5,940	5,314	F&B	44,817	35,443	9,374	31,945	12,872
619	915	(296)	670	(51)	Sales and Marketing	1,951	3,845	(1,895)	2,735	(785)
839	1,343	(504)	755	84	Insurance - P&C	3,514	5,373	(1,859)	4,133	(619)
=====										
24,961	24,590	371	18,700	6,262	Total Other Operational Expenses	103,762	102,931	831	94,641	9,121
=====										
75,991	68,420	7,571	61,490	14,502	Total Expenses	275,482	273,798	1,683	259,970	15,511
=====										
(21,629)	(14,559)	(7,070)	(14,225)	(7,404)	Change In Net Position	(41,555)	(50,467)	8,913	(70,657)	29,102

Subsection C

Invoices and Chec Register

INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

#88530

DATE

1/26/2023

CUSTOMER ID

C2382

NET TERMS

Net 30

PO#

DUE DATE

2/25/2023

BILL TO

Arlington Ridge Community
 Development District
 210 N University Dr
 Coral Springs FL 33071-7394
 United States

Services provided for the Month of: January 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Management Services for the Month of: January 2023					
Administrative / Management Fees	1	Ea	4,458.33		4,458.33
Onsite Management Contract: Community Director, Resident Services / Activity Coordinator and Facility Maintenance	1	Ea	22,235.17		22,235.17
Postage	1	Ea	11.97		11.97
Subtotal					26,705.47

Subtotal	\$26,705.47
Tax	\$0.00
Total Due	\$26,705.47

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Invoice # 5157
 Date: 12/12/2022
 Due On: 01/11/2023

KE Law Group, PLLC

P.O. Box 6386
 Tallahassee, Florida 32314

Arlington Ridge CDD
 313 Campus Street
 Celebration, FL 34747

ARIDGE-001

Arlington Ridge CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	11/01/2022	Review meeting summary with District Manager; confer re: HOA agenda item and transmit information on same	0.30	\$350.00	\$105.00
Service	MH	11/02/2022	Review bulk agreement and telecommunications joinder provided by HOA counsel. Research applicable statutes and ordinances. Initiate revision of same.	1.40	\$275.00	\$385.00
Service	JK	11/03/2022	Confer re: bocce ball agreement and TA	0.20	\$350.00	\$70.00
Service	MH	11/03/2022	Confer with District staff regarding bocce court flooring repair agreement and amendment to landscape and irrigation maintenance agreement	0.30	\$275.00	\$82.50
Service	JK	11/05/2022	Review correspondence from Supervisor Hoover and begin preparing information for same; confer re: draft agenda; review information related to committees	0.80	\$350.00	\$280.00
Service	MH	11/07/2022	Review plats and utility easements application to proposed telecommunications agreement for CDD protection.	0.70	\$275.00	\$192.50
Service	JK	11/08/2022	Review tentative agenda and compile several edits/back up documentation and responsive information for same; confer re: general election; confer re: audit and audit response letter; confer re: budget amendment; confer re: amenity	1.40	\$350.00	\$490.00

			suspension outline and requirements for same; review rules/policy provisions and confer with staff on same			
Service	MH	11/08/2022	Review incident reports, District Recreational Policy, and other documents regarding Citro suspension. Prepare hearing outline.	2.50	\$275.00	\$687.50
Service	MH	11/08/2022	Prepare license agreement for landscape installation and maintenance with garden club, facility use agreement for kickboxing class, and research maintenance obligations for property behind lot 469 per Board request.	1.70	\$275.00	\$467.50
Service	MH	11/08/2022	Confer with District Management regarding audit status.	0.10	\$275.00	\$27.50
Service	MH	11/08/2022	Review audit report and confer with Kilinski regarding findings.	0.50	\$275.00	\$137.50
Service	MH	11/08/2022	Confer with District staff and Kilinski regarding roof repair vendor's comments to proposed agreement. Revise roof repair agreement and send to District staff.	0.30	\$275.00	\$82.50
Service	JK	11/09/2022	Conference with District Manager re: election seating, committee options and budget amendment/audit; review audit and responses required for same; review/edit and disseminate joinder and bulk sale contract agreement edits; review/edit garden club agreement; update club forms and disseminate same	1.80	\$350.00	\$630.00
Service	MG	11/09/2022	Prepare club facility use application and new supervisor historical information package and letter; transmit same	0.80	\$175.00	\$140.00
Service	JK	11/10/2022	Draft club forms and resident policy updates; review plat and landscape easement access and documents related to same for Lot 469 follow up; review facility use for kickboxing; confer re: status of meeting with City staff; update garden club forms; confer re: Board Supervisor inquiries on meeting discussions; prepare hearing outline for Board meeting; review policy on CDD dissemination of community information	2.20	\$350.00	\$770.00
Service	LG	11/10/2022	Provide club forms and research on advertising restrictions.	0.30	\$325.00	\$97.50
Service	MH	11/10/2022	Prepare agreement for HVAC	0.20	\$275.00	\$55.00

replacement services with Del Air.						
Service	MH	11/11/2022	Confer with District staff regarding landscape installation and maintenance license.	0.40	\$275.00	\$110.00
Service	JK	11/11/2022	Confer with district manager re: board member questions on policy changes, implementation and options for same; begin research on same; review garden club questions and issues and update license agreement for same	0.40	\$350.00	\$140.00
Service	JK	11/13/2022	Confer re: bidding options and requirements for same; confer re: agenda call meetings and prepare for resident hearing; review HOA correspondence re: vinyl fencing and research previous motions/findings on same and transmit same	0.60	\$350.00	\$210.00
Service	JK	11/14/2022	Call with multiple Board members re: hearing and agenda preparations; review agenda package and confer with Hammock on various items related to the same; confer re: rates/fees/charges and update documents for same; review pool proposals and confer re: same; review holiday decorating proposals and confer with district manager re: options for same; begin rates/fees/charges review and golf course discussion; review PSA for lease terms and confer re: insurance requirements; confer re: taxes and pro rations and tax exempt application	4.70	\$350.00	\$1,645.00
Service	MH	11/14/2022	Review agenda and prepare agenda memo for same. Conference calls with Kilinski and District staff regarding agenda matters.	0.60	\$275.00	\$165.00
Service	JK	11/15/2022	Review correspondence from HOA attorney on perimeter fencing requests and historical information for same; review multiple correspondence from resident attorney and agenda postings for same	1.00	\$350.00	\$350.00
Service	MH	11/15/2022	Review revised agenda and amend research and review.	0.40	\$275.00	\$110.00
Service	JK	11/16/2022	Continue agenda review, including review of multiple facility reservation documents, golf agreement, amenity policies; preparation for hearing outline; confer re: agenda posting information; review floralawn contract; compare pool	2.30	\$350.00	\$805.00

			proposals; summary e-mail to DM on same			
Service	MH	11/16/2022	Research, review, and analyze golf course and food and beverage management agreements and amendments regarding revenue transfers. Prepare analysis of same and send to Kilinski for review.	1.30	\$275.00	\$357.50
Service	JK	11/17/2022	Prepare for and travel to/from attend Board meeting	11.70	\$350.00	\$4,095.00
Expense	AL	11/17/2022	Mileage: Mileage for meeting-JK	444.00	\$0.625	\$277.50
Expense	AL	11/17/2022	Meals: Meals for meeting -JK	1.00	\$34.57	\$34.57
Service	JK	11/18/2022	Confer with DM re: HOA meeting information and communication options for supervisors; confer with Supervisor Piersall on same; confer with sales center lessee re: insurance and review certificate on same	0.60	\$350.00	\$210.00
Service	MG	11/18/2022	Draft agreement with TPG Lighting and review agenda regarding same	0.80	\$175.00	\$140.00
Service	JK	11/21/2022	Confer re: HOA request for meeting on □benefit□from Opticatel; review agreement; review correspondence re: RV lot information and background related to same	0.60	\$350.00	\$210.00
Service	GK	11/21/2022	Begin research regarding CDD authority to increase the age limit for minors to access District owned amenities; begin research regarding speech and options for same	0.60	\$275.00	\$165.00
Service	MG	11/21/2022	Draft surplus resolution	0.20	\$175.00	\$35.00
Service	MG	11/21/2022	Review agenda regarding proposals; draft agreement with Brightview	0.70	\$175.00	\$122.50
Service	JK	11/22/2022	Attend conference call re: HOA-CDD matters on utility provision; review agreement to same; review inquiries re: RV rates and confer with Hammock	1.30	\$350.00	\$455.00
Service	MG	11/22/2022	Review agenda for proposals and draft work authorization for tree removal and freeze cloth	0.30	\$175.00	\$52.50
Service	JK	11/28/2022	Conference call with HOA and CDD team re: Opticatel and related matters and transmit information on same	0.60	\$350.00	\$210.00
Service	JK	11/29/2022	Review/edit and disseminate holiday	1.20	\$350.00	\$420.00

lighting agreement, brightview tree removal agreement and floralawn work authorizations for additional services; review correspondence on interfund transfers between restaurant and golf and confer with staff on options for same

Total **\$10,019.17**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4409	11/11/2022	\$8,034.13	\$0.00	\$8,034.13
4811	12/13/2022	\$6,913.67	\$0.00	\$6,913.67

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5157	01/11/2023	\$15,019.57	\$0.00	\$15,019.57
Outstanding Balance				\$29,917.37
Total Amount Outstanding				\$29,917.37

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



INVOICE

Invoice # 5335
 Date: 01/22/2023
 Due On: 02/21/2023

KE Law Group, PLLC

P.O. Box 6386
 Tallahassee, Florida 32314

Arlington Ridge CDD
 313 Campus Street
 Celebration, FL 34747

ARIDGE-001

Arlington Ridge CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	12/05/2022	Review/edit multiple suspension letters; confer with District Manager on same; confer re: F&B questions for funding with Board members; review correspondence with A/C units and permit issues	1.40	\$350.00	\$490.00
Service	MH	12/05/2022	Prepare draft amenities privileges suspension letter; confer with Kilinski regarding facilities revenues contract provisions and requirements.	0.60	\$275.00	\$165.00
Service	JK	12/06/2022	Multiple calls on Del-Air issues, financial questions and review Indigo contract for same; transmit e-mail correspondence to contractor; review multiple suspension letters and transmit comments to same; confer re: trespass process	2.40	\$350.00	\$840.00
Service	MH	12/06/2022	Revise draft suspension letter and prepare trespass warning and cease and desist letter pursuant to discussion with staff.	0.50	\$275.00	\$137.50
Service	JK	12/07/2022	Conference call with District Manager re: various budget and golf course operation questions; review multiple correspondence on same; confer re: status of curb replacement and transmit demand on same; finalize suspension and trespass letters and confer with team on same	1.40	\$350.00	\$490.00
Service	JK	12/09/2022	Conference call with district manager on	1.60	\$350.00	\$560.00

			golf course financings, gambling/club matters and other items for agenda; begin preparation of summary memorandum for Board considerations; draft memo re: options for golf course and restaurant revenue allocations			
Service	LG	12/09/2022	Advise regarding limitations on games of chance.	0.30	\$325.00	\$97.50
Service	JK	12/12/2022	Begin agenda review; update transmission re: golf course transfers; review multiple resident correspondence and confer with staff on same; confer re: roof status; review engineering options for various capital improvement fixes; confer with BOard member re: budget projections	1.00	\$350.00	\$350.00
Service	MH	12/12/2022	Review agenda and prepare summary memorandum.	0.70	\$275.00	\$192.50
Service	JK	12/13/2022	Agenda call with staff re: various CDD issues; update research on same; research ethics on participation in voting; review and transmit edits to golf course/ restaurant memo	1.40	\$350.00	\$490.00
Service	JK	12/15/2022	Review resident correspondence on roofing matters; conference call with DM re: various policies and meeting items; conference call with supervisor re: facility use processes, HOA agreement and related matters; update club forms and facility rental application and disseminate same; attend Board meeting	5.50	\$350.00	\$1,925.00
Service	MH	12/15/2022	Prepare for and attend monthly Board meeting and follow up from same	2.50	\$275.00	\$687.50
Service	MH	12/16/2022	Confer with District staff regarding pool signs for incontinence and initiate research into state and federal legal considerations.	0.60	\$275.00	\$165.00
Service	JK	12/19/2022	Review filed lawsuit; confer with district manager and insurance carrier on same; review correspondence re: public records and research same; prepare summary of same; begin rewrite of amenity related forms and policies	1.80	\$350.00	\$630.00
Service	MH	12/19/2022	Review research and attorney general opinions regarding public records application to inquires from Board member	0.30	\$275.00	\$82.50

Service	JK	12/20/2022	Continue review/finalize edits to various CDD user forms and amenity policies and rules; update amenity policies	1.30	\$350.00	\$455.00
Service	MH	12/20/2022	Research and analyze District RV lot policies and agreement application to suspension and confer with District staff regarding same.	0.60	\$275.00	\$165.00
Service	JK	12/21/2022	Review RV lot correspondence, requirements and invoicing and confer with district manager on same; confer with FIA re: coverage options; review diaper/swim clarity questions and policies and confer with district manager on same; review RV lot documentation questions	0.60	\$350.00	\$210.00
Service	GK	12/21/2022	Continue research regarding FHA questions on access to amenity facilities	0.20	\$275.00	\$55.00
Service	JK	12/22/2022	Finalize DOH research re: swim diapers and required pool signage; provide summary of options on same	0.40	\$350.00	\$140.00
Expense	AL	12/23/2022	Court Reporting Service: Court reporter transcript for 11.17.2022 Arlington Ridge CDD Board Meeting,	1.00	\$690.30	\$690.30
Service	GK	12/29/2022	Continue constitutional content research and memo for Board on same	0.80	\$275.00	\$220.00
Service	JK	12/29/2022	Review lawsuit correspondence and confer with insurance counsel on same; transmit historical information	0.40	\$350.00	\$140.00
Non-billable entries						
Service	MH	12/06/2022	Confer with District staff regarding amenity privilege suspension matter.	0.50	\$275.00	\$137.50
Service	MH	12/07/2022	Revise suspension and trespass letters per Kilinski comments and send to District Manager.	0.60	\$275.00	\$165.00
Service	MH	12/13/2022	Confer with Kilinski and District staff regarding agenda items and Board meeting.	1.40	\$275.00	\$385.00
Service	MH	12/19/2022	Review petition for writ of certiorari and appendix and confer with District staff and Kilinski regarding same.	1.40	\$275.00	\$385.00
Service	MH	12/20/2022	Review proposed revisions to recreational facilities use policy and forms.	0.50	\$275.00	\$137.50
Service	MG	12/21/2022	Review court reporter files	0.10	\$175.00	\$17.50

Invoice # 5335 - 01/22/2023

Service	MG	12/23/2022	Review files for court reporter services of Board meeting	0.10	\$175.00	\$17.50
Service	MG	12/28/2022	Review Petition and calendar response regarding same	0.10	\$175.00	\$17.50
					Total	\$9,377.80

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5157	01/11/2023	\$15,019.57	\$0.00	\$15,019.57

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
5335	02/21/2023	\$9,377.80	\$0.00	\$9,377.80	
				Outstanding Balance	\$24,397.37
				Total Amount Outstanding	\$24,397.37

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



FINAL INVOICE

Email: angel.montagna@inframark.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: December 30, 2022
INVOICE NO.: 226389
BILLING NO.: 8

AMN

TO:
Angel Montagna, Central Regional Manager
Inframark Infrastructure Management Services
313 Campus Street
Celebration, Florida 34747

FOR:
Arlington Ridge Community Development
District Engineer | Fiscal Year 2021/2022
District Engineer Services
Project No.: MSC-22073
Period of Service: 09/25/22 – 11/19/22

Authorization: Letter Proposal dated February 24, 2022 (Hourly Not-to-Exceed \$35,000.00).
Approved by the Community Development District on March 17, 2022.

- Scope of Work:
- The week of October 2, 2022, Pegasus Engineering (David Hamstra) prepared for and conducted a site inspection on 10/03/22 regarding the potential sinkhole on Hole #6; and pulled-together and submitted the required certifications to Inframark (Sergio).
 - The week of October 9, 2022, Pegasus Engineering (Priscilla Villanueva) assisted David Hamstra with the Final Annual Inspection Report.
 - On Tuesday, October 11, 2022, Pegasus Engineering (David Hamstra) finalized and submitted the Annual Inspection Program Project Memorandum and supporting documents to Inframark for the 10/20/22 CDD Workshop.
 - The week of October 16, 2022, Pegasus Engineering (David Hamstra) coordinated with Leylah Saavedra to prepare the PowerPoint presentation; and prepared for and attended the CDD workshop and meeting on 10/19/22.
 - The week of October 16, 2022, Pegasus Engineering (Greg Teague) participated in a Teams meeting with David Hamstra to discuss the recommended CIP projects.
 - The week of October 16, 2022, Pegasus Engineering (Leylah Saavedra) prepared a PowerPoint presentation for David Hamstra's use in front of the CDD's Board of Supervisors.
 - The week of October 16, 2022, Pegasus Engineering (Priscilla Villanueva) assisted David Hamstra with preparing for the CDD workshop and meeting.
 - The week of November 6, 2022, Pegasus Engineering (David Hamstra) began preparing for the upcoming CDD meeting.

Invoice No. 226389/Billing No. 8 (Final)
 December 30, 2022
 Page 2
 Project No. MSC-22073

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	20.5 hrs	@	\$195.00/hr	=	\$ 3,997.50
Sr. Project Engineer, Teague, P.E.	0.5 hr	@	\$180.00/hr	=	\$ 90.00
Sr. Project Engineer, Saavedra, P.E.	7.0 hrs	@	\$180.00/hr	=	\$ 1,260.00
Word Processor / Clerical, Villanueva	<u>2.0 hrs</u>	@	\$ 80.00/hr	=	<u>\$ 160.00</u>
	30.0 hrs				

Sub-Total Labor Costs \$ 5,507.50
 (Total Labor Costs to Date \$33,560.00)

OTHER DIRECT COSTS

In-house plots, prints, and copies \$ 54.70

Sub-Total Other Direct Costs \$ 54.70
 (Total Other Direct Costs to Date \$1,440.00)

Amount Due This Invoice \$ 5,562.20

Total Authorization	\$ 35,000.00
Total Amount Billed to Date	<u>\$ 35,000.00</u>
Balance Remaining	\$ 0.00



INVOICE

Email: angel.montagna@inframark.com

Pegasus Engineering, LLC
 301 West State Road 434, Suite 309
 Winter Springs, Florida 32708
 Phone 407-992-9160

INVOICE DATE: December 30, 2022
 INVOICE NO.: 226391
 BILLING NO.: 1

TO:
 Angel Montagna, Central Regional Manager
 Inframark Infrastructure Management Services
 313 Campus Street
 Celebration, Florida 34747

FOR:
 Arlington Ridge Community Development
 District Engineer | Fiscal Year 2022/2023
 District Engineer Services
 Project No.: MSC-22073
 Period of Service: 10/23/22 – 11/19/22

Authorization: Letter Proposal dated September 9, 2022 (Hourly Not-to-Exceed \$35,000.00).
 Approved by the Community Development District on October 20, 2022.

- Scope of Work:
- The week of November 13, 2022, Pegasus Engineering (David Hamstra) coordinated with Beth Whikehart regarding the conceptual cost estimates for the five (5) drainage projects; and prepared for and attended the CDD meeting on 11/17/22.
 - The week of November 13, 2022, Pegasus Engineering (Beth Whikehart) prepared five (5) preliminary cost estimates for the initial stormwater maintenance projects.

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	1.5 hrs	@	\$195.00/hr	=	\$ 292.50
Project Engineer, Whikehart, P.E.	2.5 hrs	@	\$150.00/hr	=	\$ 375.00
Word Processor / Clerical, Villanueva	<u>0.5 hr</u>	@	\$ 80.00/hr	=	<u>\$ 40.00</u>
	4.5 hrs				

Sub-Total Labor Costs \$ 707.50
 (Total Labor Costs to Date \$707.50)

OTHER DIRECT COSTS

In-house plots, prints, and copies	\$ 119.50
Travel expenses (site inspections and CDD meeting)	<u>\$ 110.88</u>

Sub-Total Other Direct Costs \$ 230.38
 (Total Other Direct Costs to Date \$230.38)

Amount Due This Invoice \$ 937.88

Total Authorization	\$ 35,000.00
Total Amount Billed to Date	<u>\$ 937.88</u>
Balance Remaining	\$ 34,062.12

COPY

September 9, 2022

MSC-22073

Ms. Angel Montagna, LCAM
Regional Manager
Inframark Infrastructure Management Services
313 Campus Street
Celebration, Florida 34747

**Re: Arlington Ridge Community Development District
Fiscal Year 2022/2023 District Engineer Services**

Dear Angel:

The purpose of this proposal is to respectfully request authorization to provide professional engineering services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2022/2023 (from October 1, 2022 through September 30, 2023) for the Arlington Ridge Community Development District (CDD):

1. Prepare for and attend monthly Arlington Ridge Community Development District (CDD) Board of Supervisors meetings. More specifically, attend the CDD meetings on the third Thursday of every month.
2. Prepare for and conduct field reviews with the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.
3. Review permitted construction plans and drainage calculations to evaluate requested CDD property modifications.
4. Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
5. Assist the CDD Board Members and/or Inframark with current and future projects (e.g., stormwater repairs and improvements, roadway pavement markings, golf course maintenance improvements, etc.).

Engineering a Higher Standard

301 West State Road 434, Suite 309, Winter Springs, FL 32788 • 407-992-9160 • Fax 407-358-5155

www.pegasusengineering.net

Ms. Angel Montagna
September 9, 2022
Page 2

6. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
7. Prepare conceptual plans and cost estimates for future capital projects to solicit / request bids from qualified general contractors.

The above-described services will be performed for an hourly not-to-exceed fee amount of **\$35,000** (refer to the attached Hourly Rate Sheet). Requested subconsultant services, incurred in connection with the above-described work, will be invoiced separately from the labor costs. In case the requested services exceed the anticipated contract amount, Pegasus Engineering will request additional funding, as necessary, to successfully address the requested engineering tasks.

We sincerely appreciate the opportunity to serve as the Arlington Ridge CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC



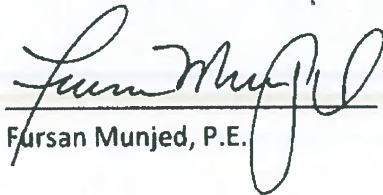
David W. Hamstra, P.E., CFM
Stormwater Department Manager

cc: Jennifer Kilinski, District Counsel

Ms. Angel Montagna
September 9, 2022
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**Arlington Ridge Community Development District
Fiscal Year 2022/2023 District Engineer Services**

Approved for Pegasus Engineering, LLC



Fursan Munjed, P.E.

Principal
Officer's Title

September 9, 2022
Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).



William Hurd
Authorized Signature

Chairman
Officer's Title

10/20/2022
Date

ARLINGTON RIDGE
Community Development District

Check Register

01/01/2023 - 01/31/2023

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 01/01/2023 to 01/31/2023
 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
TRUIST (SUNTRUST) - GF OPERATING ACCOUNT - (ACCT#XXXXX1442)							
CHECK # 2988							
01/06/23	Vendor	DUNSTAN & SON PLUMBING COMPANY	221215022	DISCONNECT WATER SVCS AND CAP OFF LINES	Repairs & Maintenance	001-546156-57221	\$185.00
Check Total							\$185.00
CHECK # 2989							
01/06/23	Vendor	FITNESS SERVICES OF FLORIDA INC	26323	BI MONTHLY PM INSPECTION	Bi-Monthly PM inspection	001-546156-57258	\$290.00
Check Total							\$290.00
CHECK # 2990							
01/06/23	Vendor	FLORALAWN INC	16404	TREE REMOVAL	Landscape- Storm Clean Up & Tree Removal	001-546515-57221	\$395.00
01/06/23	Vendor	FLORALAWN INC	16550	JAN 2023 LANDSCAPE MAINT	MONTHLY LANDSCAPE	001-546300-53908	\$16,533.80
01/06/23	Vendor	FLORALAWN INC	16550	JAN 2023 LANDSCAPE MAINT	IRR REPAIRS / CHECK	001-546179-57221	\$2,233.10
01/06/23	Vendor	FLORALAWN INC	16550	JAN 2023 LANDSCAPE MAINT	PEST CONTROL	001-546300-53908	\$6,513.10
01/06/23	Vendor	FLORALAWN INC	16550	JAN 2023 LANDSCAPE MAINT	ADENDUM FOR ADDITIONAL LANDSCAPE	001-546300-53908	\$375.00
01/06/23	Vendor	FLORALAWN INC	16550	JAN 2023 LANDSCAPE MAINT	ADENDUM FOR BENT CREEK LANE	001-546300-53908	\$262.00
Check Total							\$26,312.00
CHECK # 2991							
01/06/23	Vendor	FLORIDA AQUA GROUP LLC	10639	DE REPLACEMENT MODULE FILTER	Repairs & Maintenance	001-546156-57258	\$730.00
01/06/23	Vendor	FLORIDA AQUA GROUP LLC	10668	POOL MAINT	Pool Maintenance	001-531034-57258	\$5,700.00
Check Total							\$6,430.00
CHECK # 2992							
01/06/23	Vendor	GO PRO BRICK PAVERS	246	REPLACE PAVERS ON POOL DECK	Repairs & Maintenance	001-546156-57258	\$3,566.00
Check Total							\$3,566.00
CHECK # 2993							
01/06/23	Vendor	HOME DEPOT	7615274	DEC 2022 PURCHASES - MATERIALS/SUPPLIES	PAINT SUPPLIES TRAFFIC STRIPING	001-546156-57221	\$1,191.41
Check Total							\$1,191.41
CHECK # 2994							
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	Management Services	001-531093-51302	\$4,458.33
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	Onsite Mgmt	001-534210-53948	\$22,235.17
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	postage	001-541010-51302	\$23.37
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	canva, netflix, microsoft	001-554020-51302	\$98.97
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	OP SUPPLIES	001-552025-57221	\$24.17
01/06/23	Vendor	INFRAMARK, LLC	87167	DEC 2022 MGMT FEES	STATE REGISTRATION FEE	001-554020-51302	\$205.00
Check Total							\$27,045.01

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 01/01/2023 to 01/31/2023
 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 2995							
01/06/23	Vendor	UNI-FIRST CORPORATION	920 1471903	MATS	Janitorial Services & Supplies	001-534349-53948	\$91.25
01/06/23	Vendor	UNI-FIRST CORPORATION	920 1471903	MATS	FUEL SURCHG	001-534349-53948	\$3.00
Check Total							\$94.25
CHECK # 2996							
01/12/23	Vendor	A-LINE FIRE & SAFETY, INC	73460	FIRE EQUIP SVC CALL; BATTERIES; EMERGENCY LIGHT	SPA	001-546156-57258	\$203.00
Check Total							\$203.00
CHECK # 2997							
01/12/23	Vendor	APTRONICS COMMUNICATION DEPOT, INC	CL0338388	CARD READERS	access cards	001-549942-53948	\$605.00
Check Total							\$605.00
CHECK # 2998							
01/12/23	Vendor	ARLINGTON RIDGE CDD C/O US BANK	011023-2006A	TRSF TAX COLLECTIONS SERIES 2006A	Due From Other Funds	131000	\$159,218.00
01/12/23	Vendor	ARLINGTON RIDGE CDD C/O US BANK	011023-2019	TRSF TAX COLLECTIONS SERIES 2019	Due From Other Funds	131000	\$44,049.13
Check Total							\$203,267.13
CHECK # 2999							
01/12/23	Vendor	CITY OF LEESBURG FLORIDA	092322	SEC SVCS CDD BOARD MEETING	Miscellaneous Expenses	001-549999-51302	\$120.00
Check Total							\$120.00
CHECK # 3000							
01/12/23	Vendor	DEANS SERVICES	21104160	PEST CONTROL OHARRAS	OHARA'S	001-531170-57221	\$61.48
01/12/23	Vendor	DEANS SERVICES	21104161	PEST CONTROL FAIRFAX HALL	GATEHOUSE	001-531170-57245	\$93.83
01/12/23	Vendor	DEANS SERVICES	211040162	PEST CONTROL ADMINISTRATION	ADMINISTRATION	001-531170-53948	\$29.12
01/12/23	Vendor	DEANS SERVICES	21104409	PEST CONTROL HEALTH CENTER	HEALTH CENTER	001-531170-57255	\$72.26
01/12/23	Vendor	DEANS SERVICES	21104410	PEST CONTROL SOCIAL CENTER	SOCIAL CENTER	001-531170-57258	\$83.05
01/12/23	Vendor	DEANS SERVICES	21116519	PEST CONTROL STORAGE TRAILER	STORAGE TRAILER	001-531170-57221	\$58.30
Check Total							\$398.04
CHECK # 3001							
01/12/23	Vendor	FLORALAWN INC	16127	DEC 2022 LANDSCAPE MAINT	Landscape Maintenance	001-546300-53908	\$16,288.83
01/12/23	Vendor	FLORALAWN INC	16127	DEC 2022 LANDSCAPE MAINT	Irrigation Repairs & Maintenance	001-546179-57221	\$2,200.00
01/12/23	Vendor	FLORALAWN INC	16127	DEC 2022 LANDSCAPE MAINT	Landscape Maintenance	001-546300-53908	\$6,416.50
01/12/23	Vendor	FLORALAWN INC	16127	DEC 2022 LANDSCAPE MAINT	Landscape Maintenance	001-546300-53908	\$375.00
01/12/23	Vendor	FLORALAWN INC	16127	DEC 2022 LANDSCAPE MAINT	Landscape Maintenance	001-546300-53908	\$262.00
Check Total							\$25,542.33

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 01/01/2023 to 01/31/2023
 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3002							
01/12/23	Vendor	PEGASUS ENGINEERING	226254	ENGG SVCS THRU AUG 2022	Engineering Fees	001-531092-51302	\$8,237.50
							Check Total <u>\$8,237.50</u>
CHECK # 3003							
01/12/23	Vendor	RALEX BUSINESS SERVICES, INC.	34199	XEROX RENTAL	Printer/copier	001-544025-53948	\$167.58
							Check Total <u>\$167.58</u>
CHECK # 3004							
01/12/23	Vendor	UNI-FIRST CORPORATION	920 1473831	MATS	Janitorial Services & Supplies	001-534349-53948	\$96.35
01/12/23	Vendor	UNI-FIRST CORPORATION	920 1473831	MATS	FUEL SURCHG	001-534349-53948	\$3.00
							Check Total <u>\$99.35</u>
CHECK # 3005							
01/12/23	Vendor	WAYNE AUTOMATIC FIRE SPRINKLERS INC	1014960	YRLY FIRE ALARM MONITORING 1/17/23-1/17/24	Repairs & Maintenance	001-546156-53948	\$900.00
							Check Total <u>\$900.00</u>
CHECK # 3006							
01/17/23	Vendor	ARLINGTON RIDGE GOLF CLUB	239	HOLIDAY GALAS BAND	NEW YEARS EVE GALA	001-549052-53948	\$2,705.00
							Check Total <u>\$2,705.00</u>
CHECK # 3007							
01/17/23	Vendor	FLORALAWN INC	16572	ANNUALS/POINSETTIA	Landscape Replacement	001-546338-57221	\$2,700.00
01/17/23	Vendor	FLORALAWN INC	16573	REMOVE DEAD PINE TREE	Landscape- Storm Clean Up & Tree Removal	001-546515-53908	\$395.00
01/17/23	Vendor	FLORALAWN INC	16722	IRR REPAIRS DEC 2022	Irrigation Repairs & Maintenance	001-546179-57221	\$1,612.47
							Check Total <u>\$4,707.47</u>
CHECK # 3008							
01/17/23	Vendor	PEGASUS ENGINEERING	226391	ENGG SVCS THRU NOV 2022	Engineering Fees	001-531092-51302	\$937.88
01/17/23	Vendor	PEGASUS ENGINEERING	226389	ENGG SVCS THRU NOV 2022	Engineering Fees	001-531092-51302	\$5,562.20
							Check Total <u>\$6,500.08</u>
CHECK # 3009							
01/19/23	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	13755118	SEC SVCS DEC 2022	Contracts-Security Services	001-534037-53904	\$12,222.90
							Check Total <u>\$12,222.90</u>
CHECK # 3010							
01/19/23	Vendor	APTRONICS COMMUNICATION DEPOT, INC	CL0338395	GATE REPAIRS	REMOTE FOR GATE / BARRIER ARM STUCK	001-546156-53904	\$199.40
01/19/23	Vendor	APTRONICS COMMUNICATION DEPOT, INC	CL0338409	ENTRY CODE FOR RV PARKING LOT	access cards	001-549942-53948	\$125.00
01/19/23	Vendor	APTRONICS COMMUNICATION DEPOT, INC	CL0338411	GATE REPAIRS ENTRY LANE	GATE ENTRANCE	001-546156-53904	\$187.50
							Check Total <u>\$511.90</u>

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 01/01/2023 to 01/31/2023
 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3011							
01/19/23	Vendor	ARLINGTON RIDGE GOLF CLUB	241	BANQUET - COFFEE TALK EVENT	coffee talk event	001-549052-57221	\$360.00
Check Total							\$360.00
CHECK # 3012							
01/19/23	Vendor	LISA M SCHATTIE	1127	GROUP FITNESS 12/1/22-12/10/22	Fitness Instructors	001-534112-57258	\$80.00
Check Total							\$80.00
CHECK # 3013							
01/19/23	Vendor	NANCY WALBURN	102822	CREDIT FOR OVERPAYMENT ON INV 102822	Fitness Instructors	001-534112-57258	(\$240.00)
01/19/23	Vendor	NANCY WALBURN	112122	ZUMBA CLASSES 11/21-11/30/22	Fitness Instructors	001-534112-57258	\$150.00
01/19/23	Vendor	NANCY WALBURN	123022	ZUMBA CLASSES 12/5-12/30/22	ZUMBA CLASSES 11/21-11/30/22	001-534112-57258	\$330.00
Check Total							\$240.00
CHECK # 3014							
01/19/23	Vendor	RALEX BUSINESS SERVICES, INC.	34387	SHIPPING ON PRINTER / COPIER INK	PRINTER / COPIER SUPPLIES	001-551002-53948	\$69.00
Check Total							\$69.00
CHECK # 3016							
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1475857	MATS	Janitorial Services & Supplies	001-534349-53948	\$91.25
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1475857	MATS	FUEL SURCHG	001-534349-53948	\$2.25
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1393067	MATS	Janitorial Services & Supplies	001-534349-53948	\$81.68
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1386914	MATS	Janitorial Services & Supplies	001-534349-53948	\$81.68
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1438321	MATS	Janitorial Services & Supplies	001-534349-53948	\$91.25
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1438321	MATS	FUEL SURCHG	001-534349-53948	\$3.00
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1397192	MATS	Janitorial Services & Supplies	001-534349-53948	\$81.68
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1477747	MATS	Janitorial Services & Supplies	001-534349-53948	\$91.25
01/19/23	Vendor	UNI-FIRST CORPORATION	920 1477747	MATS	FUEL SURCHG	001-534349-53948	\$2.25
Check Total							\$526.29
CHECK # 3017							
01/25/23	Vendor	CA FLORIDA HOLDINGS, LLC	0005094052	NOTICE OF MEETING 11/9/22	Workshop meeting notice	001-548002-51302	\$117.44
Check Total							\$117.44
ACH #DD1094							
01/03/23	Vendor	THE CITY OF LEESBURG	120822 ACH	BILL PRD 11/2-12/2/22	Due from Golf	133517	\$6,174.53
ACH Total							\$6,174.53

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account
 For the Period from 01/01/2023 to 01/31/2023
 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD1095							
01/01/23	Vendor	SESAC	10612234	MUSIC LICENSE 2023	YEARLIN	001-552025-57221	\$553.00
ACH Total							\$553.00
ACH #DD1099							
01/23/23	Vendor	JAMES M PERSALL - PAYROLL - ACH	011223	BOARD PAY 1/12/23	P/R-Board of Supervisors	001-511001-51302	\$200.00
ACH Total							\$200.00
ACH #DD1100							
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-53948	\$367.43
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-53904	\$184.40
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-57221	\$2,510.99
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Street Lights	001-543057-53904	\$6,472.88
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-57245	\$3,106.18
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-57255	\$621.48
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-57258	\$4,515.50
01/30/23	Vendor	DUKE ENERGY	010323 ACH	12/1-12/31/22 SVC	Utility - Electric	001-543041-57259	\$751.78
ACH Total							\$18,530.64
ACH #DD1101							
01/30/23	Vendor	SECO ENERGY	011023 ACH	BILL PRD 12/6/22-1/6/23	Electric gate house	001-543041-53904	\$40.00
01/30/23	Vendor	SECO ENERGY	011023 ACH	BILL PRD 12/6/22-1/6/23	Common area lights	001-543041-57221	\$1,068.23
ACH Total							\$1,108.23
ACH #DD1105							
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-53948	\$140.43
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-53904	\$39.08
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-57245	\$111.22
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-57258	\$2,130.14
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-57221	\$318.92
01/03/23	Vendor	THE CITY OF LEESBURG	120922 ACH	BILL PRD 11/2-12/2/22	Utility - Water & Sewer	001-543021-57259	\$236.87
01/03/23	Vendor	THE CITY OF LEESBURG	CM120922 ACH	CORRECT ACH	Utility - Water & Sewer	001-543021-57259	(\$236.87)
ACH Total							\$2,739.79
Account Total							\$361,999.87

Total Amount Paid	\$361,999.87
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