

*Lake Ashton
Community Development District*

Meeting Agenda

February 8, 2021

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

February 1, 2021

**Board of Supervisors
Lake Ashton
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, February 8, 2021 at 9:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to **100** people, on a first come, first served basis. All others will need to participate using the remote participation options specified below, which allow for full public participation and comment.

Members of the public may attend and participate in the meeting utilizing the following options from your computer, tablet or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to jburns@gmscfl.com, or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Friday, February 5, 2021**.

Zoom Video Link: <https://zoom.us/j/96959231158>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 969 5923 1158

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those*

members of the public wanting to address the Board directly should first state his or her name and his or her address.¹⁾

4. Consideration of Minutes from the January 11, 2021 Board of Supervisors Meeting
5. Restaurant Update – Ashton Tap & Grill
 - A. Presentation of Restaurant Financials for December
6. Unfinished Business
7. Discussion Regarding COVID-19 Procedures
8. New Business/Supervisors Requests
 - A. Discussion Regarding Reserve Study
9. Monthly Reports
 - A. Attorney
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Entrance and Boulevard Landscape Refurbishment
 - D. Operations Manager
 - I. Consideration of Quarterly Well Inspections
 - E. District Manager's Report
10. Financial Report
 - A. Combined Balance Sheet
 - B. Capital Projects Reserve Fund
 - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Approval of Check Run Summary
11. Public Comments
12. Supervisor Requests/Supervisor Open Discussion
13. Adjournment

¹ All comments, including those read by the District Manager, will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
LAKE ASHTON I
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, January 11, 2021 at 9:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Robert "Bob" Plummer	Chairman
Mike Costello	Vice Chairman
Harry Krumrie	Assistant Secretary
Steve Realmuto	Assistant Secretary
Lloyd Howison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Molly Maggiano	District Counsel
Christine Wells	Community Director
Alan Rayl	District Engineer
Matt Fisher	Field Operations Manager
Jason Showe	GMS
Annie Toth	Metz Culinary Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 9:30 a.m., called the roll, and the pledge of allegiance was recited. Five supervisors were present at roll call.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Plummer: First item is the approval of the meeting agenda.

Ms. Burns: We have the request to add the approval of the three door cooler that Christine wanted to add under the Restaurant Report.

Mr. Plummer: Alright. With that motion, do we accept the meeting agenda as modified?

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Meeting Agenda as Amended to Add the 3-Door Cooler, as approved.

FOURTH ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments received from members of the public in advance of the meeting*)

Mr. Plummer: At this time we will take public comments. Do we have any?

Resident (Roger Hanson): I want to speak about gate security and I see it's on the agenda anyway. My thoughts are, within the last few Board meetings over the last past 10 to 15 year that I've brought this subject up. What the main subject was the gate security and the regards of people hitting the button when they are out on Thompson Road. They open the gate and they fly right through. Don't stop, don't do nothing, just keep right on going. I had a couple of remedies for it, and the past Boards didn't pay any attention or didn't want to mess with it. One of the requirements would be to have to get up close to the gate and trigger an alarm and then the button would work. None of the previous Boards did anything about it. So, I'm here to ask for your help there. Another item right along the same item is stop signs. A lot of stop signs throughout the community are a long ways from the actual end of the road. The past Boards said that the CDD can't do anything about it. It's the city. Well I found out not too long ago, that the city cannot do anything about the roads here in Lake Aston. They don't own them, they don't do anything with them. It's up to the CDD to do anything with the roads, stop signs or anything. I got that information from a person here in the room that knows about it. A good example of that is Gull Lane, the street I come out every day on. The stop sign is almost a car lengths distance from the actual crossing. So you have to stop, go another car length, stop and look for traffic. I don't think that's right. So I thought I'd bring that up to the Board and see what can be done about it. Thank you.

Mr. Plummer: Thank you, Roger. The security at the gate will touch on this as an agenda item, but let me touch on the stop sign issue because I had the same question myself, and so I did some investigation. The stop sign and the stop bars were placed within FDOT Florida transportation regulations and that's why they are where they are.

The CDD did not make a decision on those, those were placed by what FDOT had told us to do, and if you can add anything to that Alan, go right ahead.

Mr. Rayl: The original plans had signage and striping on them. It's the METCD that made our uniform traffic control devices as well, it regulates signs, sizes and locations of things. I haven't verified or reviewed any specific locations. I did note coming to the meeting this morning that one location where at Dunmore and Ashton Club seems like that stop mark is a little bit behind the intersection. They should have been designed and in accordance with that regulation, whether they were constructed that way I can't speak to.

Mr. Realmuto: With regard to the stop signs, I know Alan brought up the stop sign at the end of Ashton Club and Dunmore. There were similar complaints when the lines were first painted, and I think the points were actual made to the Chief of the Lake Wells Police Department and you will notice they were moved further forward. I guess it's probably still not far enough. I believe the Chief's answer to that was you are required to come to a full stop at the stop line, but's if it's not safe you should proceed slowly or stop again to where you can see oncoming traffic. I wonder if given the issues if we couldn't at least review them and see whether or not some of them could be moved up and still be in compliance with FDOT regulations. Would that be appropriate?

Mr. Plummer: Could you do that, Alan?

Mr. Rayl: Yes, we can.

Mr. Plummer: Alright, thank you. I have no additional comments here. Do you have any Jill?

Resident (Debbie Landgrebe): Good Morning. This is Debbie Landgrebe, Lot 71. Just some housekeeping. Jillian, we can't even hear you and you all are very muffled when you do speak. I don't know if there's anything you can do. Thank you.

Ms. Wells: We checked it all before hand. You just have to hold the mic right at your mouth when you guys talk. I checked it with Matt, we tested it with masks also. So just make sure that when you are holding the mike that you are holding.

Mr. Plummer: I'm sure the mask are causing an issue as well. We'll see if we can work with that a little bit.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
November 19, 2020 Board of
Supervisors Meeting and the
December 21, 2020 Board of
Supervisors Meetings**

Mr. Plummer: Next on the agenda is consideration of minutes from both the November 19th meeting and the December 21st meeting of the Board of Supervisors. Are there any additions or corrections to the November 19th meeting?

Ms. Burns: Just for the record, I did receive several comments or corrections from Steve that are going to be incorporated into both sets of minutes for the signs that are administrative or minor, so we will just update those rather than go through all of them one by one. Unless anybody has anything else, we would be asking for a motion to approve as amended.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Minutes of the November 19, 2020 Board of Supervisors Meeting as amended, was approved.

Mr. Plummer: Next is approval of the December 21st minutes.

Ms. Burns: Same was true here, we received comments from Steve as well that will be incorporated into the December 21st meeting minutes as well.

Mr. Plummer: As I understand that those are basically just verbiage changes.

Mr. Realmuto: Just a comment there, you ask if they were just minor typos and the vast majority are. Some of the Supervisor comments eluded to the wrong Supervisor. I've got a great deal of respect for the person who transcribes the minutes, they are not straight transcriptions. There's quite a bit that is omitted but it makes minutes much more readable. However there are a couple of places where substantial portions of the discussion were omitted and I put those back verbatim as corrections.

Ms. Burns: There was a note at the top of the minutes, if you remember back to the December meeting there were residents who were on the zoom line that said there were portions that they could not hear where the sound cut off. That was the same issue with the recording. They didn't pick a lot of it up, so there were a few areas that were missing so we did make a note that it seemed from the zoom recording, that they could

not pick up some of the conversation and sound through the microphones. So, that's likely why chunks may have been missing.

Mr. Realmuto: Perhaps, but I got it from the audio recording. So anything I put in, is there verbatim in the audio recording.

Mr. Plummer: Okay, do we have a motion on the 21st minutes?

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Minutes of the December 21, 2002 Board of Supervisor Meeting as amended, was approved.

FIFTH ORDER OF BUSINESS

Restaurant Update – Ashton Tap & Grill

Mr. Plummer: Next item on the agenda is the restaurant update. Good morning, Annie.

Ms. Toth: Good morning everybody. A few things we wanted to let you know, we added a few signs to go out to the patio and to the front doors, for the safety of the residents and the community. We had a couple of residents that had concerns with guests coming into the restaurant without masks on. So, we are taking more caution about that. We wanted to ask you for a 3 door cooler for our kitchen. The price will not exceed \$3,800.

Mr. Krumrie: Annie, you may want to explain why we need the 3 door cooler.

Ms. Toth: With all the events coming up, and with all the fresh produce and the meat we work with, we don't really have any frozen items in the kitchen. We simply don't have enough room to carry products. We also want to make sure we are up to the code and rules and regulations of the Health Department.

Mr. Krumrie: I think the current cooler is also filled up with beer coolers as well.

Ms. Toth: The way that kitchen is set up now, we have a cooler that has all the produce, the meat, and also the beer in it. It really is just a very small cooler. And then, I know you and I talked, we have a freezer that's a larger freezer that we really don't use as much. I think it has fries and a few other items like frozen drinks that we keep in our freezer. So, making a decision to buy a cooler is a great suggestion. Unless you can tell us otherwise and we are able to convert the freezer into a cooler, that would be an idea as well. I'm not sure that's something that we could do.

Mr. Realmuto: Is there a difference between a freezer and a cooler?

Mr. Plummer: The old restaurant basically had frozen food in it and now we are using fresh food. They are 2 different worlds, if you will.

Ms. Toth: We don't really have any frozen food. There's a lot of freezer that is not occupied enough, and maybe Matt can see if it can convert into a cooler. If it's not possible then we are asking to purchase a cooler that's a 3 door cooler for items to be kept.

Mr. Plummer: The current freezer by the way is like 20 years old as well, right. So that's not really dependable as we go forward as well.

Ms. Toth: Yes. We actually have quotes in the work and we are trying to save money.

Mr. Costello: You know we've had quotes in the past and something always comes up. So many times it exceeds the amount of money that was allotted. We don't want to leave Harry standing there trying to make a decision for five people. When if we do it right in the beginning, we get the job done.

Ms. Toth: I appreciate it. We have quotes for \$2,800, \$3,200 and \$3,500. So, that's why we are asking for \$3800 and we will not exceed it.

Mr. Realmuto: I just want to be assured that we'll solicit and get multiple bids before actually making the purchase.

Mr. Krumrie: That's the protocol, to have 3 bids for every piece of equipment we buy.

Mr. Plummer: Any further discussion?

Mr. Realmuto: Just one quick question. Who will approve the final selection? Harry, would that be you?

Mr. Krumrie: No, Metz will approve the final selection.

Mr. Realmuto: So they'll be selecting a quote, even if there's a wide variation in prices? Like from \$2,200 to \$3,800?

Mr. Krumrie: Metz is going to pick out the best cooler. I don't know one from the other. They are in the industry, they should know.

Mr. Plummer: Any further discussion?

On MOTION by Mr. Krumrie, seconded by Mr. Costello, with all in favor, the Purchase of a 3 Door Cooler Not to Exceed \$3,800, was approved.

Ms. Toth: Thank you. I just wanted to say three more things and I think you will be very happy. Harry and I met on Saturday morning. Happy hour will go live today for the community. We are working on the online ordering. Online will go live as of February 1st. And delivery with a golf cart, that's in the works, the potential date we have is end of February. We still are working on the sign on the golf cart and making sure we have the hot dogs on it. But we have all these 3 things that are very exciting for the community. Any questions on any of the three items?

Mr. Plummer: Any questions for Annie? Thank you for working with the mask issue. Quite frankly, the restaurant seems to be doing well. Thank you very much.

Mr. Krumrie: Annie you want to comment about the attendance, the number of guests per day?

Ms. Toth: So, going back a couple of weeks. Last week we had 1,207 guests for the week. And then this last week, we had 1,166. So we are doing very well and we are in close proximity within about 50 guests. Our goal is really to get to 150 to 212 guests a day if we can. I know that future events, which we met about with Carolyn and Christine, will help us achieve the numbers. The goal is eventually to bring in outside business as well to bring some more to the bottom line.

Mr. Realmuto: That's great news on the number of guests and I assume that's the plated the budget refers to?

Ms. Toth: Yes, it is.

Mr. Realmuto: Harry, I believe the contract called for us getting monthly financial reports. I realize it hasn't even been a full month yet, I just wondered when we could expect to receive those. I would assume at the next Board meeting.

Mr. Krumrie: Yes, I would assume so as well.

Ms. Toth: Yes, indeed.

Mr. Costello: One other question, we had an issue with gas for cooking. Have we done something to where we are not going to have that problem again? Are we on an automatic refill system or what?

Ms. Toth: We are. Christine set us up for now once a week.

Mr. Costello: Good.

Ms. Toth: And come summer time when it's the slower times, we'll probably go to once month.

Mr. Costello: We are not making money when that restaurant is closed and I'm sure that you know that, so, I would like to make sure that we are going to have what we need to keep the doors open.

Ms. Toth: Absolutely.

Mr. Costello: Thank you.

Mr. Plummer: Any other questions for Annie? If not, thank you very much for your report, Annie.

Ms. Toth: Thank you.

Mr. Plummer: Also, under the Restaurant this is generally where we discuss any COVID issues that we feel that we need to talk about. Does anybody feel they would like to discuss?

Ms. Burns: I think we are going to have Samantha move that out as its own agenda item, because I think it's not generally specific to the restaurant. So I missed that, but we will make it its own agenda item going forward.

Mr. Plummer: Thank you very much.

A. Discussion Regarding COVID-19 Procedures

Mr. Realmuto: Just one item I had brought to me regarding COVID procedures. Everyone knows we require wearing masks in the building, unless you are actively eating or drinking. But recently, some residents have been concerned about the clear plastic face shields that are essentially open all around and whether or not really those should be considered a mask, since they really are not providing much protection in either direction. I wonder if we have a position on that, or a need to create one to make it clear of what's expected.

Mr. Plummer: Are those shields okay with the CDC? Is that a mask that is approved by them? That's a question, I have no idea myself.

I do see a few of those around, I don't see a lot of them, but I do see a few of them.

Mr. Realmuto: Yeah, we've had them here and at Monday coffee and even in the restaurant. I don't know the answer to that question but we should check and consider clarifying.

Ms. Carpenter: This is Jan, if I could just speak for a minute. I think you should put the sign that these are required but please just remember if you haven't seen the Governor's last order, I'll send you all a copy of that. So, we don't get into any issues if someone actually refuses. This kind of relates to that, so I'll shoot that again over to the Supervisors just for your information so you are reminded where we are on that. That's it, thanks.

Ms. Burns: I pulled up the CDC's website. And they have recommendations for masks that are at least two layers of fabric, cover your nose and mouth, and then they have special considerations. It says for facial shields, it's not recommended. Evaluations of face shields is ongoing, but the effectiveness of this is unknown at this time.

Mr. Realmuto: I mean that to me says just the requirement for fabric, there's no fabric in a plastic face shield. It says that's not what they are talking about. That's my interpretation. Do we want to put out guidance to refer to the CDC guidance on masks, and we could basically quote that? So that our residents understand what's expected. I think everyone wants to comply and keep their neighbors safe, but at this point they might not.

Mr. Plummer: I guess that I understand what you are saying, totally. But on the other hand, a face shield on you is better than nothing. So, if they opt not to wear the cloth one or nothing, the face shield would have been better than the bad side. I don't know if we want to start down that road if you will. Other thoughts?

Ms. Carpenter: I think that's a good position to have. It wouldn't hurt to put that statement out that this is the recommendation and to say that masks are preferred required. From an enforcement standpoint, it will be tough to enforce that. So if you want to put it out for information so people know who may not know, that's fine.

Mr. Plummer: Anything additional? Thank you Jan. The only thing under the COVID procedures that I would like to discuss is that we actively pursuing a vaccination site here in Lake Ashton. We have been in contact with both Walgreens and CVS, but to this point the retail stores have not been released any vaccines to them, so we are dealing

with the Health Department. The he Health Department has done it in other communities. We are presenting a plan to them, probably tomorrow. Or finishing it up in the morning. If that's correct, Christine. We'll have a plan to them on how to do that and then we will be at the mercy of the Health Department and their schedule as to if and when they get enough vaccines to do the number that we have. We did put out a survey that gives us an initial number of people that are interested. Christine, I think you have that up-to-date number?

Ms. Wells: Yes, it was 1,621 that are over the age of 65 that are interested in receiving the vaccine.

Mr. Plummer: We also are actively encouraging those persons that don't want to wait for that timeline to get vaccines in other places. That's not a deterrent to us at all. That's positive to the community. Obviously, if we get into an area of 1,600 vaccines, that's several days that's not just a day. So, it would be nice to see that number come down and based upon people getting vaccines in other locations, we do encourage that as well. Christine, do you have anything to add to that?

Ms. Wells: No, I think you hit everything on the head.

Mr. Plummer: As soon as we have a completed plan, we'll start to release that more. It's kind of fluid right now, so anything we would give out right now is a plan and it could obviously change in the next 20 minutes, so. Anybody else on COVID or the vaccines? If not, moving on.

SIXTH ORDER OF BUSINESS

Unfinished Business

Mr. Plummer: Anybody have any unfinished business? Hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Ratification Discussion Regarding Focus 2025 – A Comprehensive Plan for the Whole Community

Mr. Realmuto: I thought I'd answer a few basic question about Focus 2025. Most residents and Supervisors that have been around for a while might recall a similar effort that was done by CDD II, our friends over in Winter Haven. This is an essentially a similar effort, but it's intended to be a joint effort community wide that the entire community will

have input to and benefit from. In a nutshell, Focus 2025 is intended to be an independent effort by Lake Ashton residents from both Lake Whales and Winter Haven to identify the needs and desires of the community, now and in the future. The reason that word independent is there is wanted to be clear, I believe it's necessary for compliance with the Sunshine Laws that it's not CDD chartered committee or effort, it's really a group of residents getting together to gather and provide information to the Supervisors. You will see that on the next page where we talk about what the Focus 2025 will do. It really can be rolled up into 3 major phases. First would be to review the current facilities and programs to identify those that are desired but not currently offered. This is essentially brainstorming. Then perhaps putting those as questions in the survey to get community-wide feedback. That leads us to the second phase which would be conducting a community wide survey to solicit all residents feedback on both existing and potential future activities. And finally, to provide an analysis of the survey results to the CDD Board of Supervisors for both Districts, to aid us in future decision making. As I said, it is intended to be a joint effort and I think by conducting it jointly, the data we get back from the entire community will enable us to make better decisions. This is essentially the launch of that. One of the reasons I wanted it on the agenda was to publicize it. We do need your help. We'll need a small group of dedicated residents to actually do those things to provide the information to do the survey and do an analysis that will be presented to the Supervisors. I'm working with my counterpart over in the Winter Haven CDD, Bob Zelazny. I believe they have already put out a poll for volunteers. So we are a little later in getting to it. Folks can either contact me, especially the Lake Whales folks. Or you can stop by the desk and give them your name and I'm sure they will pass it along to me, or Bob Zelazny, in Winter Haven. The other reason for being on the agenda is to kind of get Supervisor feedback on what they would find most useful in terms of what this committee does. Just generally to get feedback, since I don't believe more than one of us will be able to be at one of the meetings that have never set up for that committee. So this is one opportunity but I'd welcome it at every meeting.

Mr. Plummer: Thanks Steve for that report.

Ms. Carpenter: Bob, this is Jan Carpenter, if I may. Steve and I talked very briefly about this early on and just to make it clear that this is not a committee of the District,

because it looks like the two contacts are the two CDD Board members, it appears that this is a committee of the District. This is not. Steve and Bob are going to be gathering people from all over the community to get information. Just to make sure everyone knows that, because it's not sanctioned. If it is a committee of the District, we would need to have Sunshine Law, we have a number of other things that would have to be satisfied for meetings. Steve, I believe you are going to be talking with the HOA and other groups for input. It's not simply the CDDs. I just wanted to confirm that would still be the place where you are with this.

Mr. Realmuto: Yes. Essentially Bob and I are trying to launch this and get the community members started. As I said, it's a group of independent residents essentially.

Ms. Carpenter: Okay, perfect. So this is really a request for folks to participate and get information, but it's not a CDD committee and the results will be given to the HOA and the public at large, not just the CDD for future work.

Mr. Realmuto: Yes.

Mr. Plummer: Thanks Jan for that input. Any Board members have anything they would like to add to Steve?

Mr. Howison: Just a couple of questions. What size committee are you looking for or are you expecting?

Mr. Realmuto: There's a desire to have, you know, representation clearly from the residents of both Lake Whales and Winter Haven. But to keep the numbers manageable so the group could make progress. So, I think we envision half dozen or so, no more than a half dozen or so from each community. That would be a group of about a dozen, which is roughly the same size as the recent CC&R committees, and they seem to still, at that size, be able to maintain their effectiveness and get things done. But I want to emphasize that those are just the folks that are doing the actual work. Again, the goal is to solicit feedback from all residents and there will be open ended questions. So, anyone in the community is going to be encouraged to provide their feedback, which will be included in the analysis. But to answer your question, I'd say roughly six or so from each side and so that would be a total of around 12.

Mr. Howison: And what kind of time frame do you envision before let's say a survey would be put forward?

Mr. Realmuto: This is also something Bob and I have discussed and it's really not up to us to determine the schedule, it will be up to the group. But my understanding is Bob has a preference for getting the survey out and the results back so that the deadline for the survey being before the end of March so that we are doing it while the maximum number of residents are actually here in Lake Ashton. Because even given current conditions we do have people that travel and leave. So the idea, is to complete the survey itself by the end of March, which would mean we would have to get it out about a month before that. So, it is on a pretty tight schedule, the analysis will take a little bit longer, there's a lot of work there that we do. If you look at the 2020 survey that was done about 3 or 4 years ago, they did a great job analyzing the data, presenting it in graphs to help break it down. So that might take another month or two, I would say May or so. It may be June before we actually see the written results. In the past, they have produced an internal report too, so we knew how things were going.

Mr. Plummer: Any other questions? If not, thanks for that report Steve and we will look forward to the finished product or the work in progress, whichever the case may be.

Mr. Realmuto: My pleasure.

B. Discussion Regarding Gate Security and Safety (Requested by Supervisor Realmuto)

Mr. Plummer: Moving to the next item on the agenda, discussion of gate security. I think Steve you asked for that to be on there?

Mr. Realmuto: I did ask for it to be added to the agenda. I did that in light of the recent security issue we had with the FedEx package. I'm sure most folks know what I'm referring too. I saw this as an opportunity for residents to provide their comments, as you can see we did here from Roger. I was hoping Bob you might have an update for us, not on specific details that might jeopardize security, but to let us know perhaps potential action that you are taking or looking into with your counterpart in the West as to what we are doing in terms of security. One issue that several residents brought up is, we have two gates each of them in a different CDD and that chain is only as strong as the weakest link. So, I was hoping to hear from you, and if you don't care I had a few ideas that were brought up to me I'd like to discuss in generalities at least and encourage others to get in

touch with you as the Supervisor responsible of safety and security if they had any more specific concerns or suggestions such as Roger did.

Mr. Plummer: First of all, Jim Mecsics is the Security community person on the West. We talk about security a lot. I hate to say it, but it's probably a couple of times a week we discuss some faction of security or an issue that's occurred or whatever. We have always tried to stay on the edge of changing and moving in directions that benefit the residents and help the security of the gate. In regards to the case that you talked about with the FedEx truck and the theft of packages in that regard and the way that person entered the community, we have changed some operational things at the gate that obviously I will not discuss here to what they are, to try to eliminate that type of a situation happening again. It was a procedural issue for us to change to do that. We've instituted that and put it in place and are doing that at this particular time. We are constantly looking at different things at the gates and trying to decide what would be best. I appreciate Roger's comments this morning. We've seen forever the people pushing the button on the road and then racing through the gate is an issue. It's not so much the speed, it's not so much that, but we've lost the gate arms several times because of that as well. It's people that don't understand that that gate is only up about 3 seconds once that hits the topside before it cycles down and if they push it too far out it's coming down before they get through. So, that is also an issue we are dealing with and we have talked about different things, not exactly what Roger talked about, but things that are like that before. At some points, there's more interest in one side or the other to that. We want to make sure that we are compatible. We don't want two different styles because people use both gates. If your entry points aren't the same, then all of a sudden you have to have two sets of equipment, or whatever, to go with it. So, we are always working on that. I'd be interested to what else you have there to say, or anybody else. That's kind of it in a nut shell, that we're talking about security all the time.

Mr. Krumrie: I have a question. In regards to the cap program, did we ever get a report back in terms of how effective that was?

Mr. Plummer: We don't get an official report from them. Typically, the cap program Director and his name escapes me at the minute. His name is Mike something, I can't remember his last name. But Mike used to give Monday morning updates once in a while

at Monday Morning Coffee. Obviously, that's not happened now for a while. So that might be something Christine to put down for future meetings as an update. But we do not get an official report form there. You have to understand that the CAP program, and that's the car that drives around with the lights going on that usually has one or two people in the vehicle. They are a system that is looking at issues and if they see anything they contact the 911 center and ask for law enforcement if it requires that. They don't get out of the car and handle anything. There are a set of eyes, and they've been trained what to look for and then notify the proper authorities. So CAP doesn't necessarily mitigate any issues, they may call them in to be handled but they do not mitigate themselves.

Mr. Realmuto: I do have some suggestions though. I think I understand we can discuss those, that's an exception to the Sunshine Law, is that right? The very specific questions I have might be more appropriate not to record in the minutes.

Mr. Plummer: Well you don't want to talk about specific security issues in this format that would allow information to fall into the wrong set of hands, if you will. Or just even into a situation where it's openly discussed. I think that there's a better platform to do that than in a meeting that everybody's listening to.

Mr. Realmuto: What would that other platform be Jill?

Ms. Burns: If you are talking about security camera locations, if you are going to talk about patrol hours of when people might be patrolling versus when they may not be patrolling, etc., the Board can have a separate security session where it's closed to the public where those items are discussed. Obviously, you don't want that advertised. There are certain exemptions for public records for security contracts. So, if we wanted to have that discussion we could pursue advertising. Generally, if we know it's going to be part of the discussion, we try to include that in the meeting ad for the meeting that at the end of the meeting, that there will be a closed security session where those items are discussed.

Ms. Carpenter: Jill, that should definitely be in the ad and this might be something that coordinates with a joint meeting if we have one so both Boards are talking about the same issues. It may not be, depending on what the issues are that you all are worried about, but it is something to think about if it's monitoring the entry and the gates and that type of information.

Ms. Burns: If you are talking about moving from you know from the clickers to a cart, that'd s not something that would necessarily need to be in a closed session, it doesn't have to do with security. If you are talking about other things like patrol hours and things like that, that's probably a closed session:

Ms. Carpenter: The exclusion was added to the Sunshine Law basically to protect folks from putting out information their security systems, where bad actors could get that information easily. The intent is anything that would allow someone to get around the system or know more about the system than they should for security purposes.

Mr. Realmuto: Okay, in that case I'll defer any specific procedural discussion or ideas perhaps until we have that session sometime in the future. While I do agree it will need to be addressed at a joint meeting, I think we need to discuss it here first. Perhaps at a meeting that's being held in conjunction with a joint meeting. I guess I would like to see that on the agenda, perhaps for the next meeting where there is a joint meeting. I understand this Friday's has been cancelled. That came as a little bit of a surprise to me, but perhaps we can consider putting it on the agenda there. Also I just want to talk in general about the issue, because it is a concern among many residents. Tailgating has been an issue as you heard, forever. Apparently it's an issue not just on the one side of the resident gate or the guest gate. It's an issue on both. I think you get the answers to those might be different, but I do want to say that there are some ideas, that I believe also Roger had spoken to me about. Basically some device that would essentially not allow you to press the button and open the gate. I'm drifting into areas I probably shouldn't so I'll just say that the other thing in general that I think residents are concerned about. First of all, we need to get serious about security. The guards need to just be aware that we are much more serious about it and so, the procedures to need to change. But also we've lost control because of the clickers. There are many clickers out there, it's not just residents that have them. They've asked me about other systems, we might use to maintain control. I know in the past we've talked about bar codes systems. From what I understand there are also options with regards to license plates readers that might be lower costs or certainly lower costs long term than the bar codes because they would need to be replaced. So at this stage, Bob, I wonder if you just couldn't feel out your counterpart on the other side, because these things would need to be done jointly and

perhaps do a little research and let us know what's possible and then when we get there what it might cost and bring that back to the board.

Mr. Plummer: I definitely will do that. Approximately a year ago we went through looking at in a complete electronic system at the gate and we found some issues in that, that we didn't particular care for at the time. But with electronics stuff that is always changing. Jim and I will discuss it and we'll see what we can come up with and then either make a presentation or bring it to a joint meeting for discussion one or the other. Thanks for bringing that up, and we will work on that as well. Anybody else have anything else under that information? If not we will move along.

C. Consideration of Resolution 2021-04 Ratifying and Approving District Enrollment in E-Verify System – ADDED

Mr. Plummer: Who wants to tackle the explanation on that?

Ms. Carpenter: I guess I can do that for everyone, if you can hear me well. The legislature passed in July a new bill for the state of Florida. It went into effect on January 1st. The system requires all governments in the state of Florida to enroll in E-Verify System. The E-Verify System was set up by the department of Homeland Security to require for federal contractors and many businesses compliance with the I-9 Immigration status of any employees. So what this means for the District is, we have to in Florida now, enroll in that system as a government. For all employees hired by the District on and after January 21st, they have to be processed through this system. The system does a matching of I-9 information to Social Security numbers. It's a pretty advanced system and has a lot of information. It also allows government officials from now the State Department of Economic Opportunity as well as certain federal government folks to come in and ask any government for that information about employees at any time. It's a very broad statute and the Governor has adopted it for government businesses. From the CDD's standpoint, we don't have employees, most of them are employees of contractors. The actual enrollment is not a difficult process. It's a computer system that is somewhat user friendly, even though it is large and a bit cumbersome. The tough part to the District is that all contractors and then their sub-contractors have to comply with E-Verify. Going forward every contract the District has, has to include requirements for the E-Verify System enrollment and has to make sure that the contractor has their sub-contractors also enroll

in E-Verify. It's a difficult statute. We've come up with some language, I think we sent one of the early memos that we sent to the Manager was some proposed language. We are tweaking that here and there, but it was given as an example of the type of language that needs to go into the system. It also requires, if the District has knowledge that a sub-contractor is using an employee who is not quality under the immigration status that the contractor be notified if it's a sub-contractor and that the sub-contractor take immediate action. So, there is a burden on the District to make sure that if we find out something that someone is not in compliance, that we notify that party and they take certain actions. In order to get the system up and running and make sure the District is enrolled we put together this resolution and what it does is it authorizes the District to enroll in the system, and it ratifies the District Manager for signing the required Memorandum of Understanding. That is the agreement that is signed to say yes, we are enrolling and we understand we are working with the federal government on the program. It also gives authorization and ratification to the Manager going forward to have their staff make sure they, if there are employees, to complete compliance, make sure all the contracts are in good shape, and have the required language. So, the purpose of this is to ratify actions that have gone on before since we have had a meeting on the first of the year, and also to provide the District Manager with authorization to go forward and the Chair and Vice Chair to sign documents as needed. So, that is the overview in five minutes or less. Anyone have any questions about it?

Mr. Krumrie: Jan, I have a question.

Ms. Carpenter: Sure.

Mr. Krumrie: Is somebody going to go through the various contracts that we have and identify who needs this information?

Ms. Carpenter: It's a going forward, so any contract entered into after the first of the year.

Mr. Krumrie: Okay.

Ms. Carpenter: So we have to make sure when we go out for bids or proposals that we include the information, that yes, you are going to have to make sure that you are compliant, because we will have to put that in contracts. So, the purchase of equipment, it should be fine. But if they are using any services and have employees who are going

to do work on behalf of the District, we need to make sure that we have the required language. So, for all the folks that look for bids and all, make sure you have a statement on an email, or included in the proposal request the language that compliance will be required. The biggest part is probably going to be all the annual updates. When we do all our contract that have annual renewals, just making sure everyone's in compliance. So far, most of the large contractors seem to already be enrolled as they have had any federal government contracts they are already enrolled. Or they understand that they need to get enrolled quickly. So, we are hoping it's not going to be as big of an issue as it seems to be, but it is going to be tough for the smaller contractors that aren't aware of the requirement.

Mr. Plummer: Any other questions for Jan? I assume we need a vote on the resolution?

Ms. Carpenter: Yes.

On MOTION by Mr. Costello seconded by Mr. Howison, with all in favor, Resolution 2021-04 District Enrollment in the E-Verify System, was approved.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter: That was really the biggest thing for the year. The month coming ahead is getting this together and making sure we have the language in the contracts that were coming up in the bids. I think that's pretty much what we've been working on. We finished up the agreement for golf carts for the Lake Ashton golf cart. I think that's really it for major issues. It's luckily not been too busy.

Mr. Plummer: Questions for Jan?

Mr. Realmuto: Yes, I believe there were what 2 items that required follow up. I believe at the last meeting you said you would follow up on the issue with regard to consideration the restaurant the same as our other rooms or facilities here and us being able to treat it similarly to the bowling alley or library. What do you have to tell us about that?

Ms. Carpenter: I did a little research on that; I wasn't sure if the Board wanted that report or not. As I expressed at the last meeting, it's difficult to treat a restaurant differently at this point. If the Board decided they wanted the restaurant to be something that you had to pay the District fee and be an authorized District amenity user, that would take a public hearing. We would have to change the rule to require that. And then, we would have to announce that and hold a public hearing more than 30 days after the advertising, and have the Board adopt that. The concern I have, and I think I expressed it briefly at the last meeting, is that the Governors order for the Stage 3 reopening for COVID, is very short, but it's fairly explicit that restaurants need to be open as much as possible, and if they don't have 100% compacity, or they don't get to 50% indoor compacity, they have to have good reasons and explain why. The whole point of Stage 3 is the right to work, and that no COVID emergency, ordinance, or provision is going to prevent someone from working and operating a business and that no fines or penalties can be enforced. I think the concern is that if this is adopted purely for COVID reasons and it is going to be undone down the road. That is could be looked at as a COVID measure to keep people out of restaurants for COVID purposes. I don't know the number of outside users or what that does to the income of the restaurant, I think that's probably something that would need to be looked at.

Mr. Krumrie: Jan, are you saying then that the restaurant then needs to accept patrons from the outside?

Ms. Carpenter: That's the way that it has been run I think since the opening and currently the amenity policy does not include the restaurant in the amenities for which one would have to pay a fee. It has been open to the public. So, if that is going to be a change and it's only open to Lake Ashton CDD folks, there would need to be a change in the outside user rule. It would have to be something that's being done for all purposes, not simply for COVID for the next foreseeable couple of months.

Mr. Realmuto: I think what we are trying to do here is explore what our options are. Certainly, we've had interest other than strictly COVID. Although that is one of the predominant ones at this time. Assuming the restaurant does become financially successful and viable going forward with just the patronage of our own residents, I think residents would prefer to have that opportunity and not be told we are full, sorry you can't

book a reservation because this large party completely unrelated to Lake Ashton, has booked a table for New Year's Eve. When we say that the restaurant has always allowed outside patrons, we haven't had a restaurant here. What we've done is lease the restaurant space to other restaurants. I believe that's the fundamental difference. I understand that we might need to make changes to some of our amenity policies to include it now that it is an amenity, but the fact is it is currently an amenity that is being subsidized by our CDD. I guess I would look to the attorney to come back and tell us exactly what we need to do. I don't believe it's any different as I've said before, about some of the other amenities. We have to allow access to those too, but the mechanism we use to allow that access is to require them to pay a fee. Then they get access of all of those amenities. To date, that's never been taken advantage of. So essentially, what I'm suggesting is that you come to us with a proposal on what we have to do to add the restaurant to that list of amenities that's included in that fee. It would still be available to outside of Lake Ashton, if they paid that fee. Just as is true, again, with the other amenities.

Mr. Plummer: Do you want to put that into a motion?

Mr. Costello: In order to keep our liquor license, we would have to allow people from the outside to come in. There are problems there also.

Mr. Realmuto: Is that true Jan?

Ms. Carpenter: I don't know that. I'm not sure how the license is and that would be something we would have to get with Metz to talk about. Steve, the process is not difficult. It would be an amendment to the rule that sets the amenity fee, and it would add the restaurant as one of the amenities. Then the manager would have to go through to see if the fee needs to be adjusted at all. And that would come back before the Board next month, if the Board approved it, they would set a hearing that would take minimum 30 days, usually it's two meetings to hold the public hearing to get input and then the Board could adopt the fee or change the rule however they choose to.

Mr. Krumrie: Could we put that in a motion, please?

Mr. Realmuto: Well, right now I still see there's a motion for Jan to come back and answer the legal question. Mike has raised the issue about whether the fact that it has a

liquor license would even allow us to do that. Before another motion, I guess I would like to get the answer to that legal question and take it from there. That would be my thought.

Mr. Costello: There's another legal question here, now that we run the restaurant and we did not anticipate it being profitable in the beginning, can we get a tax abatement as to what we are paying for the property tax on that?

Ms. Carpenter: I don't think that would be impacted.

Mr. Costello: See I thought in the past we were told that the reason that we pay, I think it's \$13,000 a year, on that room due to the fact that we rent it out and it's quote on quote a money maker. We don't anticipate making money on this I don't think. As a matter of fact everything I've seen, we are looking at losses and if we can recoup \$13,000, let's do it.

Ms. Burns: I think the issue before with the tax exempt, on the application one of the questions it asked was if any of the property is leased. I think it's not necessarily the profitability, it's the fact that it's under a lease agreement.

Mr. Costello: Well it's not only leased. That's what I mean, we should be looking at getting the \$13,000 on the tax bill. I mean that's strategy. That's over \$1,000 a month.

Mr. Realmuto: Jills says she doing that and submitting the application by March. That's on the table.

Ms. Burns: It's an annual, you can't apply for it through the year. It's annual and that deadline is coming up March 1st so that application is done in February.

Mr. Costello: So we can look forward to it maybe being taken off that tax bill.

Ms. Burns: It's entirely up to the property appraiser.

Mr. Realmuto: Just to be clear, that's somewhat of a separate issue but I would think our case would only be helped by it being an amenity. It certainly wouldn't be hurt by it being an amenity available to Lake Ashton residents. Is that right, Jill?

Ms. Carpenter: Yes. That's correct.

Mr. Realmuto: Thank you Jan.

Ms. Carpenter: I don't think it will hurt. It was because it was leased to a private entity, a for profit entity.

Mr. Plummer: One thing I would like to add to that whole discussion is, is even if you put under the amenities it still does not cause any resident not to be able to bring a

guest or guests to the restaurant. If a particular individual wanted to bring some associates or whatever to a function or a private little session with 10-12 people, it still could be accomplished with 11 of them being from the outside.

Mr. Realmuto: Absolutely, I believe we said that last time. I even encouraged it.

Mr. Plummer: I want to make sure that's still on record that we are not doing anything that would not allow guests to come and use the restaurant as long as they are accompanied by a resident.

Ms. Burns: Just to be clear, are we adding that to the next agenda?

Mr. Realmuto: I really just want an answer to the liquor license questions. That's put that one to bed one way or the other.

Ms. Carpenter: Okay, got it.

Mr. Plummer: If Jan can put that back under her report in the February meeting, I think that will suffice that.

Ms. Carpenter: I will do that.

Mr. Realmuto: One other question for Jan. Perhaps you can bring us up to date with any progress that's been made on the Vernick lake level issue.

Ms. Carpenter: We spoke with Lake Ashton II counsel, and I think you all know that we thought we had a settlement and we didn't. Alan, the engineer, is trying to get some information for us about damages and potential damages so we have the dollar amounts and some claims to be able to make a plea back to him and also to a ledge that then the District has occurred rather than just saying some vague numbers. So as soon as that information comes across we are going to get Lake Ashton II's counsel to get additional information to Mr. Vernick.

Mr. Realmuto: Thank you for that update Jan.

Mr. Plummer: Alright Jan, thank you for your report. Moving forward the next item on the agenda is the Community Director's Report.

B. Lake Ashton Community Director

Ms. Wells: Good morning. The Community Director Project Tracking was what was included in the agenda packet. I'm just going to hit on a couple of things and then as always if you have any questions please let me know. The first thing that I wanted to touch

on was the featured shows that were advertised. We've gotten a lot of really good feedback from that. We have a good plan in place to stay within the COVID restrictions. The two shows that we are watching very closely are our entertainment series shows. I did receive an email from the agent and in regards to the March 4th show, that may be up in the air where we may need to reschedule that. So, I'll keep residents posted and Supervisors posted, so that you know more about that. Next, I included the screen shot of the Ashton Tap and Grill website. I just wanted to mention that did go live. And there was an email that went out from Ashton Tap and Grill to have access to that. And there's links to menus on there, catering menus and such. We are working with them for a plan on how to advertise catering for the restaurant for our events and ball room. Also, Annie is not set up to send emails on Constant Contact and emails you've been receiving are coming from them. I think she's been doing a good job with that, we are still doing some training on that. We also had weekly meetings. I'm meeting with Annie weekly on Tuesdays. We are working together on a dinner show series for starting February, March, and April. Newsletter ad revenues are there, it was \$7,015 for the January issue. The February issue will be distributed on February 1st after Monday Coffee and the other deadline is this Wednesday, the 13th. The last one, I'm happy to say this today the bowling alley is open. There are just a couple of minor issues that we are working on that is not going inhibit play for the majority of the lanes. The scoring board, we had to get both boards, the motherboard of the actual panel, replaced. One of them came broken. So three lanes are working and one lane is down due to scoring. He did mention to me last Friday that he checked and the parts are in the mail. As soon as they get here, he'll be re-installing that. There are a couple minor things that we are working on with the contractor. Just carpet issues and very, very, minor issues so we were able to open up the bowling alley today. Sheila made contact with all of the facilitators at bowling works to let them know. Mondays are open bowling, so we should start league play tomorrow or Wednesday, and they all have been notified. Then two, the project tracking list, the fitness center restrooms. The ladies room is ready to go, it's been open since last week. The men's room we are just waiting for a vanity to arrive. When we installed the countertop the vanity broke. When we took it down we could tell it's made from very cheap particle board, so it needed to be replaced. We are waiting for the vanity to arrive, we'll

install the countertops, the countertop is already cut and ready to go, and install the hands free faucets. It should be by the end of this week when we can open that one up, it's just depending on when the cabinet installer can come to do that. That takes care of most of that. We have made contact about painting the foyer and main hallway. We are working on picking paint color and then we'll get that scheduled. They do know that it was approved and as soon as we have that paint color, we will move forward with that. I did want to give an update on a project that was completed. The outdoor pool heater, the water bypass valve was replaced on December 1st. I didn't let anyone know right away just because there were so many times where we thought we fixed it. This seem to be the fix and we haven't had any issues with the heaters so far. It was a warranty repair, so there was no cost to the District with that. The heater is working properly if anyone would like to go out to the pool. The annuals that are going to be installed at the main entrance, I just received an update from Dana with Yellowstone, he's working to get them installed this Thursday. He did come out and take pictures of the Boulevard and main entrance to put together a plan for the Boulevard and the main entrance refurbishment. It seems like there may be minor things to do with the front entrance, and then a few more major things to do with the Boulevard but we should have that report for the February meeting. The grass harp I do have one here, but I gave you guys an update last time when those were installed. We are working with Annie on figuring out what we are going to do with the awning on the back. Harry and I talked about just installing some temporary options right now. The horseshoe bar, there's a portion of it that does not shield you from sun, rain, anything. We are working on that project so we should have something in the February, March agenda for something more permanent, based on recommendations from Metz. That's all I have if anyone has any questions.

Mr. Krumrie: I have a couple of quick questions. One is on your project list; you list the budget. I assume that the final cost was the budgeted amount? Or do we ever have any differences, maybe suggesting that you might want to add a column for actual final cost or something?

Ms. Wells: That's actually a great idea, I can definitely do that. The line item for budget is the amount that the Board had approved for that specific project but that's a great idea, I can definitely add that moving forward.

Mr. Krumrie: Maybe squeeze it on another column or something.

Ms. Wells: Yes, I think that's a great idea.

Mr. Krumrie: Also, do you want to say something about the additional phone line for the restaurant?

Ms. Well: Yes, Annie and I touched on that briefly. I had asked her if there are two lines going in there on the one phone. I think that they were not aware of that. So, I told her just to see if that works now that they know there are two lines. If not, we discussed an option similar to what's at the activity desk, where there are two phones that ring for one phone number. So, it would ring the restaurant number and then there would be a total of four lines. Two lines on one phone, two lines on another to where if someone is on this phone, someone else can pick up this phone. We did discuss that and she said she'd get back to me and see what direction we wanted to go. We did install a phone line in the restaurant office so that if someone is back there, when they dial the restaurant phone number it will ring in the office as well so that they can assist that way. I just told her basically to let me know what she needs and we will move forward.

Mr. Krumrie: We've experienced problems with people, like curbside service, they would try to call the restaurant and they couldn't get through, it's either busy or no body answers, or whatever. We are trying to improve on that situation.

Mr. Plummer: Any other questions? If not, thank you Christine. I appreciate your report.

C. Engineer

Mr. Rayl: Thank you, Good morning again. I have a few thing here for us this morning. The outfall was brought up earlier and we are working as District Counsel said to assess the losses and damages associated with the impounded lake levels. Working on the last part of that, I'm coordinating with Brian Rhodes with the golf course to assess some things. So following up, Christine we had requested the retainage invoice from Suarez for the Dunmore Mulligan work to put that to bed. That's just some old business I wanted to go back over. Also I can coordinate this with Supervisor Howison, the pond repairs that we had made note of previously but work wasn't able to be performed due to the lake levels, we are going to review those to see if the conditions are such that it can

be undertaken now. That lets us do our SWFWMD certification. So, I will coordinate with you on the status of that. Also last month we talked about going out for bids on bridge sealing. That has been done but we haven't received anything back yet from consultants. Similarly the bids for the flumes, we've got one in and we are waiting on two more before we can make a recommendation there. We went through the regular inventory report and picked a suggested top ten locations where the Board may want to consider doing some first repairs. I brought some hard copies that you all can take with you today to look at. We talked to your constituents they folks living in your areas and your opinions we went through that report, and we can bring that all together, come up with a list that we want to get contractor budget pricing on, and then think about how quickly we schedule some regular roadway maintenance work. So I have those you can take with you today. Current work going on, the bridge approach work is going to be starting next week. Other current bids that we talked about in meetings passed the repairs needed at pond 17 on the control structure. The Board authorized a not to exceed of \$3,000 hoping it would be similar to the price of pond 21. We had one bid that was in excess of that and since then we've received another quote. It's still not under the not to exceed, but it was \$4,170 as opposed to, it's about half of the one that came in prior. It's apples to apples with the other bid, it repairs the locations that we had identified. I'd like to ask the Board to consider approving that, so that work could be done as well.

On MOTION by Mr. Costello, seconded by Mr. Krumrie with all in favor, the Quote from Suarez Grading for Pond 17 Repairs in the amount of \$4,170, was approved.

Mr. Rayl: Thank you. I will let them know. Also, we discussed Burwick and we wanted to help them be able to plan and budget for the expectation of upcoming pavement repair on Burwick from the southernmost intersection from Ashton Club up to the first intersection from there. We did send that out to 3 contractors, so far we've received 2 budget numbers back. In just round construction numbers it looks like \$60,000 is where I would recommend a place holder be made for upcoming budgets if you are going to consider it. The rehab of that pavement section for Burwick, that's about where the construction dollars are coming in for you immediate planning and budgeting discussions,

that's where I would recommend that you put a place holder in there. Last two things, the Ashton Club and Dunmore inlet that has the hole behind it that's caved in where the telecommunications are, we are sending that out to get some quotes this week, when we get some of these other ones out of the way. I met with Christine last week and we looked at the area where the pool equipment is that is in a hole. The courts beside it are higher, the building is higher, the pool is higher, the parking lot is higher. But it looks like that area can be relieved with the installation of the yard drain and there seems to be a route that we can go between the courts and the pool and get it out towards the lake. We are going to take a couple of elevation shots there and come up with a sketch for a contractor to give us a price to put in a yard drain and outfall pipe that will let that area bleed out instead of hold water. There's a fair amount of area that just drains right to that spot and has nowhere to go. That will be an easy solution and it will be an inexpensive solution to construct as well. The last thing I had, it was brought up earlier about the stop signs and stop bars. We have been reviewing these as we've gone on here in our meeting and it does seem like some of these are located a little irregularly. There are some very large radius at some of our intersections and that does come into play. But the other thing we want to make sure that you are compliant with site triangles at intersections. Some of these do seem a little bit far back, and Mike can see one I'm looking at right now. There's landscaping up near the curve and the stop bars are well back from the intersection and you really kind of have to move forward of that to have a good vision of the full intersection. We will take a look at that in between now and next month's meeting, we will bring some recommendations to the Board in that regard. I'm thinking it could be just maybe some re-stripping and re-location of stop signs in specific areas. I believe that was everything I have for you this morning but I'll be happy to answer any questions.

Mr. Plummer: Questions for Alan?

Mr. Realmuto: Alan, were you able to find any contractors willing to do bridge sealing work?

Mr. Rayl: Well, as I had mentioned last time, it's not a run of the mill kind of thing. We've reached out to one that I think this could be in their wheelhouse but I haven't heard back. I'd like to get more than one, but we will see it this comes back comparable to what

we know. If it's in the neighborhood, I'd probably recommend that we go forward, but I update the Board when that information comes in.

Mr. Realmuto: I guess our other option if that doesn't pan out, do we look at having our own staff do that themselves, and isn't that more or less what was done?

Mr. Rayl: That's what they did, and that's where we based that \$75 per dollar budget and expectation was the number of bridges, or the square footage translate that to our square footage, their application rate, the cost of the material, we just translate that over to how it will fit on the east and then there will be the use of mostly in-house labor is where that dollar amount came from.

Mr. Krumrie: What about the turn on number 10 East.?

Mr. Rayl: That's included. It's the north end of the number 10 bridge, I think Christine actually has them enumerated in her report.

Mr. Realmuto: I assume someone, either Harry or me, will at least inform the golf course so they are aware of what's going on,

Mr. Rayl: Yes.

Mr. Howison: Also, on that I had a question. I took a trip around last week, or two weeks ago, and we might make another trip next Monday, but I noticed in particular an area that seems to be falling in just at the end of the number 8 bridge, near the green. There's a stow away into the pond and that cart path is dipping down to the left. Also on the 12th hole east, between the gold and white tees, there's an area that seems to be collapsing down to the right. So, I'd like to see us take a look at those two areas at a minimum.

Mr. Rayl: Where was the first one again?

Mr. Howison: The first one was at the green end of the 8th hole bridge and just at the very end of the bridge, there's a spillway into the pond. It's collapsing down a little bit.

Mr. Rayl: Okay, I'll take a look at that.

Mr. Plummer: Any other things for Alan?

Mr. Rayl: Thank you.

Mr. Plummer: Thank you Alan for that report. Appreciate it. Next item on the agenda is the Operations Manager, Matt.

D. Operations Manager

Mr. Fisher: Alright. Good morning. Included in the agenda packets is the Operations Manager's report. Applied Aquatic did complete the wetland and lake shore maintenance. This was completed December 16th through 18th. We did contact Heartline Company to do an inspection of the fire panel and the voice evacuation control system for the building. That's all taken care of and up to date. And also staff, Jeremy, and I did complete the partition installation on the women's and men's restroom. Christine had mentioned the tile, we had to make adjustments there, which pushed back the opening of the bathrooms but we managed. Women's is open now, and everything's looking good. Since bathrooms are wrapped up, we are going to make our way outside and use that newly purchased pressure washer. We anticipate starting at the entrance of the clubhouse at the curbing of walk ways, curbing in the west parking lot and the gate house are the priority items right now. I will give an update on the completion of those next meeting. If there's any questions, that's all I had.

Mr. Plummer: Any questions for Matt?

Mr. Fisher: Thank you guys very much.

Mr. Plummer: Thank you Matt for staying on top of those issues, we appreciate it.

Mr. Fisher: Yes, sir.

E. District Manager's Report

Ms. Burns: Just a couple of items to discuss. The first is that the last payment for the golf course purchase was transferred to Lake Ashton II in January, so you will see that amount reflected in your January financials. That has been paid to as a part of the agreement. The next meeting is February the 8th. That is a week earlier than our normal schedule just like this one due to President's Day. Just to note that and again we will be at the new time, 9:30. Other than that, nothing specific to report but I'd be glad to answer any questions anyone might have.

Mr. Plummer: Questions for Jill? If not, moving right along.

NINTH ORDER OF BUSINESS**Financial Report****A. Combined Balance Sheet**

Ms. Burns: All the financial statements are included in your package. There is no action necessary. Just a couple of items, my balance sheet kind of sums up all of them. If you want to look at the capital project reserve fund, we currently have \$503,050 as of the end of November in that account. We did have a couple of projects that have been paid for this fiscal year out of there. About \$29,000 for the bathroom tile and the HVAC. Next on the general fund, as you can see we have received a substantial portion of our assessments from the tax bill, about \$1.5 million of the \$1.7 million that we levied. So we are getting close to fully collected pretty early this year, which is great. Obviously, the special events revenue is down, and that's to be anticipated with COVID. I think everybody kind of expected to see that. The good news is that the newsletter ad revenue is up, so that balances out a little bit on our revenue. Other than that, you can see all the items listed in the general fund. We have about \$1.4 million dollars in the account at the end of November. I would be glad to answer any questions anybody might have, but again there's no action necessary, these are for information purposes only.

Mr. Realmuto: I wanted to thank Jill for highlighting some of the important figures there. You mentioned in the capital projects reserve fund report on page 4. You mentioned the fund balance of \$532,019. I just want to be sure we are all on the same page and understanding that number and what date it is current as of. So, is that.

Ms. Burns: It's actually \$503,050. So \$532.019 was the beginning balance at the beginning of November. The ending balance is the \$503.

Mr. Realmuto: Okay, the ending balance is \$503 and that's at the end of November. So as of the end of November, that's how much we had to spend on capital projects but it's obviously different now. Did the golf course payment come out of that?

Ms. Burns: Correct.

Mr. Realmuto: It did?

Ms. Burns: Actually, did we include that as a line item?

Mr. Realmuto: That would have been made in December, so it wouldn't have been made by the end of November.

Ms. Burns: Correct, but I'm just looking to see if we actually had it as a line item in the budget. One second, let me look. I know Lake Ashton II did theirs out of capital. It

looks like it wasn't a O&M expense for the current year. So it would have been made out of capital. So, you will see that reduced by \$115,000.

Mr. Realmuto: Ok, so just from the \$50,000 level, so all of the Supervisors are on the same page, but looking at this report we know essentially what's available to spend as a maximum, if you want to carry some forward. But what's available for capital projects as of that date, and then we have to subtract out the other ones that have occurred since the date of the report. It's just a number I think we should keep in our mind when we are spending money, because it's not unlimited.

Mr. Plummer: We transferred monies from the present?

Ms. Burns: No.

Mr. Plummer: So, that's still not a correct number? That number is going increase because we will have this year's to add to that?

Ms. Burns: Correct. We typically wait until we are close to a 100% collected, which is usually close to the end of spring, beginning of summer. Looks like we are tracking pretty far ahead at this point. So, maybe sooner than that this year so maybe March we will be able to transfer that.

Mr. Realmuto: And that's been budgeted, so we are planning on transferring the budgeted amount, or do we expect that to increase?

Ms. Burns: Correct, unless there's anything that comes up that would be a, you know, a substantial payment that we would hold some back. You anticipate the full amount that is budgeted. Correct.

Mr. Realmuto: Okay, thank you.

Mr. Plummer: Any other questions for Jill?

B. Capital Projects Reserve Fund

C. Statement of Revenues, Expenditures, and Changes in Fund Balance

D. Approval of Check Run Summary

Mr. Realmuto: There are a couple of charges I just had questions on and wanted to be sure I understood what they were.

Ms. Burns: Sure.

Mr. Realmuto: First of all there were two charges. One to Run a new line, and another for cable installation of \$750 and \$800. Were those for the restaurant? One being the phone line and the other being the.

Ms. Burns: Which page, 4? There it is. Christine could you expand on that?

Ms. Wells: We had to run lines to install their AP that they have to run their system, because their system is entirely wireless. We had to have our IT department come and run lines up in the attic to be able to install all of the AP that are required to run their system. One of them is in the ballroom up next to where ours is and then I think that maybe 3 inside the restaurant and, 2 inside the restaurant and 1 inside the restaurant office. That was the costs to run the line for those APs.

Mr. Realmuto: AP being the access point, because they may not know that. And does that cost include just the line or as you mentioned the total of 4 access points and not the hardware itself?

Ms. Wells: They provided the access points. It was just the line and labor to do it, I believe. I can double check it and make sure.

Mr. Realmuto: Okay, and there's a separate line item for \$750 for run new line. Is that the phone line? Or if not, what is it?

Ms. Well: I'd want to just confirm before I say something, but I believe that that is both related to the restaurant. I'd have to double check and be sure. Can I get back to you on that?

Mr. Realmuto: Of course. So this relates to something I've been talking to staff and Jill about. Which is ensuring that the restaurant items are coded in such a way that we understand what all of the restaurant costs are, because they can pop up in unexpected areas. I know Harry is working with Jill on that. Thank you. That's all I have.

Mr. Plummer: Any other questions in the Check Run Summary?

Mr. Krumrie: I have a question on the check run summary too.

I noticed we issued a check for New Year's Eve to the band that was originally scheduled to play, have they refunded their money yet?

Ms. Wells: We did not give it to them because we were planning on giving it to them then, so Sharon is just going to have to delete that off of the Check Run Summary, but we didn't give the check to the performer.

Mr. Krumrie: Oh, we didn't? Okay, thank you.

Ms. Wells: We were planning on giving it to them the night of.

Mr. Krumrie: Okay, thank you.

Mr. Realmuto: Unless there are other questions, I move that we approve the Check Run Summary as presented.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Check Run Summary, was approved.

TENTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: We are now down to public comments.

Resident (Margo Stevens): I live at 4356 Ashton Club Drive. I want to go back in history a little bit maybe a month, to find out exactly what happened with SWFWMD and the water problem with our lake. I did not understand what I read in the minutes. So, if that could be explained, I would appreciate it very much.

Mr. Plummer: Alan, I think you can answer that question.

Mr. Rayl: This is in reference to the Lake Ashton water body? A little over a year ago a downstream property placed a pipe across the ditch that drains Lake Aston. It obstructed the flow and that's why we saw the water levels for a good part of the last year. A little over a month ago, we had the obstruction removed. The material was taken out, the pipe was taken out, and that's why we've seen water levels going back down to where they should normally be.

Resident (Margo Stevens): My specific question was about SWFWMD. Why did they not get involved in that issue, since it is a major drainage point?

Mr. Rayl: That was my question too. I asked them too. SWFWMD was one of the first people I reached out to. Their response was this, that what occurred on the agricultural property downstream of us was exempt from their requirements because due to AG exemption, you can make alterations on agricultural property without going through permitting. With that they also had no enforcement of actionability to take from this. This was an unregulated unpermitted activity as far as they were concerned. On the good side, that allowed us, that gave us the freedom to resolve it however we could resolve it, it

didn't require a permit to put in or to take out as well. But that was the extent that SWFWMD would get involved in this as just to, they went out and reviewed it and said this was an AG activity, it's not subject to our permitting, or compliance enforcement.

Resident (Margo Stevens): Well, I guess I'm kind of like a couple of other commissioners here. What guarantees us now that that blockage will not reoccur?

Mr. Rayl: We are working with District Counsel to secure a flowage easement over that outfall across that property. That would prevent this from happening again, even if the property changed hands. That easement runs with the property.

Mr. Plummer: Are there additional comments? Are there comments online?

Ms. Burns: Are there any members of zoom who want to make comments you can use zoom's raise hand feature. Hearing and seeing no comments on Zoom,

ELEVENTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Plummer: If there are no comments online, Supervisors this is a time for open discussion.

Mr. Realmuto: I have two. One, is as all of you know there had been a joint meeting scheduled. Just so everyone knows, the way that these agenda work is that persons from GMS staff sends us a reminder and a request for agenda items and gives us a deadline to submit them, that's usually basically a week before the meeting. But to my surprise the joint meeting was cancelled. I had had several agenda items that I got in before that deadline. Again, was just a week prior to the meeting. So, that took me by surprise, and I just wanted to suggest that since joint meetings are essentially very low overhead and they are held in conjunction with another CDD meeting, either ours or a CDD meeting and we only have them quarterly that perhaps we consider not deleting them, or at least checking with staff to see if there are any items that have been requested to be on the agenda. I guess at the time it was cancelled these items were not there, even though they were there by the deadline. I would suggest to you, again, since it's low overhead and we never know what may come up even between this meeting and a Friday's meeting in Winter Haven. That we just leave the joint meeting on the agenda those four times a year, so that we can handle any issues that come before. I don't see a huge advantage in cancelling them, since they were all there and they were put on the calendar, and we can

all set aside the time, and essentially at least half of the Supervisors are there for another meeting anyway. Interested in other Supervisors feedback.

Mr. Plummer: Let me address that. Since I've been on the Board, which is only been two years, a little over two years, we have had different joint meetings cancelled for a lack of items on the agendas as well. So, this is not something that's new. The Chair on the LA II side and myself met to discuss if we had items that we wanted on the agenda. We checked to make sure that there were or were not items filed through Jill's office and found that there were not, and so it was our decision between the two of us, since there were no filed items on there and we had none, and that none came on before the deadline, and obviously, we would suggest cancelling the meeting. We relayed that information to Jill and I think that probably the cancellation was an hour early prior to the deadline based upon GMS's staff that made that announcement. That's how that came about in this regard. Like I said, it's not something new that's occurred historically.

Mr. Realmuto: Okay, I don't want to pick nits, but just for the record, that the meeting was cancelled three hours before the deadline at approximately 9:00 a.m. The deadline was noon and I could be wrong, but I was told by staff that no one had checked to see if there were agenda items. And again, there weren't at that when that notice went out.

Ms. Burns: I'm going to have Samantha change the deadline up prior to the day that the agenda goes out. Generally, we always try to give the Board as much time as possible to get something on the agenda which is when it's the day of the meeting and generally we have items in those, that's the deadline to get us things. When consulting with, if we need to prep and agenda at all at that point there was nothing besides, you know the minutes, we had consulted. So, as a result, if this is going to be an issue we are going to move that deadline up, which is just going to allow for less time for staff, or for the Board to get agenda items in to prevent that from happening.

Mr. Costello: It seem lately, we keep getting revision, revision, revision. And it's really not giving us time to review what's going on. We've got to have a deadline where, the information's going to be in, and if it's not there it's not. The revisions are getting to be a little bit over bearing.

Ms. Burns: And a lot of times they've been Board member topics.

Mr. Costello: And I realize that. again, To come in and be getting like tons of revisions is a little bit, it's a little bit hectic.

Ms. Burns: It would be helpful for our staff and for Samantha, when Board members also submit items for inclusion on the agenda, if there's back up items that go with those, that that be included by the agenda deadline as well. Otherwise, when we get them after, we do send out revised agenda. Because if not, we get tons of requests or complaints from residents that those items are not included on the agenda as well. So, we revise those so that they are then posted on the agenda for all residents to see. So, it's helpful if by that deadline that you provide your items, but any back up you may want considered. Obviously, there are times when we are waiting on quotes and it's a little bit beyond our control and so we've got to be a little bit flexible there. But that's one way to be helpful. The minutes as well were late, but we were on a short month with the fact that we had to move this meeting up and we had the holidays. So they were working on about forty pages of minutes in essentially what was two weeks, instead of the whole month.

Mr. Costello: Which it's understandable that's going to happen, but it just seems to be happening on a regular basis at this point.

Mr. Realmuto: If we needed to move the agenda up, that's fine. I guess my major point is that I ask that the meeting not be cancelled before the deadline for agenda items.

Mr. Plummer: I understand that. Obviously, we were basing our decision on the fact that there were no items so that's what the decision was made for. We saw no reason to, if there were no items to discuss on the agenda to meet, so that's what that was made for. So maybe it was a clerical error as far as getting the information out just a little bit too early. We will obviously work at that better the next go around.

Mr. Realmuto: Thank you.

Mr. Plummer: Are there any other Supervisor comments or concerns?

Mr. Realmuto: Just a reminder that the Reserve Study is on our agenda for the next meeting. I know with meetings being moved up they come up fast. I just wanted to remind the Supervisors that that is on the agenda, and I was planning on working with Christine. I know she updated the last Reserve Study we had done. I don't know how widely distributed it was. I'd like to get together with you and distribute a draft Reserve

Study as a starting point, well ahead of whatever deadline there may be so Supervisors have plenty of time to look at it and come prepared to discuss it at the February meeting.

Mr. Plummer: Okay, thank you. We come to that all important #12 on the agenda. Who would like to make the motion to adjourn?

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

Metz Culinary Management

Ops Statement

Date Range: 11/22/2020 to 12/26/2020

Report Group: Lake Ashton Community

Stores Reporting: 100%

Ops Configuration: Default

Budget Behavior: Standard

Just This Timeframe: Yes

Prior Year B(W) Variance % Calculation: Standard

Transaction Types: ALL

Fill Out Weeks: No

Budget B(W) Variance % Calculation: Standard

	Week 1 11/22-11/28		Week 2 11/29-12/5		Week 3 12/6-12/12		Week 4 12/13-12/19		Week 5 12/20-12/26		PERIOD		BUDGET		VARIANCE B/(W)		PERIOD PRIOR YEAR		VARIANCE B/(W)	
SALES																				
RETAIL	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$17,305	100.0%	\$15,704	100.0%	\$33,009	100.0%	\$0	0.0%	\$33,009	0.0%	\$0	0.0%	\$33,009	0.0%
CATERING	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
BOARD	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
FLEX	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
SUMMER	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
PROGRAM	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL SALES	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$17,305	100.0%	\$15,704	100.0%	\$33,009	100.0%	\$0	0.0%	\$33,009	0.0%	\$0	0.0%	\$33,009	0.0%
COST OF SALES																				
Dry Grocery	\$0	0.0%	\$106	0.0%	\$3,386	0.0%	\$609	0.0%	(\$1,787)	0.0%	\$2,315	0.0%	\$0	0.0%	(\$2,315)	0.0%	\$0	0.0%	(\$2,315)	0.0%
Bakery	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Dairy	\$0	0.0%	\$18	0.0%	\$1,160	0.0%	\$596	0.0%	(\$239)	0.0%	\$1,535	0.0%	\$0	0.0%	(\$1,535)	0.0%	\$0	0.0%	(\$1,535)	0.0%
Produce	\$0	0.0%	\$17	0.0%	\$238	0.0%	\$797	0.0%	\$2,311	0.0%	\$3,362	0.0%	\$0	0.0%	(\$3,362)	0.0%	\$0	0.0%	(\$3,362)	0.0%
Grocery	\$46	0.0%	\$53	0.0%	\$1,673	0.0%	\$1,858	0.0%	(\$838)	0.0%	\$2,792	0.0%	\$0	0.0%	(\$2,792)	0.0%	\$0	0.0%	(\$2,792)	0.0%
Protein	\$0	0.0%	\$456	0.0%	\$3,455	0.0%	\$5,093	0.0%	(\$552)	0.0%	\$8,452	0.0%	\$0	0.0%	(\$8,452)	0.0%	\$0	0.0%	(\$8,452)	0.0%
Beverages	\$12	0.0%	\$13	0.0%	\$1,446	0.0%	\$2,200	0.0%	(\$5,326)	0.0%	(\$1,654)	0.0%	\$0	0.0%	\$1,654	0.0%	\$0	0.0%	\$1,654	0.0%
Misc. Cost	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$452	0.0%	\$0	0.0%	\$452	0.0%	\$0	0.0%	(\$452)	0.0%	\$0	0.0%	(\$452)	0.0%
Vending Supplies	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
C-Store Merchandise	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL COST OF SALES	\$58	0.0%	\$662	0.0%	\$11,358	0.0%	\$11,606	67.1%	(\$6,431)	(41.0%)	\$17,253	52.3%	\$0	0.0%	(\$17,253)	0.0%	\$0	0.0%	(\$17,253)	0.0%
GROSS PROFIT	(\$58)	0.0%	(\$662)	0.0%	(\$11,358)	0.0%	\$5,699	32.9%	\$22,135	141.0%	\$15,756	47.7%	\$0	0.0%	\$15,756	0.0%	\$0	0.0%	\$15,756	0.0%
PAYROLL																				
LABOR																				
MANAGEMENT	\$0	0.0%	\$3,942	0.0%	\$3,942	0.0%	\$5,413	31.3%	\$2,596	16.5%	\$15,894	48.2%	\$0	0.0%	(\$15,894)	0.0%	\$0	0.0%	(\$15,894)	0.0%
HOURLY	\$0	0.0%	\$247	0.0%	\$2,506	0.0%	\$13,443	77.7%	\$6,445	41.0%	\$22,641	68.6%	\$0	0.0%	(\$22,641)	0.0%	\$0	0.0%	(\$22,641)	0.0%
HOURLY DRIVERS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
OVERTIME	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$808	4.7%	\$98	0.6%	\$905	2.7%	\$0	0.0%	(\$905)	0.0%	\$0	0.0%	(\$905)	0.0%
VAC/SICK/HOL	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
CONTRACT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
BONUS	\$0	0.0%	\$67	0.0%	\$67	0.0%	\$67	0.4%	\$67	0.4%	\$269	0.8%	\$0	0.0%	(\$269)	0.0%	\$0	0.0%	(\$269)	0.0%
TOTAL LABOR	\$0	0.0%	\$4,257	0.0%	\$6,515	0.0%	\$19,731	114.0%	\$9,206	58.6%	\$39,710	120.3%	\$0	0.0%	(\$39,710)	0.0%	\$0	0.0%	(\$39,710)	0.0%
TAX & FRINGE																				
TAX & FRINGE	\$0	0.0%	\$1,272	0.0%	\$1,905	0.0%	\$5,634	32.6%	\$2,631	16.8%	\$11,442	34.7%	\$0	0.0%	(\$11,442)	0.0%	\$0	0.0%	(\$11,442)	0.0%
TOTAL TAX & FRINGE	\$0	0.0%	\$1,272	0.0%	\$1,905	0.0%	\$5,634	32.6%	\$2,631	16.8%	\$11,442	34.7%	\$0	0.0%	(\$11,442)	0.0%	\$0	0.0%	(\$11,442)	0.0%
TOTAL PAYROLL	\$0	0.0%	\$5,529	0.0%	\$8,420	0.0%	\$25,366	146.6%	\$11,837	75.4%	\$51,152	155.0%	\$0	0.0%	(\$51,152)	0.0%	\$0	0.0%	(\$51,152)	0.0%
AFTER PRIME COSTS	(\$58)	0.0%	(\$6,190)	0.0%	(\$19,778)	0.0%	(\$19,666)	(113.7)	\$10,297	65.6%	(\$35,395)	(107.2%)	\$0	0.0%	(\$35,395)	0.0%	\$0	0.0%	(\$35,395)	0.0%

Metz Culinary Management

Ops Statement

Ops Configuration: Default

Budget Behavior: Standard

Just This Timeframe: Yes

Prior Year B(W) Variance % Calculation: Standard

Transaction Types: ALL

Fill Out Weeks: No

Budget B(W) Variance % Calculation: Standard

	Week 1 11/22-11/28		Week 2 11/29-12/5		Week 3 12/6-12/12		Week 4 12/13-12/19		Week 5 12/20-12/26		PERIOD	BUDGET		VARIANCE B(W)	PERIOD PRIOR YEAR	VARIANCE B(W)
CONT. EXPENSES																
TELEPHONE/UTILITIES	\$0	0.0%	\$171	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$171	0.5%	\$0	0.0%	(\$171)	0.0%
MENUS & PRINTING	\$0	0.0%	\$72	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$72	0.2%	\$0	0.0%	(\$72)	0.0%
LAUNDRY	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$726	4.2%	\$0	0.0%	\$726	2.2%	\$0	0.0%	(\$726)	0.0%
OFFICE SUPPLIES	\$0	0.0%	\$348	0.0%	\$0	0.0%	\$195	1.1%	\$180	1.2%	\$723	2.2%	\$0	0.0%	(\$723)	0.0%
UNIFORMS	\$0	0.0%	\$2,367	0.0%	\$1,067	0.0%	\$245	1.4%	\$0	0.0%	\$3,679	11.1%	\$0	0.0%	(\$3,679)	0.0%
EQUIPMENT/SUPPLIES	\$10	0.0%	\$690	0.0%	\$877	0.0%	\$2,528	14.6%	\$1,294	8.2%	\$5,399	16.4%	\$0	0.0%	(\$5,399)	0.0%
JANITORIAL/HAZARDOU	\$0	0.0%	\$493	0.0%	\$88	0.0%	\$292	1.7%	\$571	3.6%	\$1,444	4.4%	\$0	0.0%	(\$1,444)	0.0%
DISPOSABLES	\$0	0.0%	\$329	0.0%	\$1,959	0.0%	\$807	4.7%	\$400	2.5%	\$3,494	10.6%	\$0	0.0%	(\$3,494)	0.0%
REPAIRS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$1,050	6.7%	\$1,050	3.2%	\$0	0.0%	(\$1,050)	0.0%
AUTO EXPENSE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$35	0.2%	\$35	0.1%	\$0	0.0%	(\$35)	0.0%
SERVICE CONTRACTS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$443	2.8%	\$443	1.3%	\$0	0.0%	(\$443)	0.0%
CONTRIBUTIONS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TRAVEL AND LODGING	\$712	0.0%	\$138	0.0%	\$710	0.0%	\$285	1.7%	\$4,162	26.5%	\$6,007	18.2%	\$0	0.0%	(\$6,007)	0.0%
EQUIPMENT RENTAL	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$100	0.6%	\$100	0.3%	\$0	0.0%	(\$100)	0.0%
EMPLOYEE RECRUIT	\$0	0.0%	\$0	0.0%	\$715	0.0%	\$67	0.4%	\$0	0.0%	\$782	2.4%	\$0	0.0%	(\$782)	0.0%
MISC EXPENSE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$104	0.6%	\$0	0.0%	\$104	0.3%	\$0	0.0%	(\$104)	0.0%
POSTAGE	\$0	0.0%	\$0	0.0%	\$11	0.0%	\$0	0.0%	\$0	0.0%	\$11	0.0%	\$0	0.0%	(\$11)	0.0%
DUES & SUBS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
CREDIT CARD	\$0	0.0%	\$0	0.0%	\$54	0.0%	\$1,052	6.1%	\$948	6.0%	\$2,053	6.2%	\$0	0.0%	(\$2,053)	0.0%
OVER / SHORT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$249	1.4%	(\$22)	(0.1%)	\$227	0.7%	\$0	0.0%	(\$227)	0.0%
REFUSE/PEST	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
MARKETING/ADV/DECO	\$0	0.0%	\$0	0.0%	\$32	0.0%	\$0	0.0%	\$168	1.1%	\$200	0.6%	\$0	0.0%	(\$200)	0.0%
TOTAL CONT. EXPENSES	\$722	0.0%	\$4,607	0.0%	\$5,513	0.0%	\$6,551	37.9%	\$9,329	59.4%	\$26,721	81.0%	\$0	0.0%	(\$26,721)	0.0%
PACE	(\$780)	0.0%	(\$10,798)	0.0%	(\$25,290)	0.0%	(\$26,217)	(151.5)	\$969	6.2%	(\$62,116)	(188.2%)	\$0	0.0%	(\$62,116)	0.0%
NON-CONT EXPENSE																
Rent	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
CAM	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
LEASES	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TECHNOLOGY	\$50	0.0%	\$50	0.0%	\$50	0.0%	\$50	0.3%	\$50	0.3%	\$248	0.8%	\$0	0.0%	(\$248)	0.0%
DEPRECIATION	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
GENERAL INSURANCE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$750	4.8%	\$750	2.3%	\$0	0.0%	(\$750)	0.0%
LICENSE/PERMITS/TAX	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$2,900	18.5%	\$2,900	8.8%	\$0	0.0%	(\$2,900)	0.0%
DEFERRED CONTRACT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
COMM / PROFIT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
ROYALTIES/NAT'L ADV	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
OPENING EXP	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
INTEREST EXP	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL NON-CONT EXPENSE	\$50	0.0%	\$50	0.0%	\$50	0.0%	\$50	0.3%	\$3,699	23.6%	\$3,898	11.8%	\$0	0.0%	(\$3,898)	0.0%
INCOME BEFORE FEES	(\$830)	0.0%	(\$10,847)	0.0%	(\$25,340)	0.0%	(\$26,267)	(151.8)	(\$2,731)	(17.4%)	(\$66,014)	(200.0%)	\$0	0.0%	(\$66,014)	0.0%
OTHER FEES																
Mgmt/Admin Fees	\$1,167	0.0%	\$1,167	0.0%	\$1,167	0.0%	\$1,167	6.7%	\$1,167	7.4%	\$5,833	17.7%	\$0	0.0%	(\$5,833)	0.0%
TOTAL OTHER FEES	\$1,167	0.0%	\$1,167	0.0%	\$1,167	0.0%	\$1,167	6.7%	\$1,167	7.4%	\$5,833	17.7%	\$0	0.0%	(\$5,833)	0.0%
NET INCOME	(\$1,996)	0.0%	(\$12,014)	0.0%	(\$26,507)	0.0%	(\$27,433)	(158.5)	(\$3,897)	(24.8%)	(\$71,848)	(217.7%)	\$0	0.0%	(\$71,848)	0.0%



Metz

CULINARY MANAGEMENT
ENVIRONMENTAL SERVICES

Invoice # 20771220

December-20

Billed to :
Lake Ashton

4141 Lake Ashton Club Dr.
Lake Wales, FL 33859

Invoice Date: 2/2/2021
Due Date: 2/12/2021

Total Amount Due

\$ 71,847.68

Service Dates : 11/22/2020 to 12/26/2020
Monthly Culinary Management Charges

Purchases:

Food	\$	17,252.83
Disposables	\$	3,493.94
Equipment	\$	5,398.85
Cleaning	\$	1,444.10
Other Operating Expenses	\$	19,532.52
	\$	47,122.24

Labor:

Management Payroll & Benefits	\$	21,012.37
Base Payroll (Hourly)	\$	23,546.21
Base Taxes/Fringes	\$	6,592.94
Contract Labor (Other)	\$	-
	\$	51,151.52

Fees, Investments & Adjustments:

Management/Administrative Costs	\$	5,833.35
Service Contract	\$	-
General Liability Insurance	\$	749.57
Depreciation/Amortization	\$	-
	\$	6,582.92

Sales Credit

Retail Sales	\$	(33,009.00)
Catering	\$	-
Vending Commissions	\$	-
Other Catering Sales	\$	-
	\$	(33,009.00)

Total \$ 71,847.68

Credit from \$60k Investment (36,748.42)

Please Remit This Amount 35,099.26

Please remit to:
Metz Culinary Management
Attn: Accounts Receivable
2 Woodland Drive
Dallas, PA 18612
(800) 675-2499

Thank you for your business



Harry Krumrie
Lake Ashton CDD

February 1, 2021

The following items are reflected as credits against the \$60,000 in opening costs provided by Metz Culinary Management to Lake Ashton CDD on Invoice 20771220 (December 2020):

Inv #1486769	Louis Wohl and Sons	\$3,648.60	Truet Cooler
Inv # 1487079	Louis Wohl and Sons	\$8,379.48	Smallwares
Inv # 1486767	Louis Wohl and Sons	\$74.40	Smallwares
Inv #1486770	Louis Wohl and Sons	\$74.59	Smallwares
Inv #1486772	Louis Wohl and Sons	\$393.01	Smallwares
Inv #1486774	Louis Wohl and Sons	\$58.42	Smallwares
Inv #1486771	Louis Wohl and Sons	\$288.95	Smallwares
Inv #1486773	Louis Wohl and Sons	\$182.94	Smallwares
Inv #0596201	US Foods	\$4,272.68	Glassware – Taxes removed
PO 16524	Edward Don	\$5,878.51	3 Door Cooler – awaiting invoice

Total purchases: \$23,251.58
Total Credit: \$60,000.00

Credit on invoice: \$36,748.42

Respectfully,

Jeff Brown
District Manager
Metz Culinary Management

SECTION VIII

SECTION A

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:
1.5% is the estimated future Inflation Rate for estimating Future Replacement Costs.
FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30. 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032
						Useful	Remaining												
				Exterior Building Elements															
1.020	1,840	1,840	Square Feet	Awning, Canvas	2029	10 to 15	8									43,999			
1.240	1,350	1,350	Linear Feet	Gutters and Downspouts, Aluminum	2029	15 to 20	8				13,485								
1.280	350	350	Squares	Roofs, Asphalt Shingles (Includes Metal Roofs)	2031	12 to 18	10											159,512	
1.530	16	16	Squares	Roofs, Flat	2031	15 to 20	10											21,679	
1.860	32,600	32,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2023	5 to 7	2			39,211							43,518		
1.980	660	660	Square Feet	Windows and Doors, Southside Ballroom Windows	2058	to 40	37												
1.981	2,820	2,820	Square Feet	Windows and Doors, All other Windows in Clubhouse and Gate House	2037	to 40	16												
				Interior Building Elements															
2.044	1	1	Allowance	Bowling Alley, Renovation	2041	to 20	20												
2.060	14,500	14,500	Square Feet	Ceilings, Acoustical Tiles and Grid	2030	to 30	9										70,386		
2.072	1	1	Allowance	Cinema, Renovation	2036	to 20	15												
2.160	1	1	Allowance	Exercise Equipment, Phased	2022	5 to 15	1		39,860						43,584				
2.200	1,020	1,020	Square Yards	Floor Coverings, Carpet Throughout Clubhouse	2021	8 to 12	0	45,000											
2.220	498	498	Square Yards	Floor Coverings, LVT Foyer, Hallway, Main Hallway Restrooms, Conference Room, Ballroom	2040	20 to 30	19												
2.240	172	172	Square Yards	Floor Coverings, Tile Fitness Center Restrooms, Craft Room, Restaurant Kitchen	2030	to 30	9	31,450									15,655		
2.400	400	400	Square Yards	Floor Coverings, Wood Laminate Fitness Center and Ballroom	2023	18 to 25	2			36,302									
2.450	2	1	Allowance	Furnishings, Chairs and Tables, Phased	2022	to 20	1 to 11		96,956										112,521
2.518	4	1	Allowance	Kitchen Equipment, Grille and Bar, Phased	2022	15 to 20	1 to 16	15,000						52,224					56,260
2.520	1	1	Allowance	Kitchen, Ballroom, Renovation	2025	to 25	4					38,301							
2.602	970	970	Square Feet	Moveable Partition, Ballroom	2035	to 35	14												
2.800	35,000	35,000	Square Feet	Paint Finishes	2026	6 to 10	5						20,009						
2.900	6	6	Each	Rest Rooms, Renovation, Complete	2025	to 25	4					64,210							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:
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FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032
						Useful	Remaining												
				Building Services Elements															
3.070	17	4	Each	Air Handling and Condensing Units, Split Systems, Phased	2021	15 to 20	0 to 12	25,000				38,301				40,651			
3.560	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2027	to 25	6							17,408					
3.820	2	1	Allowance	Security System, Phased	2022	to 15	1 to 8		16,698							18,532			
				Property Site Elements															
4.020	102,900	102,900	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat	2023	3 to 5	2			56,258				59,710				63,374	
4.040	40,800	20,400	Square Yards	Asphalt Pavement, Mill and Overlay, Group 1, Phased	2031	15 to 20	10 to 12											301,534	
4.041	62,100	20,700	Square Yards	Asphalt Pavement, Mill and Overlay, Groups 2, 3 & 4, Phased	2023	15 to 20	2 to 6			271,611		279,821							
4.100	280	56	Each	Catch Basins, Inspections and Capital Repairs, Phased	2023	15 to 20	2 to 10	25,000		30,616		31,542							
4.110	92,600	2,645	Linear Feet	Concrete Curbs and Gutters, Partial	2023	to 65	2 to 30+			75,196		77,469							
4.042			Linear Feet	Golf Course Pathways (Split \$25,000 for FY 21 Golf Course Reserves Among Pathways and Bridges) Need evaluation from Engineer on future allocation				12,500											
4.120			Linear Feet	Golf Course Bridges (Split \$25,000 for FY 21 Golf Course Reserves Among Pathways and Bridges) Need evaluation from Engineer on future allocation				12,500											
4.200	4,700	4,700	Linear Feet	Fences, Aluminum	2025	to 25	4					243,548							
4.220	2,420	2,420	Linear Feet	Fences, Chain Link West Portion of Community	2030	to 30	9										55,799		
4.220	500	500	Linear Feet	Fences, Chain Link Pet Play Park	2050	to 30	29 to 30+												
4.300	4	4	Each	Gate Arms	2030	to 10	9										2,670		
4.320	4	4	Each	Gate Operators	2022	to 10	1		8,769										10,177
4.331	2	2	Each	Golf Carts	2027	to 10	6		10,773										12,502
4.420	70,000	70,000	Square Feet	Irrigation System	2039	to 40	18												
4.620	38,000	38,000	Square Feet	Pavers, Lake Ashton Blvd/Circular Drive/Surrounding Clubhouse	2022	15 to 20	1						304,142						
4.710	17,500	875	Linear Feet	Ponds, Erosion Control, Partial NEED TO ADD ADDITIONAL GOLF COURSE PONDS NEED EVALUATION FROM ENGINEER ON FUTURE ALLOCATION	2029	to 15	8 to 30+									36,616			
4.790	8	8	Each	Shuffleboard Courts, Surface Replacement	2057	to 40	36 to 30+												
4.810	50	50	Each	Signage	2025	20 to 25	4					45,060							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:
1.5% is the estimated future Inflation Rate for estimating Future Replacement Costs.
FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032
						Useful	Remaining												
4.830	1,880	1,880	Square Yards	Tennis Courts, Color Coat (Includes Shuffleboard Courts)	2021	4 to 6	0	17,000										19,683	
4.840	480	480	Linear Feet	Tennis Courts, Fence	2025	to 25	4					18,925							
4.850	9	9	Each	Tennis Courts, Light Poles and Fixtures	2025	to 35	4	15,000											
4.860	1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2026	to 25	5						63,084						
				Pool Elements															
6.2	12100	12,100	Square Feet	Deck, Pavers (Includes Clubhouse Patio and Bocce Courts)	2032	to 30	11												105,895
6.4	400	400	Linear Feet	Fences, Aluminum	2027	to 25	6							21,354					
6.5	1	1	Allowance	Furniture, Metal (Includes Pavilion and Bocce Courts)	2027	to 25	6							88,201					
6.6	2	1	Allowance	Mechanical Equipment, Phased	2021	to 15	0 to 7		16,159						17,669				
6.8	2760	2,760	Square Feet	Pool Finishes, Plaster	2023	8 to 12	2			34,706									
				Misc. Capital Expenditures															
				Handicap Ramp from Restaurant Patio to Pool Deck (One Time)	2021			7000											
				Golf Course Transfer to LAICDD (One Time)	2021			115,000											
				Capital Reserves - FY 21 (Reserve Study Update)	2021			4700											
				Anticipated Expenditures, By Year				325,150	189,215	543,900	13,485	837,177	387,235	238,897	61,253	139,798	188,028	565,782	297,355

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047
4.830	1,880	1,880	Square Yards	Tennis Courts, Color Coat (Includes Shuffleboard Courts)				21,205					22,843					24,609	
4.840	480	480	Linear Feet	Tennis Courts, Fence															
4.850	9	9	Each	Tennis Courts, Light Poles and Fixtures															
4.860	1,600	1,600	Square Yards	Tennis Courts, Surface Replacement															
				Pool Elements															
6.2	12100	12,100	Square Feet	Deck, Pavers (Includes Clubhouse Patio and Bocce Courts)															
6.4	400	400	Linear Feet	Fences, Aluminum															
6.5	1	1	Allowance	Furniture, Metal (Includes Pavilion and Bocce Courts)															
6.6	2	1	Allowance	Mechanical Equipment, Phased			19,610							21,764					
6.8	2760	2,760	Square Feet	Pool Finishes, Plaster	40,278										46,744				
				Misc. Capital Expenditures															
				Handicap Ramp from Restaurant Patio to Pool Deck (One Time)															
				Golf Course Transfer to LAICDD (One Time)															
				Capital Reserves - FY 21 (Reserve Study Update)															
				Anticipated Expenditures, By Year	512,214	0	232,759	223,260	534,512	182,872	168,519	3,098	1,109,364	291,517	708,167	79,763	743,848	24,609	166,390

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Lake Ashton
Community Development District
Lake Wales, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years												
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year	532,019	486,307	626,092	411,125	726,663	218,336	159,441	248,911	516,346	705,647	847,015	610,544
Recommended Reserve Contributions	278,522	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000
Additional Assessment												
Total Recommended Reserve Contributions	278,522	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	916	1,000	933	1,023	850	340	367	688	1,099	1,396	1,311	1,127
Anticipated Expenditures, By Year	(325,150)	(189,215)	(543,900)	(13,485)	(837,177)	(387,235)	(238,897)	(61,253)	(139,798)	(188,028)	(565,782)	(297,355)
Anticipated Reserves at Year End	<u>\$486,307</u>	<u>\$626,092</u>	<u>\$411,125</u>	<u>\$726,663</u>	<u>\$218,336</u>	<u>\$159,441</u>	<u>\$248,911</u>	<u>\$516,346</u>	<u>\$705,647</u>	<u>\$847,015</u>	<u>\$610,544</u>	<u>\$642,316</u>

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	642,316	459,092	788,214	884,960	991,387	786,474	933,148	1,094,452	1,421,616	642,108	679,780	300,494	549,495	134,262	438,168
Recommended Reserve Contributions	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000
Additional Assessment															
Total Recommended Reserve Contributions	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000	328,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	990	1,122	1,505	1,687	1,599	1,546	1,823	2,262	1,856	1,189	881	764	615	515	934
Anticipated Expenditures, By Year	(512,214)	0	(232,759)	(223,260)	(534,512)	(182,872)	(168,519)	(3,098)	(1,109,364)	(291,517)	(708,167)	(79,763)	(743,848)	(24,609)	(166,390)
Anticipated Reserves at Year End	<u>\$459,092</u>	<u>\$788,214</u>	<u>\$884,960</u>	<u>\$991,387</u>	<u>\$786,474</u>	<u>\$933,148</u>	<u>\$1,094,452</u>	<u>\$1,421,616</u>	<u>\$642,108</u>	<u>\$679,780</u>	<u>\$300,494</u>	<u>\$549,495</u>	<u>\$134,262</u>	<u>\$438,168</u>	<u>\$600,712</u>

0.2% is the estimated annual rate of return on invested reserves.

Exterior Building Elements



Clubhouse front elevation



Clubhouse front elevation



Clubhouse rear elevation



Guard house rear elevation

Awning - The exterior facade of the clubhouse utilizes approximately 1,840 square feet of canvas awning with metal frames to protect the patio from weather. The awning cover was replaced and repairs to the aluminum framing was done in 2018 and is in good condition.



Clubhouse awning

These types of awnings have a useful life of 10- to 15-years. We recommend the CDD budget for replacement of the awning by 2029 and every 12 years thereafter. Our cost on Line Item 1.020 of **Reserve Expenditures** includes an allowance for replacement of the metal frames.

Gutters and Downspouts, Aluminum - Approximately 1,350 linear feet of aluminum six-inch seamless gutters and three-inch by four-inch downspouts drain storm water from the roof of the clubhouse and shuffleboard buildings. These gutters and downspouts are original and in good to fair overall condition. Repairs to the existing gutters were completed in 2019. Repairs consisted of replacement of all fasteners as well as sealing all seams the extend the life of the gutters. The gutters and downspouts exhibit isolated deflection and dented sections.



Typical gutter and downspouts



Gutter with dent

These gutters and downspouts have a useful life of 15- to 20-years. We include the following solutions and procedures for gutter and downspout maintenance and replacements for present and future board members.

The most common and economical type of gutter profile is the metal roll-formed seamless K-style. The five-inch wide K-style gutter is standard but six-inch wide K-style gutters should be used on larger roofs. The size of the gutter is determined by the roof's watershed area, a roof pitch factor and the rainfall intensity number of the CDD's region. We recommend sloping gutters 1/16 inch per linear foot and providing fasteners a maximum of every three feet. Downspouts can drain 100 square feet of roof area per one square inch of downspout cross sectional area. Downspouts should be of the same material as the gutters. We recommend the use of downspout extensions and splash blocks at the downspout discharge to direct storm water away from the foundations. Downspouts that discharge directly onto roofs cause premature deterioration of the roofs due to the high concentration of storm water. We recommend either routing these downspouts directly to the ground, connecting the downspouts to the gutters of the lower roof or distributing the storm water discharge over a large area.

Maintenance of the gutters and downspouts should include semiannual inspections, repairs at seams and fastening points, verification that the downspouts discharge away from foundations and cleaning. More frequent maintenance may be required for gutters and downspouts in areas of concentrated landscape growth. The CDD should fund these expenses through the operating budget. A lack of maintenance

resulting in misdirected storm water will result in deterioration of soffits, fascia, siding, foundations, and the gutters and downspouts themselves.

We recommend the LACDD budget for replacement of the gutters and downspouts by 2024. A subsequent replacement is likely by 2042. We depict this information on Line Item 1.240 of **Reserve Expenditures**. We base our cost of replacement with .027-inch thick aluminum.

Roofs, Asphalt Shingles - Approximately 350 *squares*¹ of asphalt shingles comprise the clubhouse, guard house, pavilion, and shuffleboard roofs of Lake Ashton CDD. The Clubhouse and Pavilion roofs were replaced in 2018, the Gate House roof replaced in 2016, and the Shuffleboard Court roof is original. The roofs are in good to fair overall condition.



Clubhouse asphalt shingle roof



Clubhouse asphalt shingle roof

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Pavilion asphalt shingle roof



Shuffleboard asphalt shingle roof



Guard house asphalt shingle roof

The useful life of an asphalt shingle roof is from 12- to 18-years. We recommend the CDD anticipate complete replacement of the roofs by 2031. We note this information on Line Item 1.280 of **Reserve Expenditures**. The estimate of cost includes replacement of metal roof sections on the Clubhouse and Gate House. The LACDD should fund any repairs prior to the complete replacement of the roofs through the operating budget. The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Reserve Expenditures** are sufficient to budget appropriate reserves.

Roofs, Flat - Lake Ashton CDD maintains flat roof sections in addition to the main sloped roofs at the Clubhouse. These flat roofs consist of approximately 16 squares. At the time of our inspection we were unable to access the roofs to perform a visual condition assessment. The roofs were replaced in 2018 and are in good overall condition.



Clubhouse flat roof



Clubhouse flat roof

The useful life of a flat roof is from 15- to 20-years. The time or need to replace roofs becomes apparent with multiple or recurring leaks. Lake Ashton should determine whether the origin of the leaks is from the membrane or flashings. The CDD may incur less cost by repairs to the flashings than replacement of an entire roof. The membrane and insulation impede the process of finding a break in the membrane. Therefore, because of the difficulty in finding several or many breaks in a membrane, replacement eventually becomes the more economical option rather than repair.

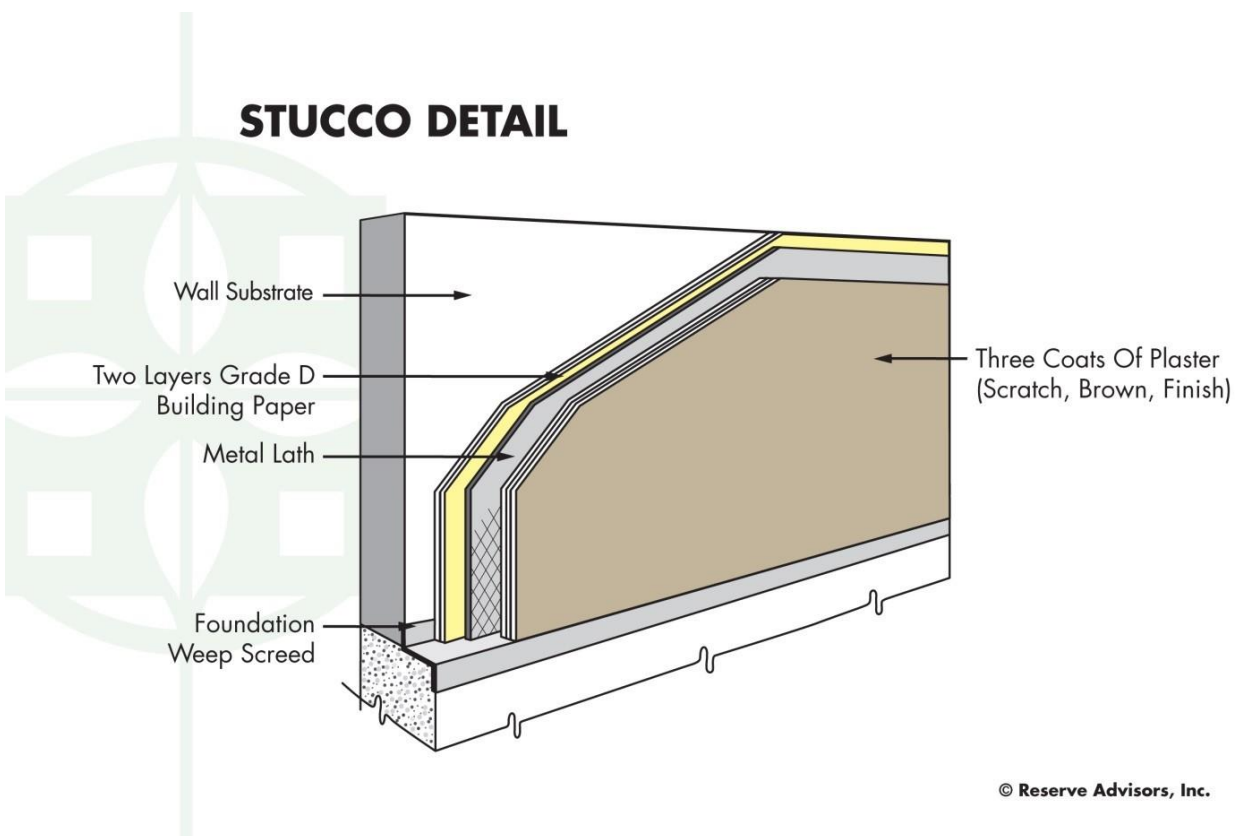
Based on the time of replacement, we recommend the CDD anticipate the replacement of the flat roofs by 2031, in conjunction with the sloped roofs. We recommend the CDD replace the existing roof with the most economical type of flat roof with consideration given to competitive bids and proposals from several roofing contractors. We note this information on Line Item 1.530 of **Reserve Expenditures**.

Walls, Stucco - Stucco comprises approximately 32,600 square feet of the common building exteriors. This quantity also includes the perimeter fence columns. The stucco is in good overall condition. The stucco paint finish was applied in 2016 and is in good overall condition.



Typical stucco wall

Stucco is Portland cement plaster that is applied either directly to a solid base such as masonry or concrete, or is applied to galvanized metal lath attached with galvanized fasteners to frame construction. In frame construction, two layers of a Grade D water-vapor permeable building paper are necessary to separate the stucco from the wood product sheathing. The actual construction may vary and must follow the specifications of the supplier, manufacturer or local building codes; however, the following graphic details the typical components of a stucco wall system on frame construction:



Along with proper installation, proper maintenance and periodic finish applications, the inherent composition of stucco wall systems results in an indefinitely long useful life. The useful life of these finish applications is from five- to seven-years. We recognize that the initial finish may achieve a longer useful life. Color variations at repairs often warrant complete coating application to maintain aesthetics. Periodic repairs and finish applications help prevent water infiltration and spalling from weather exposure, maintain a good appearance and maximize the useful life of the system. We include the following commentary as a summary of the minimum requirements for a successful paint finish application for present and future board members.

Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Summarizing the minimum requirements of the proposed scope of work, all bids should include the following:

1. Name of paint finish product
2. The contractor will involve manufacturer representatives to ensure specifications and warranty
3. The contractor will apply the paint to clean and dry surfaces at the manufacturer's recommended spreading rates
4. The contractor will apply successive coats of the paint finish, with sufficient time elapse between coats, as necessary to ensure uniform appearance
5. The contractor will conduct crack repairs and replace deteriorated or damaged stucco prior to the application of the paint finish
6. The contractor will replace deteriorated sealants or caulk prior to the application of the paint finish

In consideration of the above recommended maintenance, useful life and age of the stucco paint finishes, we advise Lake Ashton CDD budget for paint applications, partial stucco replacements and crack repairs by 2023 and every seven years thereafter. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

We depict this information on Line Item 1.860 of **Reserve Expenditures**.

Windows and Doors - The Clubhouse and Gate House windows and doors comprise approximately 3,480 square feet of windows and doors. The southside Ballroom windows were replaced in 2018. Three metal doors were replaced in 2019. The Gate House components are original and in fair overall condition.



Typical window and doors at Clubhouse

The useful life of aluminum frame windows and exterior doors is up to 40 years. The useful life of the windows and doors is based on the occurrence of water infiltration, thermal inefficiencies compared to present technology, type of frame, availability of replacement parts and aesthetics. We recommend the CDD budget for replacement of all windows (minus southside Ballroom windows) and doors (minus three metal doors located at the west side of the building and on the pool patio) by 2037. We depict this information on Line Items 1.980 and 1.981 of **Reserve Expenditures**. The estimate of cost is based on installation of impact resistant or hurricane grade windows and doors.

Interior Building Elements

Bowling Alley, Renovations - The Clubhouse interior includes a four-lane bowling alley.

Components of the bowling alley include:

- 500 square yards of carpet floor and partial wall coverings
- 220 square yards of wood floor coverings, refinishing only
- 2,600 square feet of acoustic ceiling tile assembly
- Various furniture (tables, benches and chairs)

The bowling alley components are primarily original and in good to fair condition.



Bowling alley overview

These elements have a varied useful life of up to 20 years. However, due to the interrelated nature of these elements and the desire to achieve a uniform appearance, we recommend the CDD combine their replacements into a coordinated renovation. The complete renovation should include replacement of the components listed above. The Bowling Alley wood flooring coverings were refinished in 2021. The carpet floor and partial wall coverings were also replaced in 2021. We recommend the CDD budget for a renovation again by 2041. We depict this information Line Item 2.044 of **Reserve Expenditures**.

Ceilings, Acoustical Tiles and Grid - The clubhouse uses a suspended metal grid and a decorative acoustical tile and lighting assembly that comprises approximately 14,500 square feet of ceiling finish. This quantity excludes the bowling alley, cinema and rest rooms, as we include replacement on separate line items. The assembly is original and in good overall condition.



Typical acoustic ceiling tile and grid

This ceiling finish assembly has a useful life of up to 30 years. However, damaged and soiled tiles due to leaks from plumbing pipes and at air supply grills may result in a shortened useful life. The CDD should coordinate the replacement of this assembly with a major renovation of the interiors to help achieve a consistent appearance. We recommend Lake Ashton CDD plan for the aggregate replacement of the assembly by 2030. We depict this information on Line Item 2.060 of **Reserve Expenditures**. The CDD should fund interim replacements of the tiles through the operating budget.

Cinema, Renovations - The clubhouse includes a 55-seat cinema. Interior components of the cinema include:

- 100 square feet of carpet floor coverings
- 1,300 square feet of wall coverings
- 750 square feet of acoustical ceiling tile assembly
- 55 seats
- Floor lighting

The cinema was renovated in 2016 and is in good condition.



Cinema interior

The useful lives of these elements vary. However, due to the interrelated nature of these elements and the desire to achieve a uniform appearance, we recommend the CDD combine their replacements into coordinated renovations. We recommend the CDD anticipate a complete cinema renovation every 20 years. The complete renovation should include replacement of all the components listed above.

Based on the age and visual condition of these elements, we recommend the CDD budget for a coordinated complete interior renovation by 2036. We note this information on Line Item 2.072 of **Reserve Expenditures**.

Exercise Equipment - The exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Recumbent cycles
- Recumbent Stepper
- Televisions
- Treadmills

The exercise room contains the following types of strength training equipment:

- Benches
- Dumbbells
- Weight training



Exercise equipment

The equipment is reported in satisfactory operational condition at varying ages. The useful life of cardiovascular equipment of this type is from 5- to 10-years. The useful life of strength training equipment of this type is up to 15 years. We recommend the CDD anticipate periodic phased replacement of the exercise equipment from continued but naturally varied use and advances in technology. We recommend Lake Ashton anticipate replacement of all cardiovascular equipment and up to thirty-three percent (33%) of the strength training equipment every five years beginning in 2022. The times and costs of these replacements may vary. However, we judge the amounts shown on Line Item 2.160 of **Reserve Expenditures** sufficient to budget appropriate reserves.

Floor Coverings, Carpet - Carpet comprises approximately 1,020 square yards of the clubhouse floor coverings. Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste. The loop pile carpet was replaced in 2009 and is in good to fair condition.



Typical carpet tiles

We suggest the CDD budget to replace the carpet every 8- to 12-years to maintain a positive appearance of the common areas. We include the following solutions and procedures pertaining to replacement of the carpet for the benefit of present and future board members.

The appearance, texture and longevity of carpet are determined by the type of fiber, pile and color. There are many types of fibers available. Due to the high volume of traffic in the common areas, we suggest the use of a nylon fiber as it is durable, resilient and stain resistant. There are also multiple types of carpet piles available. Loop piles, such as Berber, or angle cut piles with woven patterns are ideal for high traffic areas. We suggest the use of mid-tone colors to mask traffic patterns and stains. The contractor should follow the manufacturer's installation guidelines and the *Carpet and Rug Institute's* Carpet Installation Standard.

We advise the CDD anticipate replacement of the carpet by 2021 and every 12 years thereafter. We base our replacement cost on Line Item 2.200 of **Reserve Expenditures** on a medium traffic weight nylon carpet tile of 32 ounces of fiber per square yard.

Floor Coverings, LVT – Luxury Vinyl Tile comprises approximately 498 square yards of the Clubhouse floor coverings. The floors in the Ballroom Kitchen, Foyer, main hallway including restrooms, and the Conference Room were installed in 2020.

Installation of the tiles includes applying a floor patch on the surface where LVT is to be laid. After sanding is complete and floor patch is set then adhesive is applied to the floor and the LVT tiles are laid on top. The Board should require the contractor to adhere to all product manufacturers' installation specifications and the above guideline parameters of installation.

The estimated useful life is 20 – 30 years per the manufacturer. It is recommended that Lake Ashton anticipate replacement of the tile by 2045. We note this information on Line Item 2.220 of **Reserve Expenditures**.

Floor Coverings, Tile - Tile comprises approximately 172 square yards of the Clubhouse floor coverings. The tile is original and in good to fair condition.



Typical floor tile

We anticipate a useful life of up to 30 years for the tile. Replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Tile commonly comes in one of three common vitrified clay floor finish products. Ceramic tile usually has a glazed finish. Porcelain tile is fired at a higher temperature than ceramic tile and is therefore denser and harder. Quarry tile is fired at a lower temperature than ceramic tile and is therefore more porous. We comment on the application process of installing new floor tile to assist Management and the Board in

obtaining the best design and replacement proposals in the bid process.

An important criterion in selecting tile is slip resistance. Rest rooms and high traffic areas require high slip resistance. We recommend use of a tile with high slip resistance at Lake Ashton.

Installation of the tiles includes floor layout, application of thinset or thickset (bonding material), installation of tiles and application of grout. The thinset or thickset requires time to set. Typically 24- to 48-hours is sufficient. The final installation step is grouting. Grout is a cementitious material to fill joints between tiles. A damp sponge is then used to remove excess grout. The Board should require the contractor to adhere to all product manufacturers' installation specifications and the above guideline parameters of installation.

We recommend Lake Ashton anticipate replacement of the tile by 2030. We note this information on Line Item 2.240 of **Reserve Expenditures**. The CDD should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Wood Laminate - Wood laminate floor coverings comprise approximately 400 square yards in the ballroom and exercise room. The wood laminate floor coverings are original and in good condition.



Ballroom wood flooring

The CDD should anticipate a useful life of 18- to 25-years for the wood laminate floor coverings. Based on the age and condition, we recommend the CDD budget for replacement by 2023 and again by 2041. We include this information on Line Item 2.400 of **Reserve Expenditures**. Based on an assumed minimal thickness of the top veneer, we assume sanding and refinishing of the wood laminate is not possible.

Furnishings - Furnishings in the clubhouse include various types of chairs and tables. These elements are in good to fair condition at varying ages.



Card room furniture



Craft room furniture



Ballroom furniture



Restaurant furniture

The useful lives of these interior building elements vary significantly up to 20 years. We estimate the present replacement cost of these elements at approximately \$180,000. Due to varied uses, ages and useful lives, we recommend the CDD budget \$90,000 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings every 10 years beginning by 2022. Line Item 2.450 of **Reserve Expenditures** notes our estimate of future costs and anticipated times of replacements.

Kitchen - The CDD maintains a commercial kitchen at the grille and bar, and a kitchen at the ballroom. The grille and bar kitchen includes various commercial-grade equipment, which vary in age and condition. Components of the ballroom kitchen include countertops, cabinets and appliances. The ballroom kitchen is original and in fair condition.



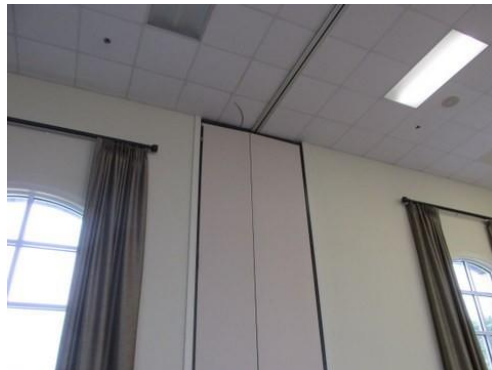
Grille and bar kitchen equipment



Ballroom kitchen overview

The useful life of the commercial-grade kitchen equipment is from 15- to 20-years and the useful life of the ballroom kitchen components varies up to 25 years. We recommend the CDD plan for replacement of up to twenty-five percent (25%) of the grille and bar kitchen equipment by 2022 and every five years thereafter. Additionally, we recommend the CDD budget for renovation of the ballroom kitchen by 2025. The renovation includes replacement of the components listed above. We note this information on Line Items 2.518 and 2.520 of **Reserve Expenditures**.

Moveable Partition – The clubhouse includes a moveable partition wall in the ballroom. The moveable partition is original and in good condition.



Ballroom moveable partition

These walls have a useful life of up to 35 years. We recommend the CDD budget for replacement by 2035.

We note this information on Line Item 2.602 of **Reserve Expenditures**.

Paint Finishes - The clubhouse has approximately 35,000 square feet of paint finishes on the walls and ceilings. These finishes were applied in 2017 and are in good condition.



Typical wall surface and paint finish

The useful life of a paint finish on interior walls and ceilings is from 6- to 10-years. However, the actual times of paint applications are discretionary based on desired appearance and varied rates of use. We recommend the CDD continue to maintain a uniformly clean and consistent appearance of interior paint finishes throughout the common areas. Due to the high volume of traffic in the common entry areas, Lake Ashton CDD may anticipate a diminished useful life of the paint finishes in these isolated areas. Normal maintenance should include interim partial or touchup paint applications as needed. A successful application of paint requires complete preparation of the surface through removal of all loose, peeled or blistered paint before application of the new paint finish. The contractor should then wet wipe the surface to remove all dust and dirt. The contractor should follow the manufacturer's directions for paint application and protect other surrounding elements from paint spatter. The contractor should specify the name of the paint, proposed method and steps of paint application in their bid. Based on the age and condition of the paint, we recommend the application of a paint finish by 2026 and every nine years thereafter. We depict this information on Line Item 2.800 of **Reserve Expenditures**.

Rest Rooms - The CDD maintains six rest rooms in the clubhouse. Components of the rest rooms include:

- 180 square feet of tile floor coverings
- 1,400 square feet of wall coverings
- 940 square feet of acoustical ceiling finishes
- Paint finishes on the walls and ceiling
- Light fixtures
- Plumbing fixtures

The components are original and in good overall condition.



Typical rest room



Typical rest room

The useful life of rest room components varies up to 25 years. Periodic renovations are an astute practice to maintain a positive overall appearance of the CDD. We recommend the CDD budget for a renovation by 2025. We note this information on Line Item 2.900 of **Reserve Expenditures**. The CDD should verify the rest room renovations comply with the Americans with Disabilities Act.

Building Services Elements

Air Handling and Condensing Units, Split System - The CDD maintains 17 *Trane* and *Carrier* split system air conditioners to provide heated or cooled air, depending on the season, to the clubhouse.



Typical clubhouse air conditioner



**Typical clubhouse air
conditioner**

A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric air handling unit. Each of the condensing unit has a cooling capacity of 2- to 20-tons. The systems are reported in satisfactory operational condition at varying ages.

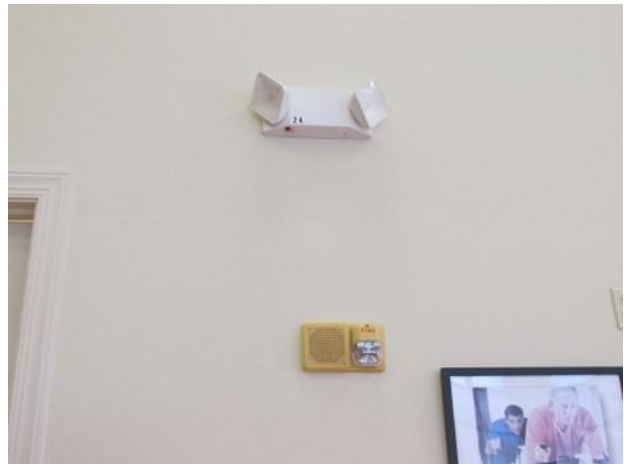
With periodic maintenance, the useful life of these units is from 15- to 20-years. We base the time of replacement of a split system on its anticipated useful life and frequency of service interruptions. The condensing unit may require replacement prior to replacement of the related interior forced air unit. However, Lake Ashton CDD should coordinate the replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit. We recommend the CDD anticipate phased replacement of up to twenty-five percent (25%) of the split systems by 2021 and every four years thereafter. We include this information on Line Item 3.070 of **Reserve Expenditures**. Our cost is based on a 13 Seasonal Energy Efficiency Ratio (SEER) as required by The Department of Energy since January of 2006. The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Reserve Expenditures** are sufficient to budget appropriate reserves. The CDD should budget for replacement of the split system at the guard house through the operating budget.

Life Safety System - The life safety system at Lake Ashton CDD includes the following components:

- Audio/visual fixtures
- Control panel
- Detectors
- Emergency light fixtures
- Exit light fixtures
- Pull stations
- Wiring



Life safety control panel



Typical life safety emergency devices

The system is original and reported in satisfactory operational condition. The digital display on the *Notifier by Honeywell* central panel read “System Normal” at the time of our inspection. Life safety systems have useful lives of up to 25 years with proper maintenance. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. With consideration of the operational condition and age, we recommend the CDD budget for replacement by 2027. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement than the future amount shown on Line Item 3.560 of **Reserve Expenditures**. Our cost assumes reuse of the existing wiring.

Security System - Lake Ashton utilizes the following security system components for added security within

the clubhouse building and outside grounds:

- Cameras (20)
- Multiplexers (2)
- Recorders (3)

This quantity includes the security system at the guard house. The security system components are reported in satisfactory operational condition at varying ages.



Security system monitor

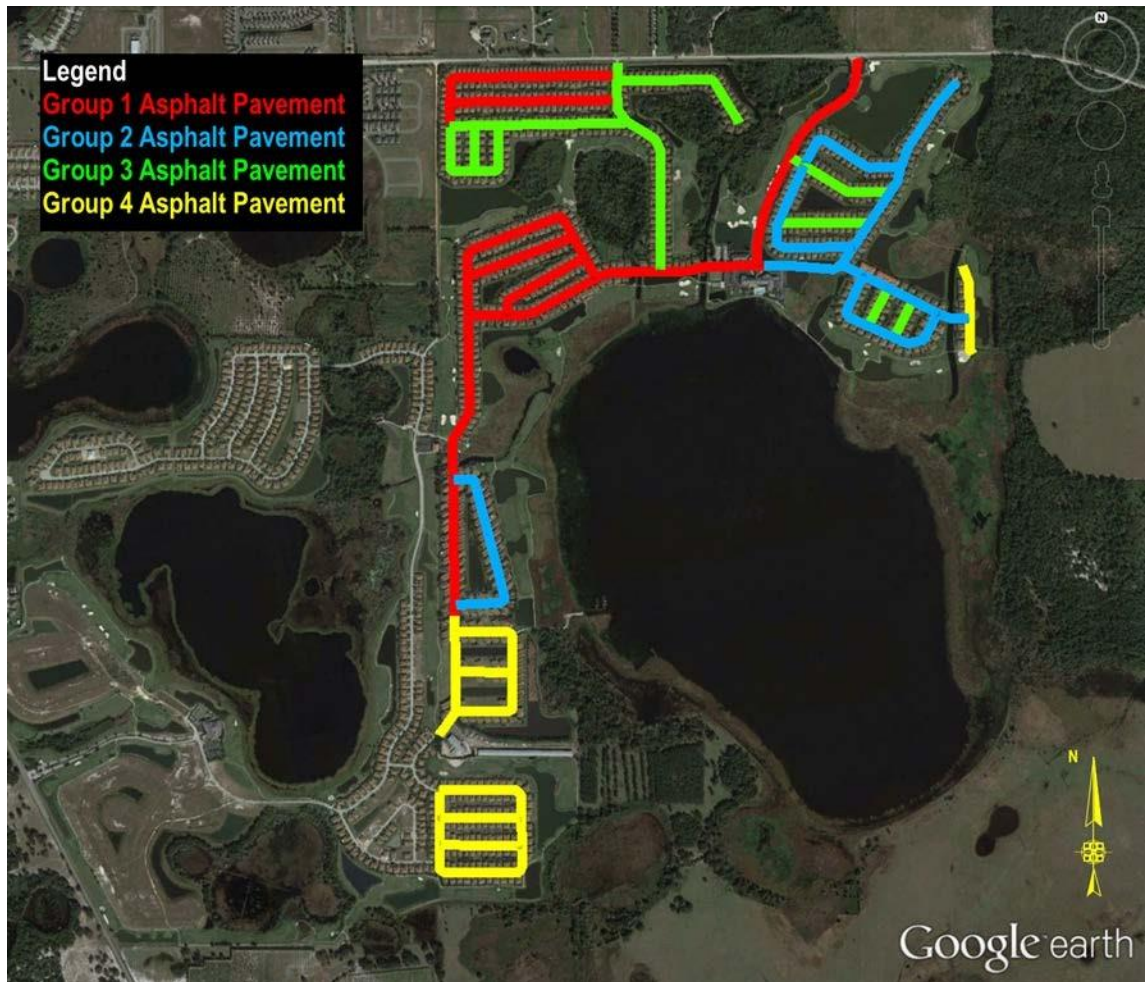


Typical security camera

As the system ages, service interruptions will increase in frequency. We anticipate a useful life of up to 15 years for the system components. The CDD should anticipate replacement of up to fifty percent (50%) of the security system components by 2022 and every seven years thereafter. We include this information on Line Item 3.820 of **Reserve Expenditures**. The CDD should anticipate interim replacements of a limited quantity of components as normal maintenance to achieve a uniform useful life for the entire system.

Property Site Elements

For the purposes of this Reserve Study, we will refer to the following asphalt pavement locations depicted below:



Asphalt Pavement, Patch and Partial Seal Coat - Asphalt pavement comprises approximately 102,900 square yards of streets and parking areas throughout the community. The following table depicts the approximate quantity, year of installation and overall condition. We note cracks, new pavement and patches.

Asphalt Pavement Groups	Approximate Quantity - Square Yards	Approximate Year of Installation	Condition
Group 1	40,800	2000	Good
Group 2	20,900	2000	Good
Group 3 (Includes Parking)	23,200	2000 to 2006	Fair
Group 4	18,000	2008	Fair
Total	102,900		

To maximize the life of the pavement, the CDD should plan for repairs and seal coat applications at the parking areas every three- to five-years. These activities reduce water infiltration and the effects of inclement weather. We elaborate on solutions and procedures necessary for the optimal maintenance of asphalt pavement in the following discussion.

We recommend periodic seal coat applications and patching to maintain the pavement. These activities minimize the damaging effects of vehicle fluids, maintain a uniform and positive appearance, and maximize the useful life of the pavement. Asphalt pavement is susceptible to isolated areas of accelerated deterioration in areas at the centerlines of streets and at high traffic areas such as intersections. Depressions often appear at areas where vehicles park such as driveways and parking areas. Isolated areas of depressions, cracks and deterioration indicate the need for patching. The contractor should patch areas that exhibit potholes, alligator or spider web pattern cracks, and areas of pavement that are severely deteriorated from oil and gasoline deposits from parking vehicles. Area patching requires total replacement of isolated areas of pavement.

There are four main types of seal coats available: fog coat, acrylic sealer, chip seals and asphaltic emulsion. A fog coat is a simple mixture of water and asphalt. Acrylic sealers include an acrylic additive to the water and asphalt mixture for greater resistance to abrasion. Fog coats and acrylic sealers are typically spray applied and are only for aesthetic purposes. Chip seal is the most substantial type of seal coat which involves placement of oil and aggregate on the driving surface. Either a roller or normal vehicular traffic works the gravel into the oil. Asphaltic emulsions combine a sharp sand mixture or mineral fibers, and an emulsifying agent with the water and asphalt mixture. Asphaltic emulsions are typically hand applied with squeegees to ensure that the sealer fills surface abrasions and minor cracks. This prevents the infiltration of water through cracks into the underlying pavement base. Seal coats therefore minimize the damaging effects of water from expansion and contraction. We regard asphaltic emulsions as the most effective and economical type of seal coat.

Lake Ashton CDD should repair any isolated areas of deteriorated pavement prior to seal coat applications. Proposals for seal coat applications should include patching. The contractor should only apply seal coat applications after repairs are completed. Our future estimates of cost include an allowance for repair activities.

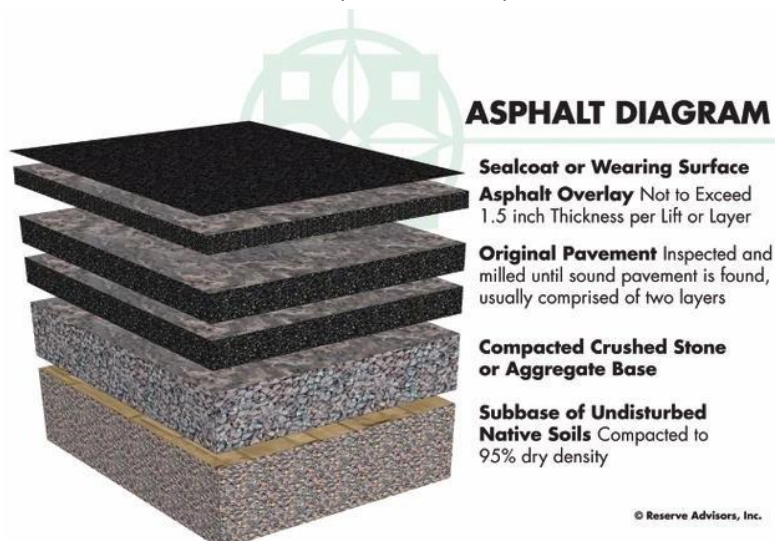
We recommend Lake Ashton CDD plan for patching and seal coat application at the parking areas in 2018 and subsequent applications every four years thereafter. Line Item 4.020 of **Reserve Expenditures** notes our estimate of future costs and anticipated times of these activities.

Asphalt Pavement, Repaving – As stated previously, asphalt pavement comprises approximately 102,900 square yards of streets and parking areas throughout the community. The following table depicts the approximate quantity, year of installation and overall condition. We note cracks, new pavement and patches.

Asphalt Pavement Groups	Approximate Quantity - Square Yards	Approximate Year of Installation	Condition
Group 1	40,800	2000	Good
Group 2	20,900	2000	Good
Group 3 (Includes Parking)	23,200	2000 to 2006	Fair
Group 4	18,000	2008	Fair
Total	102,900		

The useful life of pavement in Lake Wales is from 15- to 20-years. We include the following repaving solutions and procedures for the benefit of the present and future board members.

Components of asphalt pavement include native soil, aggregate and asphalt. First the contractor creates a base course of aggregate or crushed stone and native soil. The base course is individually compacted to ninety-five percent (95%) dry density prior to the application of the asphalt. Compaction assures a stable base for the asphalt that reduces the possibility of settlement. For street systems, the initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts these components: The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method



of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Lake Ashton CDD.

A variety of repairs are necessary to deteriorated pavement prior to the application of an overlay. The contractor should use a combination of area patching, crack repair and milling before the overlayment. Properly milled pavement removes part of the existing pavement and permits the overlay to match the elevation of adjacent areas not subject to repaving. Milling also allows the contractor to make adjustments to the slope of the pavement to ensure proper drainage. The contractor should clean the milled pavement to ensure proper bonding of the new overlayment. We recommend an overlayment thickness that averages 1½ inches (not less than one inch or more than two inches). Variable thicknesses are often necessary to create an adequate slope for proper drainage. The contractor should identify and quantify areas of pavement that require area patching, crack repair and milling to help the CDD compare proposed services.

Total replacement requires the removal of all existing asphalt. For area patching, we recommend the contractor use a rectangular saw cut to remove the deteriorated pavement. For larger areas such as entire parking areas or driveways, we recommend the contractor grind, mill or pulverize the existing pavement to remove it. The contractor should then augment and compact the existing aggregate and native soil to create a stable base. Finally, the contractor should install the new asphalt in at least two lifts.

The time of replacement is dependent on the useful life, age and condition of the pavement. The useful life is dependent in part on the maintenance applied to the pavement, the amounts and concentration of auto solvents that penetrate the pavement, the exposure to sunlight and detrimental effects of inclement weather. Lake Ashton CDD should repair any isolated areas of deteriorated pavement concurrent with periodic patching and partial seal coat applications. We recommend the CDD plan for milling and overlayment of the pavement with area patching of up to ten percent (10%) as show in the following table:

Asphalt Pavement Groups	Year of First Mill and Overlay	Recommended Year of First Mill and Overlay	Recommended Year of Second Mill and Overlay
Group 1, Phased	2011 to 2013		2031 to 2033
Group 2	2016		2036
Group 3 (Includes Parking)		2018	2038
Group 4		2020	2040
Total			

We depict this information on Line Items 4.040 and 4.041 of **Reserve Expenditures**. The CDD should coordinate asphalt repaving with related activities such as partial replacement of concrete curbs and gutters, and capital repairs to catch basins.

Catch Basins - The 280 concrete catch basins collect storm water from the pavement and conduct it into the storm water system. The overall condition of the catch basins is good without settlement visually apparent.



Typical catch basin

The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

The CDD should anticipate the occasional displacement or failure of a catch basin and the surrounding pavement from erosion. Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement. Lake Ashton CDD should plan to repair or replace any displaced or failed catch basins concurrently with the surrounding pavement, and curbs and gutters. The exact times and amount of capital repairs or replacements are dependent upon variable natural forces. Based on the age and condition of the catch basins, we recommend the CDD anticipate the inspection, capital repair or partial replacement of 56 catch basins in conjunction with each phase of repaving. We include this information on Line Item 4.100 of **Reserve Expenditures**.

Concrete Curbs and Gutters - Concrete curbs and gutters line the pavement of Lake Ashton CDD. These curbs and gutters comprise approximate 92,600 linear feet and are in good condition overall. We note isolated cracks.



Typical gutter



Typical curb



Gutter with cracks

These applications of concrete have useful lives of up to 65 years although isolated deterioration of limited areas of concrete is common. Inclement weather, inadequate subsurface preparation and improper concrete mixtures or finishing techniques can result in premature deterioration such as settlement, chips, cracks and spalls. Variable conditions like these result in the need to plan for periodic partial replacements of the concrete flatwork throughout the next 30 years.

We estimate that up to 18,515 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years. We estimate that up to 2,645 linear feet of curbs and gutters, or three percent (2.9%) of the total, will require replacement in conjunction with each repaving event. We depict this information on Line Item 4.110 of Reserve Expenditures. We assume the use of 3,500 pounds per square inch (PSI) concrete. The CDD should coordinate partial replacements of concrete curbs and gutters with asphalt pavement, due to the interrelated nature of these items. The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Reserve Expenditures** are sufficient to budget appropriate reserves.

Fences, Aluminum - Approximately 4,700 linear feet of aluminum fences are found at the north perimeter of the property. The fences are original and in good condition. We note deterioration at post caps.



Aluminum perimeter fence



Aluminum perimeter fence

The finish on this type of fence is maintenance free and should last the life of the fence. However, light gauge aluminum fences are prone to damage from pedestrians in high traffic areas, such as near sidewalks and surrounding pool decks. We estimate a useful life of up to 25 years for the aluminum fences and recommend the CDD budget for replacement by 2025. We include this information on Line Item 4.200 of **Reserve Expenditures**.

Fences, Chain Link - Approximately 2,420 linear feet of chain link fences are found at a portion of the west perimeter of the community. The fences are original and in good condition. We note isolated leaning sections.

Typical chain link perimeter fence with leaning section



Chain link fences have useful lives of up to 30 years. We recommend the CDD anticipate replacement by 2030. We suggest the CDD install vinyl coated fences at the time of replacement. We depict this information on Line Item 4.220 of **Reserve Expenditures**.

Gate Arms and Operators - The four gate arms and operators limit access into the community. The gate arms were replaced in 2019 with LED gate arms. Operators are reported in satisfactory operational condition at varying ages.



Typical gate arm and operator

We anticipate a useful life of up to 10 years for the operators and recommend the CDD budget for replacement by 2022 and every 10 years thereafter. We depict this information on Line Items 4.300 and 4.320 of **Reserve Expenditures**.

Golf Carts – Lake Ashton CDD maintains two golf carts. The golf carts were replaced in 2016 with refurbished golf carts and are in fair condition.



Typical golf cart

We estimate a useful life of up to 10 years for new golf carts. Due to the golf carts being refurbished it is recommended that the CDD budget for replacement by 2022 and every 5 years thereafter if replaced with refurbished golf carts. If replaced with new golf carts then the recommendation would be replacement every 10 years. We note this information on Line Item 4.331 of **Reserve Expenditures**.

Irrigation System - An irrigation system waters the lawn and landscaped areas at the main entrance, east side of Lake Ashton Boulevard, clubhouse and entrance to Ashton Palms homes. The system is original and reported in good condition. Management and the Board do not report any deficiencies. Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Pumps
- Valves

Water pressure activates the lawn spray pop-up heads. Controllers operate the main water flow valves. The exact amounts and locations of system components were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.

The system as a whole has a useful life of up to 40 years. The system network supply pipes will dislodge as tree roots grow and soil conditions change. Lake Ashton CDD should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The CDD should fund these ongoing seasonal repairs through the operating budget. In addition, we recommend Lake Ashton CDD budget for a complete replacement of the system by 2039. We note this information on Line Item 4.420 of **Reserve Expenditures**.

Pavers, Masonry - The community entrance and clubhouse driveway utilize approximately 38,000 square feet of masonry pavers. The pavers are original and in good to fair overall condition.



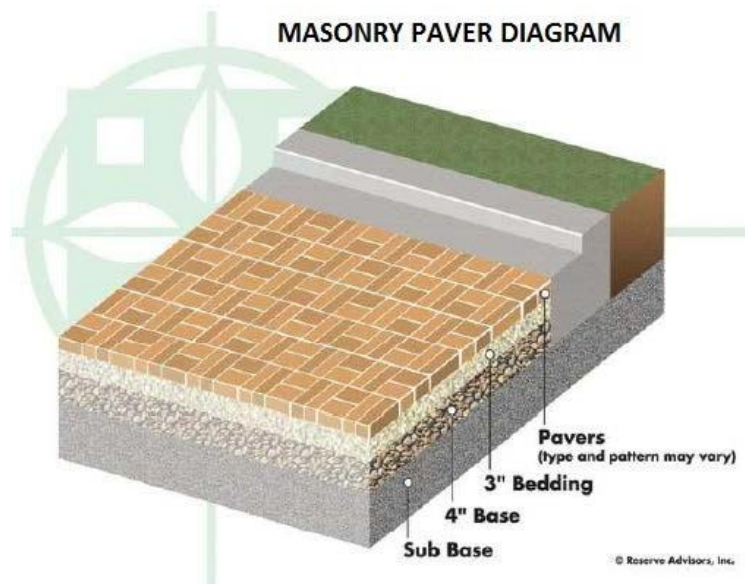
Clubhouse driveway pavers



Lake Ashton Boulevard pavers

Manufacturers construct masonry pavers as a traffic surface for installation without mortar. Pavers comprise special types of clays that are baked at higher temperatures and for a longer time than other masonry types. Thus, masonry pavers have greater strength and durability than common masonry.

The masonry pavers receive direct traffic wear and transfer loads to the base layers. Pavers at high traffic areas such as at property entrances will experience accelerated deterioration. The base layers comprise well graded aggregate to transfer loads to the sub base and prevent upward migration of water. The sub base carries the entire pavement load and should comprise undisturbed native soil or compacted fill, sloped at a minimum one percent (1%) grade to adequately drain infiltrated moisture. The following diagram depicts the components of a masonry paver system:



Masonry pavers have a long functional useful life. However, over time, the negative effects of inclement weather, erosion and vehicle traffic will create isolated areas of deterioration. We advise the CDD budget for complete replacement of the pavers every 15- to 20-years. We include an allowance for this work by 2021 and again by 2041 in conjunction with asphalt pavement repaving. We depict this information on Line Item 4.620 of **Reserve Expenditures**. We suggest the CDD conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Ponds - The CDD maintains 34 ponds (golf course and stormwater ponds) throughout the community. The health or condition of a pond is reflected in the clarity of the water, balance of plant life, the ability of the water to retain life giving gases and the health of the fish in larger bodies of water. Three factors which affect the health of ponds are erosion, buildup of silt and algae blooms. The pond locations are identified in the following photograph.





Pond 1 adjacent to clubhouse pavilion



Lake Ashton shoreline



Pond 3 adjacent to Ashton Club Drive



Pond 4 adjacent to Dornoch Drive



Pond 6 adjacent to Aberdeen Lane



Pond 7 adjacent to Aberdeen Lane



Pond 9 adjacent to Tralee Drive



Pond 10 adjacent to Limerick Drive



Pond 11 adjacent to Litchfield Loop



Pond 12 adjacent to Litchfield Loop



Pond 13 adjacent to Litchfield Loop



Pond 13 adjacent to Litchfield Loop

We include the following solutions and procedures as a summary of the minimum requirements for successful pond management for present and future board members.

Eutrophication is a process in which a pond becomes shallower and more biologically productive. Human or animal activity often increases the rate of eutrophication. Erosion and storm water deposit fines or silt into the pond and affect the rate of eutrophication. The amount and intensity of rainfall, soil saturation levels and ground cover all affect the amount of deposits into the pond. Run-off from construction excavations is another contributor to changes in the depth of the pond. Lawn fertilizers are another source of nutrients that contribute to eutrophication. Fertilizers often contain nitrogen and phosphorous which exacerbate nutrient loads into the water system. We advise that Lake Ashton CDD consider the use of fertilizers with low or no phosphorus content for areas adjacent to the ponds.

Another method to slow eutrophication is the use of algae-killing chemical treatments. Introduction of metal compounds, such as copper sulfate, to the water renders the nutrients inactive to the algae. If necessary, we recommend the CDD fund the use of chemical treatments to control algae growth in the pond through the operating budget. The CDD should first obtain all permits necessary for the use of chemical treatments.

There are several methods with which the CDD can manage the ponds and limit algae blooms and slow the eutrophication process. We discuss each management method below.

Erosion Control - The pond shorelines consist of approximately 17,500 linear feet of natural vegetation. Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

We recommend the CDD plan to regrade and replace plantings along 875 linear feet, or approximately five percent (5%), of the shorelines every 13 years beginning by 2029. Line Item 4.710 of **Reserve Expenditures** notes our estimate of future costs and anticipated times to address soil erosion.

Sediment Removal – The ponds consist of approximately 53,000 square yards of water surface area. The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital intensive method of pond management. Excavation equipment used for sediment removal includes clamshells, draglines and suction pipe lines. Sediment removal can also include shoreline regrading. Regrading includes removal of collapsed and eroded soil, and redefining the shoreline.

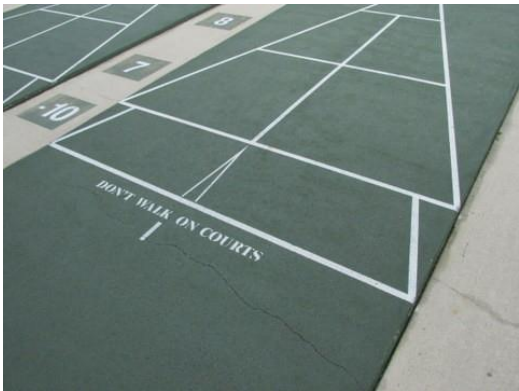
Based on the visual condition of the ponds and indeterminate useful life cycle to remove sediment, we cannot at this time identify “sediment removal” as a Reserve Component. Updates to this Reserve Study will continue to monitor the condition of the pond and revise our recommendations as needed.

The above management methods will help to maintain the ponds and potentially reduce more costly future maintenance expenditures.

Shuffleboard Courts, Surface Replacement - The CDD maintains eight concrete shuffleboard courts near the clubhouse comprising approximately 2,500 square feet of playing surface.



Shuffleboard court overview



Shuffleboard surface with cracks

The useful life of shuffleboard courts of this type is up to 40 years. The Shuffleboard Court surfaces were replaced in 2017. We include this information on Line Item 4.790 of **Reserve Expenditures**. We include for the application of color coat surface and partial concrete repairs with Line Item 4.830.

Signage - The CDD maintains 50 traffic and street signs throughout the community. These signs are primarily original and in good condition.



Typical street and traffic sign

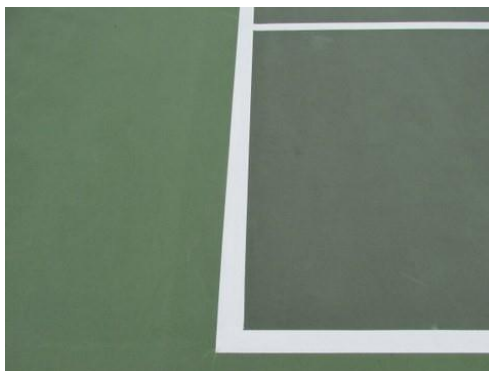
The functional useful life of the signs is from 20- to 25-years. The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary. We recommend the CDD plan to replace the signs by 2025. We note this information on Line Item 4.810 of **Reserve Expenditures**.

Tennis Courts - Lake Ashton CDD maintains approximately 1,600 square yards of asphalt comprising two tennis courts and approximately 280 square yards of concrete shuffleboard courts. The components of the courts include the color coat, fence, light poles and fixtures, and the playing surface. We comment on the respective quantities, conditions and times of replacements in the following sections of this narrative.

Color Coat - The tennis court color coat surface was applied in 2014 and is in good overall condition. The shuffleboard court surfaces were replaced in 2017. The color coat is in fair to good condition.



Tennis court overview



Tennis court color coat

We recommend the CDD apply a new color coat every four- to six-years to maximize the useful life. Prior to the application of the color coat, the CDD should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface. We advise the CDD to perform crack repairs and apply a new color coat application by 2021 and every five years thereafter except when replacement of the tennis courts occurs. We include this information on Line Item 4.830 of **Reserve Expenditures**. The estimate of cost includes the application of color coat and partial concrete repairs up to ten percent (10%) to the shuffleboard courts. The CDD should fund interim color coat applications to the shuffleboard courts through the operating budget.

Fence - Approximately 480 linear feet of metal chain link fence enclose the tennis courts. The chain link fence is original and in good condition.



Tennis court fence

Chain link fences of this type have a useful life of up to 25 years. We recommend the CDD anticipate replacement of the fence by 2025, concurrent with asphalt surface replacement. We depict this information on Line Item 4.840 of **Reserve Expenditures**.

Light Poles and Fixtures - The CDD maintains nine light poles and fixtures to illuminate the tennis courts. The metal poles and fixtures are original and in good condition. Light poles and fixtures of this type have a useful life of up to 35 years. We recommend the CDD anticipate replacement by 2025, concurrent with asphalt surface replacement. We include this information on Line Item 4.850 of **Reserve Expenditures**. We recommend the CDD fund repairs and replacement of the shuffleboard light poles and fixtures through the operating budget.

Surface - The tennis court playing surface is original and in good overall condition.



Tennis court light pole and fixture



Tennis court light poles and fixtures

Tennis courts have useful lives of up to 25 years. In consideration of the observed condition and to maintain a safe playing surface, we recommend the CDD anticipate replacement by 2025. We note this information on Line Item 4.860 of **Reserve Expenditures**. We recommend replacement of the tennis standards from the operating budget on an as needed basis.

The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Reserve Expenditures** are sufficient to budget appropriate reserves.

Pool Elements

Deck, Pavers - A deck surrounds the pool and comprises approximately 12,100 square feet of pavers. This quantity includes the clubhouse patio, walkways and bocce courts. The pavers are primarily original to installation in 2002 and are in good overall condition.



Pool pavers



Clubhouse patio pavers



Bocce court pavers

The pavers have a useful life of up to 30 years. Soil movement and water infiltration underneath the pavers can cause significant settlement of the surrounding pavers. The pavers should also be free of trip hazards for the safety of residents and their guests. We recommend the CDD budget for complete replacement of the pavers every 30 years, or next by 2032. We depict this information on Line Item 6.200 of **Reserve Expenditures**. We suggest the CDD conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded through the operating budget.

Fences, Aluminum - The CDD maintains approximately 400 linear feet of aluminum fences at the pool deck. The fences are original to construction in 2002 and in good overall condition.



Pool aluminum fence

The finish on this type of fence is maintenance free and should last the life of the fence. However, light gauge aluminum fences are prone to damage from pedestrians in high traffic areas, such as surrounding pool decks. We estimate a useful life of up to 25 years for the aluminum fences and recommend replacement by 2027. We include this information on Line Item 6.400 of **Reserve Expenditures**.

Furniture, Metal - Associated furniture and fixtures around the pools, pavilion and bocce ball court include the following:

- Chairs, metal (121)
- Lounges, metal (30)
- Tables, metal (43)
- Umbrellas (12)
- Pool lifts (2)

These items are original to 2002 and are in good condition.



Typical metal pool furniture



Typical metal and seasonal fabric pool furniture

Pool furniture has a useful life of up to 25 years. We recommend the CDD budget an allowance for replacement of the pool furniture and fixtures by 2027. The times and costs of these replacements may vary. However, we judge the amounts shown on Line Item 6.500 of **Reserve Expenditures** sufficient to budget appropriate reserves. We recommend interim re- strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life. Additionally, Management and the Board inform us the replacement of the seasonal fabric pool furniture is funded through the operating budget.

Mechanical Equipment - The pool and spa mechanical equipment comprises the following:

- Controls
- Filters
- Heaters
- Interconnected pipe, fittings and valves
- Pumps

The pool mechanical equipment is reported in satisfactory operational condition at varying ages.



Pool and spa heaters



Pool and spa mechanical equipment

Pool mechanical equipment has a useful life of up to 15 years. Failure of the pool mechanical equipment as a single event is unlikely. We recommend the CDD anticipate replacement of up to fifty percent (50%) of the pool mechanical equipment by 2021 and every seven years thereafter. We consider interim replacement of motors and minor repairs as normal maintenance. We note this information on Line Item 6.600 of **Reserve Expenditures**.

Pool Finishes, Plaster - The pool wall and floor surfaces have a plaster finish of approximately 2,760 square feet based on the horizontal surface area. This quantity includes the spa. The finishes were replaced in 2013 and are in good condition.



Pool overview



Spa overview



Pool plaster finish



Spa plaster finish

This type of pool finish deteriorates with time and requires periodic maintenance and replacement. We recommend the CDD anticipate the need to replace the finishes and conduct related repairs every 8- to 12-years to maintain the integrity of the pool structures. Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. We recommend the CDD budget for the following by 2023 and every 10 years thereafter:

- Removal and replacement of the finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

We include this information on Line Item 6.800 of **Reserve Expenditures**.

SECTION IX

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells – Community Director

February 8, 2021

Events and Activities

The February Under the Stars Movie will be "Remember the Titans" and will be showing at the east parking lot on **February 18**.

A Farmer's Market has been hosted in the Clubhouse West Parking Lot every month since November. Vendors are charged \$10 per booth each month. For November – January staff has collected a total of \$300 in revenue for this event. The next Farmer's Market is on February 17 from 10 am – 2 pm.

The following activities and classes are planned for February and March 2021 (Masks will be worn for all events):

February 2: Valentine Chalk Project

February 9: Valentine Crafting Class

February 17: Farmers Market

February 23: A Magical Night w/ Jay Mattioli

February 25: Ultimate Golf Cart Challenge

March 16: Spring Cleaning w/ Essential Oils

March 19: Natural Woman

March 24: Self Defense Class

February 5: Game Night: Can't Stop the Beat

February 10: Soap Making Class

February 19: Mardi Gras Parade

February 24: Heart Health with Essential Oils

March 5: Spring Painting with Stephanie

March 17: St. Patrick's Day LWHS Band Performance

March 22: Game Night: Who Am I?

March 31: Think & Drink w/ Bart Delcamp

The following Featured Shows were advertised in the January LA Times (see advertisement above):

These events all include a glass of house wine, domestic bottled beer, or non-alcoholic beverage with each ticket.

February 12: Comedy Night with George Casey – Cabaret Seating

February 23: A Magical Night with Jay Mattioli – Cabaret Seating

March 19: Natural Woman – A Carole King Tribute – Cabaret Seating

Rescheduled Events:

Ron Seggi – Tribute to Dick Clark's Caravan of Stars has been rescheduled to **April 10, 2021**. Current tickets will be honored for the 8 pm show that was originally scheduled and a 5 pm showtime has been added to accommodate additional residents.

The Doo Whop Reunion and Celebrate have been rescheduled to **2022** due to capacity restrictions. Refunds will be issued until June 30, 2021. Any available tickets will be sold as individual tickets in Fall 2021 for these two shows.

The Eat, Drink, and Be Entertained Dinner Show Series was advertised in the February LA Times. A cash bar will be available at each Dinner Show.

February 27 – Z Street Band

March 25 – Carlos and Company

April 14 – Josh Blevins Band

Staff presented the following bus trips for residents: **Feb 10th:** Cracker Creek, **Mar 18th:** Vero Beach Treasures, **Dec 5th-11th:** Nashville & Memphis "Country Christmas"

Small World Tours presented trips for April – December at Monday Coffee on February 8



Restaurant (Ashton Tap and Grill):



- Online ordering is now available for residents. A flyer (left) was created and is displayed outside of the Restaurant and on the wall in the Ballroom.
- The golf cart from Art's Golf Cars to be used for deliveries is near completion and will be delivered the week of February 1.
- The advertisement on the right was placed in the February LA Times.



Newsletter Ad Revenue:

The December LA Times newsletter generated **\$8,445** in newsletter revenue. This issue featured a Valentine's Day cover promoting the LAPAC Valentine's Dance (below left) and the Community Mardi Gras Parade on the back cover (below right). Included inside was information regarding activities, events, and classes being held at the Clubhouse and HFC. Starting with this edition, a section of the Joint Amenities Policy will be highlighted in each LA Times. This month highlighted the fishing policy. The distribution date for the March newsletter will be on **March 1, 2021**, after Monday Coffee. The deadline for article submission is **February 13, 2021**.



Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Clubhouse Projects							
Fitness Center Restroom Refurbishment	\$31,450.00	\$31,450.00	6/15/2020	11/16/2020	Complete	The tile project is complete	2/1/2021
Bowling Alley Well Point System	Insurance Claim		Insurance Claim	7/13/2020		Various carpet repairs needed. Bowling Lanes have been open for resident use since 1/11/21	2/1/2021
Countertop Replacement in Restrooms	\$4,946.13		7/13/2020	12/23/2020	approximately 6 weeks	ay restrooms and Ladies Fitness Center restroom. The vanity in the Men's Fitness Center restroom needs to be replaced before the countertop can be installed.	2/1/2021
Replace Current Faucets with Hands-Free Faucets	\$3,600.00		7/13/2020	12/23/2020	approximately 6 weeks	The faucets will be installed in the Men's Fitness Center restrooms when the countertop is installed.	2/1/2021
Painting Foyer and Main Hallway	\$5,260.00		12/21/2020			A color has been picked and staff is working with the painter to schedule the project.	2/1/2021
LAVA Wall of Honor	\$0.00		12/21/2020			A portion of the LAVA Wall of Honor has been installed in the Clubhouse Foyer. Staff is waiting on the framed list of names then all 3 pieces will be installed.	2/1/2021
Landscape Management							
Other Grounds Projects							
Annuals installed at the Main Entrance	\$2,000.00		12/21/2020	1/14/2021	1/14/2021	Annuals have been installed at the Thompson Nursery Road Entrance	2/1/2021
Bldv/Main Entrance Refurbishment Plan	TBD		TBD	TBD	TBD	Options for landscape refurbishment at the Thompson Nursery Road entrance and Lake Ashton Blvd are included for Supervisor consideration.	2/1/2021
TNR Entrance Accident Repairs	Insurance Claim		Insurance Claim			On 1/13/21 a trailer detached from a truck at the main entrance damaging a stop sign and landscaping on the resident side of the entrance. A replacement stop sign has been ordered.	2/1/2021
Restaurant							
Slamander Replacement	\$2,911.87		12/21/2020			Salamander has been ordered and should arrive by mid-February	2/1/2021
Ice Machine Bin Replacement	\$1,497.60		12/21/2020			Ice machine has been ordered and should arrive by mid-February	2/1/2021
3-door cooler	\$3,800.00		1/11/2021			3-door cooler has been ordered and should arrive by mid-February	2/1/2021

Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Logo Signs for Restaurant	\$4,125.00		12/21/2020			Exterior Entry Wall Plaque Interior Entry Blade Sign - Ashton Tap & Grill Logo (Foyer and Hallway above Restaurant entryway) Interior Entry Blade Sign - Ballroom Vinyl Graphics - Gold Leaf (On Bar Mirror) Signs have been ordered and should be received and installed by the end of February	2/1/2021
Golf Cart for Deliveries	Barter		12/21/2020			The golf cart is scheduled to be delivered the week of 2/1/21	2/1/2021
Pavement Management/Stormwater Management							
Lake Ashton Lake Level Management	\$14,782.59		On-Going	On-Going		Updated Expenditures as of 12/19/20 RAYL ENGINEERING & SURVEYING, LLC 20-108-7 - 9/30/20 - \$3,274.42 HOPPING GREEN SAMS 117927 - 10/23/20 - \$352.00 RAYL ENGINEERING & SURVEYING, LLC 20-108-8 - 10/31/20 - \$2,558.83 HOPPING GREEN SAMS 118649 - 11/25/20 - \$4,628.75 RAYL ENGINEERING & SURVEYING, LLC 20-108-9 - 11/30/20 - \$719.84 LATHAM, LUNA, EDEN & BEAUDINE, LLP 95469 - 12/14/20 - \$498.75 At the 12/21/20 Board Meeting Supervisors agreed to an additional amount of \$2,750 to be spent on this project.	1/4/2021
Various Bridge Approach Repairs on East Golf Course	\$11,235.00		12/21/2020	2/1/2021	2/5/2021	Bridge #9 Hole #5 Bridge #11 Hole #9 Bridge #12 Hole #10 Hole #10 Turnaround	2/1/2021
Pond 17 Repair	\$4,170.00			1/28/2021		Control structure repairs are being facilitated. Pond 17 is located between Tralee Drive and Birkdale Drive.	2/1/2021
Drainage in Pool Equipment Area						District Engineer Project. Will be taking elevation measurements to determine location of yard drain to allow water to flow out of this area.	2/1/2021

Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Evaluation of Stop bar/sign locations						District Engineer to evaluate location of stop bars and signs to determine if any adjustments need to be made	2/1/2021
Dunmore/Ashton Club Drive Stormwater Repair						The District Engineer is working on getting an updated quote on this project.	1/4/2021
Applying Sealant to the East Golf Course Bridges						The District Engineer is soliciting quotes for sealing the bridges on the East Golf Course.	1/4/2021
Projects on Hold							
Extend Awning Over Horseshoe Bar						The Board decided at the 9/21/20 BOS meeting to table this project until the new operator of the Restaurant is in place.	10/12/2020
Chandeliers in Restaurant						The Board decided at the 9/21/20 BOS meeting to table this project until the new operator of the Restaurant is in place.	10/12/2020
Online Payments						This project is tabled until beginning of 2021	10/12/2020
Golf Course Bridges - Running Boards and Maint.						The District Engineer recommended to wait on this project until cost of lumber decreases	8/17/2020
Palm Tree Replacement on Blvd	\$1,077.93		9/21/2020			A Roebelenii Palm was approved as the replacement for the Medjool palm that was struck by lightning. Replacement is on hold until the refurbishment plan is presented.	1/4/2021

SECTION 1

Lake Ashton

Lake Wales, FL.

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Standard Bougainvillea (S.B.)

Croton 'Gold Dust' (G.D.)

Croton 'Mammy' (C.M.)

Blue Daze 'Blue My Mind' (B.D.)

*Replace Crinum Lillies with
Standard Bougainvillea.

*Replace Boxwood with Croton 'Mammy' &
Croton 'Gold Dust'.

C.M.

G.D.

S.B.

B.D.



Potential: Option #4

Lake Ashton

Lake Wales, FL.

January, 2021

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

- Standard Bougainvillea (S.B.)
- Ti Plant 'Red Sister' (T.P.)
- Croton 'Mammy' (C.M.)
- Annuals (A.N.)
- *Replace Crinum Lillies with Standard Bougainvillea.
- *Replace Boxwood with Croton 'Mammy' & Ti plant.

C.M.
T.P.
S.B.
A.N.



Potential: Option #5

Lake Ashton

Lake Wales, FL.

January, 2021

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

- Standard Bougainvillea (S.B.)
- Ti Plant 'Red Sister' (T.P.)
- Croton 'Mammy' (C.M.)
- Blue Daze 'Blue My Mind' (B.D.)

*Replace Crinum Lillies with Standard Bougainvillea.
*Replace Boxwood with Croton 'Mammy' & Ti plant.

C.M.
T.P.
S.B.
B.D.



Potential: Option #3

Lake Ashton

Lake Wales, FL.

January, 2021

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Dwarf Maui Ixora (D.I.)
Blue Daze 'Blue My Mind' (B.D.)

B.D.

D.I.



Potential

Lake Ashton

Lake Wales, FL.

January, 2021

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

- Standard Bougainvillea (S.B.)
- Japanese Blueberry (J.B.)
- *Replace Crinum Lillies with Standard Bougainvillea.
- *Replace Boxwood with Croton 'Mammy'.
- *Keep Dwarf Ixora & Arboricola



Potential: Option #2



Existing

Landscape Design Suggestions

- Dwarf Maui Ixora (D.I.)
- Japanese Blueberry (J.B.)

J.B.

D.I.



Potential: Option #2

SECTION D



Lake Ashton Community Development District

Operations Manager Report

DATE: February 8, 2021

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – February 8, 2021

The following is a summary of activities related to the field operations of the Lake Ashton Community Development District:

Aquatic Maintenance

In my report presented at the November 19, 2020 CDD meeting two ponds were shown having more than normal algae present. Below are the before and after photos for a visual reference.

Pond E7 located adjacent to Berwick Dr.

Before



After



Pond GC 7 located along hole 10 on the Golf Course.

Before



After



Staff reviewed the treatment of the Conservation area, Clubhouse West to the boat ramp, and CDD wetlands with the account manager with Applied Aquatic. All exotic vegetation was treated and no issues were reported during this maintenance.

Facility Maintenance Updates

Millers Central Air completed the bi-annual A/C maintenance for the Clubhouse.

Staff replaced the LED strip to the guest entrance side gate arm.

Staff replaced burnt palm up-light bulbs along Lake Ashton Blvd. Two fixtures are not operational. Staff had ordered these fixtures and replace upon arrival.

Staff replaced the burnt landscape up-lights at the entrance to Lake Ashton.

Staff began pressure washing projects. Listed below are the completed and still pending items.

Completed

- Curbing located at the entrance to the Clubhouse.
- Fountain in front of Clubhouse and pavers around it.
- Paver side walk leading to West parking lot and North Ballroom entrance near Cinema.

Pending

- Paver walk way leading to East parking lot.
- Shuffle Board Court concrete areas and vinyl ceiling.
- Concrete pad East of the Shuffle Board Court.
- Bocce Ball Court pavers.
- Gate House and Thompson Nursery Road Entrance curbing
- Sidewalks leading to the dressing rooms

SECTION 1



Proposal #104368

Date: 01/11/2021

From: Dana Bryant

Proposal For

Lake Ashton CDD

c/o GMS-CF, LLC
135 W Central Blvd, Suite 320
Attn: Alan Scheerer
Orlando, FL 32801

main:
mobile:

Location

4141 Ashton Club Dr
Lake Wales, FL 33859

Lake Ashton CDD: Quarterly Inspection 1 of 4

Terms: Net 30

- Quarterly Well Inspections (2)
- Inspection Includes :
- Inspect Control components for damage
- Check Air Pressure in storage tanks (add air if necessary)
- Checking running AMPs of Pumps
- Check pressure switch points and operation
- Check OHM resistance in motor
- Evaluate operation of constant pressure mechanical valve
- Tune and Balance system

ITEM DESCRIPTION

AMOUNT

Irrigation

Client Notes



Customer Name: Lake Ashton #1 - 4140 Ashton Club Dr. Lake Wales

Type of Inspection: Quarterly

Tech: Brian Kerzan

Inspection Date: 1-11-21

Guard Shack

Clubhouse

Well Location #		1	2	3
GPS Coordinates		27.960046 -81.648248	27.954815 -81.651727	
Power Voltage: Single Phase or Three Phase		230 V Single Phase	230 V Single Phase	
Pump & Motor Size		Unknown 5 HP Motor/Pump	Unknown 3 HP Pump & Motor	
Control Box/Magnetic Starter/Pump Start: Sizes Or Part Numbers		Grundfos Deluxe 5 Hp	Pentek 3 HP	
Motor Amperage	R Y B	11.4 24.2 16.1	3.8 16.7 12.2	
Motor Resistance	BY RY BR	1.0 1.4 3.1	1.7 4.7 6.1	
Running Voltage	Y R B			
Pressure Tank Size & exact pressure reading		85 Gallon Pro Max Plus @ 40psi	85 Gallon Challenger @ 40psi	
System Settings		40/60	40/60	
Pressure Switch - check PS/transducer		HD Brand new	Heavy Duty	
Check Valve/ PVB/Double Check		N/A	N/A	
VFD/Cycle Stop Valve/ Standard Cyclic System		Standard	Standard	
Condition of Well Head		Good condition	Good condition	
Pipe Sizes above ground		2 inch PVC	2" PVC and Galvanized	
Well Casing Size and Material		Single Galvanized	Single Galvanized	

NOTES:

Recommend Cycle Stop
Installation. Quote sent in a
separate email.

Recommend Cycle Stop Install.
Quote sent separately.

SECTION X

SECTION A

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

December 31, 2020

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
ASSETS:				
Cash-Wells Fargo	\$550,483	---	\$32,428	\$582,910
Assessments Receivable	\$60,987	\$17,534	---	\$78,521
Accounts Receivable	---	\$5,780	---	\$5,780
Due from Other Funds	---	\$404,935	\$108,000	\$512,935
Investment - State Board	\$1,400,016	---	---	\$1,400,016
Investment - State Board Capital Reserve	---	---	\$376,853	\$376,853
Investments:				
Series 2015				
Reserve A	---	\$221,750	---	\$221,750
Revenue A	---	\$1	---	\$1
Prepayment A-1	---	\$31,274	---	\$31,274
Prepayment A-2	---	\$7,700	---	\$7,700
TOTAL ASSETS	\$2,011,485	\$688,973	\$517,280	\$3,217,739
LIABILITIES:				
Accounts Payable	\$88,773	---	---	\$88,773
Retainage Payable	---	---	\$17,574	\$17,574
Due to Other Funds	\$503,265	\$9,669	---	\$512,935
Deposits-Room Rentals	\$5,225	--	---	\$5,225
Deferred Revenue	\$7,595	---	---	\$7,595
TOTAL LIABILITIES	\$604,858	\$9,669	\$17,574	\$632,101
FUND BALANCES:				
Restricted:				
Debt Service	---	\$679,304	---	\$679,304
Assigned:				
Capital Reserve	---	---	\$499,707	\$499,707
Assigned	\$57,271	---	---	\$57,271
Unassigned	\$1,349,356	---	---	\$1,349,356
TOTAL FUND BALANCES	\$1,406,627	\$679,304	\$499,707	\$2,585,638
TOTAL LIABILITIES & FUND BALANCES	\$2,011,485	\$688,973	\$517,280	\$3,217,739

SECTION B

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$5,000	\$1,250	\$310	(\$940)
Capital Reserve-Transfer In FY 21	\$278,522	\$0	\$0	\$0
Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$283,522</u>	<u>\$1,250</u>	<u>\$310</u>	<u>(\$940)</u>
<u>EXPENDITURES:</u>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$6,250	\$0	\$6,250
Capital Reserves-FY21	\$4,700	\$1,175	\$0	\$1,175
Restaurant Equipment Allowance	\$15,000	\$3,750	\$0	\$3,750
Tennis Court Color Coat	\$17,000	\$4,250	\$0	\$4,250
Stormwater Management	\$25,000	\$6,250	\$0	\$6,250
Golf Course Transfer to LA2	\$115,000	\$28,750	\$0	\$28,750
HVAC	\$25,000	\$16,744	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$11,250	\$0	\$11,250
Handicap Ramp	\$7,000	\$1,750	\$0	\$1,750
Convert Tennis Court/Shuffleboard Court lights to LED	\$15,000	\$3,750	\$0	\$3,750
Bathroom Tile (FY20)	\$0	\$0	\$15,725	(\$15,725)
Other Current Charges	\$500	\$125	\$154	(\$29)
TOTAL EXPENDITURES	<u>\$294,200</u>	<u>\$84,044</u>	<u>\$32,622</u>	<u>\$51,422</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$10,678)</u>	<u>(\$82,794)</u>	<u>(\$32,313)</u>	<u>\$50,481</u>
Net change in fund balance	<u>(\$10,678)</u>	<u>(\$82,794)</u>	<u>(\$32,313)</u>	<u>\$50,481</u>
FUND BALANCE - Beginning	\$621,915		\$532,019	
FUND BALANCE - Ending	<u>\$611,237</u>		<u>\$499,707</u>	

SECTION C

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$1,703,644	\$1,636,084	\$1,636,084	\$0
Rental Income	\$40,000	\$10,000	\$7,500	(\$2,500)
Special Events Revenue	\$130,000	\$32,500	\$4,256	(\$28,244)
Newsletter Ad Revenue	\$70,000	\$17,500	\$40,707	\$23,207
Interest Income	\$1,000	\$250	\$39	(\$211)
Miscellaneous Income	\$5,000	\$1,250	\$2,696	\$1,446
TOTAL REVENUES	\$1,949,644	\$1,697,584	\$1,691,282	(\$6,302)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$1,000	\$625	\$375
FICA Expense	\$306	\$77	\$48	\$29
Engineering	\$40,000	\$10,000	\$20,781	(\$10,781)
Arbitrage	\$600	\$150	\$0	\$150
Dissemination	\$1,000	\$250	\$250	\$0
Attorney	\$50,000	\$12,500	\$19,329	(\$6,829)
Annual Audit	\$4,500	\$1,125	\$0	\$1,125
Trustee Fees	\$4,310	\$1,078	\$0	\$1,078
Management Fees	\$60,236	\$15,059	\$15,059	\$0
Computer Time	\$1,000	\$250	\$250	\$0
Postage	\$3,200	\$800	\$375	\$425
Printing & Binding	\$1,000	\$250	\$27	\$223
Newsletter Printing	\$35,000	\$8,750	\$10,185	(\$1,435)
Rentals & Leases	\$5,500	\$1,375	\$768	\$608
Insurance	\$40,411	\$40,411	\$48,639	(\$8,228)
Legal Advertising	\$1,500	\$375	\$866	(\$491)
Other Current Charges	\$1,250	\$313	\$326	(\$13)
Property Taxes	\$13,500	\$13,500	\$13,325	\$175
Office Supplies	\$125	\$31	\$9	\$23
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$267,613	\$107,468	\$131,036	(\$23,568)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>Field:</u>				
Field Management Services	\$352,219	\$88,055	\$84,640	\$3,415
Gate/Patrol/Pool Officers	\$225,000	\$56,250	\$55,047	\$1,203
Pest Control	\$2,340	\$585	\$730	(\$145)
Security/Fire Alarm/Gate Repairs	\$7,500	\$1,875	\$555	\$1,320
Telephone/Internet	\$13,600	\$3,400	\$3,202	\$198
Electric	\$216,000	\$54,000	\$45,862	\$8,138
Water	\$25,000	\$6,250	\$2,136	\$4,114
Gas	\$18,000	\$4,500	\$5,891	(\$1,391)
Refuse	\$11,000	\$2,750	\$3,333	(\$583)
Clubhouse Maintenance	\$110,000	\$27,500	\$12,017	\$15,483
Cart Path & Bridge Repairs	\$7,000	\$1,750	\$118	\$1,632
Golf Cart Preventative Maintenance	\$1,140	\$285	\$570	(\$285)
Pool and Fountain Maintenance	\$20,000	\$5,000	\$6,235	(\$1,235)
Landscape Maintenance	\$184,940	\$46,235	\$46,920	(\$685)
Plant Replacement	\$7,000	\$1,750	\$0	\$1,750
Irrigation Repairs	\$3,500	\$875	\$370	\$505
Lake Maintenance	\$46,740	\$11,685	\$14,655	(\$2,970)
Wetland Mitigation and Maintenance	\$34,800	\$8,700	\$0	\$8,700
Permits/Inspections	\$1,500	\$375	\$0	\$375
Office Supplies/Printing/Binding	\$6,000	\$1,500	\$775	\$725
Operating Supplies	\$23,000	\$5,750	\$4,818	\$932
Restaurant Supplies	\$0	\$0	\$1,423	(\$1,423)
Credit Card Processing Fees	\$4,000	\$1,000	\$455	\$545
Dues & Subscriptions	\$8,500	\$2,125	\$56	\$2,069
Decorations	\$2,000	\$500	\$313	\$187
Special Events	\$130,000	\$32,500	\$3,898	\$28,602
Water Damage Repairs	\$0	\$0	\$31,325	(\$31,325)
TOTAL FIELD	\$1,460,779	\$365,195	\$325,342	\$39,853
TOTAL EXPENDITURES	\$1,728,393	\$472,663	\$456,378	\$16,285
Excess (deficiency) of revenues over (under) expenditures	\$221,251	\$1,224,921	\$1,234,904	\$9,983
OTHER FINANCING SOURCES/(USES)				
Capital Reserve-Transfer Out	(\$278,522)	(\$69,631)	\$0	\$69,631
TOTAL OTHER FINANCING SOURCES/(USES)	(\$278,522)	(\$69,631)	\$0	\$69,631
Net change in fund balance	(\$57,271)	\$1,155,291	\$1,234,904	\$79,613
FUND BALANCE - Beginning	\$57,271		\$171,723	
FUND BALANCE - Ending	\$0		\$1,406,627	

⁽¹⁾ Assessments are shown net of Discounts and Collection Fees.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$5	\$5
Assessments - Levy	\$450,835	\$427,624	\$427,624	\$0
Assessments - Prepayments A-1	\$0	\$0	\$5,954	\$5,954
TOTAL REVENUES	\$450,835	\$427,624	\$433,583	\$5,959
<u>EXPENDITURES:</u>				
<u>Series 2015A-1</u>				
Interest - 11/01	\$88,875	\$88,875	\$88,875	\$0
Interest - 5/01	\$88,875	\$0	\$0	\$0
Principal - 5/01	\$220,000	\$0	\$0	\$0
Special Call - 11/01	\$15,000	\$15,000	\$75,000	(\$60,000)
<u>Series 2015A-2</u>				
Interest - 11/01	\$12,750	\$12,750	\$12,750	\$0
Interest - 5/01	\$12,750	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$458,250	\$116,625	\$176,625	(\$60,000)
Excess (deficiency) of revenues over (under) expenditures	(\$7,415)	\$310,999	\$256,958	(\$54,041)
Net change in fund balance	(\$7,415)	\$310,999	\$256,958	(\$54,041)
FUND BALANCE - Beginning	\$135,570		\$422,346	
FUND BALANCE - Ending	<u>\$128,155</u>		<u>\$679,304</u>	

**LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2021**

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$1,055,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2020		\$3,555,000.00
	November 1, 2020 (Special Call)	(\$75,000.00)
	May 1, 2021 (Mandatory)	\$0.00
	May 1, 2021 (Special Call)	\$0.00
Current Bonds Outstanding		\$3,480,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$75,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2020		\$510,000.00
	November 1, 2020 (Special Call)	\$0.00
	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$510,000.00

Total Current Bonds Outstanding	\$3,990,000.00
--	-----------------------

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments	\$0	\$191,660	\$1,444,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,636,084
Rental Income	\$1,500	\$5,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Special Events Revenue	\$1,385	\$490	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,256
Newsletter Ad Revenue	\$13,486	\$11,036	\$16,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,707
Interest Income	\$24	\$2	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39
Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$599	\$527	\$1,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,696
<i>Total Revenues</i>	\$16,994	\$208,715	\$1,465,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,691,282
<u>ADMINISTRATIVE:</u>													
Supervisor Fees	\$300	\$100	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625
FICA Expense	\$23	\$8	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Engineering	\$10,693	\$6,266	\$3,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,781
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Attorney	\$0	\$16,549	\$2,781	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,329
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,020	\$5,020	\$5,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,059
Computer Time	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Postage	\$121	\$91	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Printing & Binding	\$25	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27
Newsletter Printing	\$3,297	\$3,514	\$3,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,185
Rentals & Leases	\$163	\$163	\$443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$768
Insurance	\$48,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,639
Legal Advertising	\$380	\$347	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$866
Other Current Charges	\$90	\$129	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326
Property Taxes	\$0	\$13,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,325
Office Supplies	\$3	\$3	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Total Administrative</i>	\$69,094	\$45,680	\$16,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,036

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<u>Field:</u>													
Field Management Services	\$30,330	\$27,134	\$27,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,640
Gate/Patrol/Pool Officers	\$18,228	\$17,913	\$18,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,047
Pest Control	\$195	\$340	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$730
Security/Fire Alarm/Gate Repairs	\$130	\$195	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555
Telephone/Internet	\$1,077	\$1,063	\$1,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,202
Electric	\$14,668	\$14,769	\$16,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,862
Water	\$589	\$801	\$746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,136
Gas	\$1,131	\$1,381	\$3,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,891
Refuse	\$997	\$1,168	\$1,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
Clubhouse Maintenance	\$3,760	\$1,400	\$6,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,017
Cart Path & Bridge Repairs	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Golf Cart Preventative Maintenance	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Pool and Fountain Maintenance	\$1,465	\$3,305	\$1,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,235
Landscape Maintenance	\$15,442	\$16,037	\$15,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,920
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$85	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370
Lake Maintenance	\$3,895	\$3,895	\$6,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,655
Wetland Mitigation and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Printing/Binding	\$118	\$104	\$553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Operating Supplies	\$1,177	\$1,553	\$2,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,818
Restaurant Supplies	\$0	\$0	\$1,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,423
Credit Card Processing Fees	\$229	\$143	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
Dues & Subscriptions	\$0	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
Decorations	\$0	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313
Special Events	\$248	\$2,426	\$1,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,898
Water Damage Repairs	\$0	\$31,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,325
TOTAL FIELD	\$94,072	\$125,508	\$105,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,342
OTHER FINANCING SOURCES/(USES)													
Capital Reserve-Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Operating Expenses	\$163,166	\$171,188	\$122,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,378
Excess Revenues (Expenditures)	(\$146,172)	\$37,526	\$1,343,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,234,904

SECTION D

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

February 8, 2021

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
1/5/21	7395-7398	\$825.00
1/13/21	7399-7423	\$50,931.14
1/21/21	7424-7436	\$47,662.95
1/29/21	7437-7442	\$449,431.66
<i>General Fund Total</i>		<i><u>\$548,850.75</u></i>
<u>Capital Projects Fund</u>		
1/29/21	313	\$2,062.50
<i>Capital Projects Fund Total</i>		<i><u>\$2,062.50</u></i>

AP300R
*** CHECK NOS. 007395-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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RUN 1/29/21

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/05/21	00370	1/04/21 01042021	202101 320-57200-49400	ENTERTAINMENT-DJ PARTY	*	325.00	
							325.00 007395
A PREMIER ENTERTAINMENT							
1/05/21	00662	1/04/21 01042021	202101 320-57200-49400	ENTERTAIN-WINTER IN PARAD	*	150.00	
							150.00 007396
ANTHONY RICE							
1/05/21	00661	1/04/21 01042021	202101 320-57200-49400	ENTERTAIN-WINTER IN PARAD	*	150.00	
							150.00 007397
BRETT SCHULTZ							
1/05/21	00660	1/04/21 01042021	202101 320-57200-49400	ENTERTAIN-WINTER IN PARAD	*	200.00	
							200.00 007398
LESLIE SOLTESZ							
1/13/21	00085	12/16/20 1156039	202012 320-57200-54500	REMOVE&RESET FIXTURE B/RM	*	2,295.00	
							2,295.00 007399
A.D. BAYNARD PLUMBING, INC.							
1/13/21	00522	12/16/20 31155061	202012 320-57200-43200	POOL HEAT	*	984.13	
							984.13 007400
AMERIGAS							
1/13/21	00057	9/30/20 188956	202009 320-53800-46801	QTR SVC JUL/AUG/SEPT 2020	*	7,300.00	
							7,300.00 007401
APPLIED AQUATIC MANAGEMENT, INC.							
1/13/21	00066	10/15/20 1687313C	202010 320-57200-52000	CREDIT	*	78.71-	
		12/21/20 1693959	202012 320-57200-52000	SUPPLIES	*	411.80	
							333.09 007402
ARMCHEM INTERNATIONAL CORP.							
1/13/21	00062	12/31/20 57949601	202101 320-57200-41000	SVCS 01/21	*	1,016.64	
							1,016.64 007403
BRIGHT HOUSE NETWORKS							
1/13/21	00055	12/15/20 20735-12	202012 320-57200-43100	SVCS 12/20	*	521.92	
		12/15/20 20740-12	202012 320-57200-43100	SVCS 12/20	*	86.49	
		12/15/20 22109-12	202012 320-57200-43100	SVCS 12/20	*	125.58	
		12/15/20 37767-12	202012 320-57200-43100	SVCS 12/20	*	11.80	
							745.79 007404
CITY OF LAKE WALES-UTILITIES DEPT							
LAKA LAKE ASHTON SROSINA							

AP300R
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/13/21	00652	12/19/20 12192020	202012 320-57200-54500		*	180.00	
		REPAIRS 12/20-CASTLE FLAT					
		1/04/21 01042021	202101 320-57200-54500		*	320.00	
		PIZZA OVEN PARTS INSTALL					
				COMMERCIAL SERVICE COMPANY LLC			500.00 007405
1/13/21	00502	1/04/21 1799	202101 320-57200-34502		*	458.50	
		SVCS 01/21					
		1/04/21 1799	202101 320-57200-34501		*	18,665.00	
		SVCS 01/21					
				COMMUNITY WATCH SOLUTIONS, LLC			19,123.50 007406
1/13/21	00621	12/28/20 867384	202012 320-57200-54501		*	195.00	
		SVCS 12/20					
				COUNTRY BOY PEST CONTROL			195.00 007407
1/13/21	00466	12/30/20 44045	202101 310-51300-42501		*	3,186.00	
		LA TIMES NEWSLETTER 01/21					
				CUSTOMTRADEPRINTING.COM			3,186.00 007408
1/13/21	00003	12/15/20 72133107	202012 310-51300-42000		*	36.54	
		DELIVERIES THRU 12/04/20					
		12/22/20 72210805	202012 310-51300-42000		*	46.36	
		DELIVERIES THRU 12/14/20					
		12/29/20 72296918	202012 310-51300-42000		*	40.75	
		DELIVERIES THRU 12/18/20					
				FEDEX			123.65 007409
1/13/21	00610	12/30/20 FL56441	202102 320-57200-54500		*	185.00	
		PM QTRLYDEC20/JAN21/FEB21					
		12/30/20 FS56442	202011 320-57200-54500		*	185.00	
		PM QRTLY SEPT/OCT/NOV 20					
		12/31/20 FS56445	202010 320-57200-54500		*	333.18	
		SVCS 10/20					
				FITNESSMITH			703.18 007410
1/13/21	00036	1/01/21 191	202101 310-51300-34000		*	5,019.67	
		MGMT FEES 01/21					
		1/01/21 191	202101 310-51300-35100		*	83.33	
		COMPUTER TIME					
		1/01/21 191	202101 310-51300-31300		*	83.33	
		DISSEMINATION AGT SVCS					
		1/01/21 191	202101 310-51300-42000		*	31.50	
		POSTAGE AND DELIVERY					
		1/01/21 191	202101 310-51300-42500		*	.30	
		COPIES					
				GMS - SO FLORIDA, LLC			5,218.13 007411
				LAKA LAKE ASHTON SROSINA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/13/21	00067	1/03/21 204829	202101 320-57200-54100	ANNU INSPECTION/BATTERIES	*	652.90	
				THE HARTLINE ALARM COMPANY, INC.			652.90 007412
1/13/21	00059	12/02/20 30125	202101 320-53800-46800	SVCS 01/21	*	215.00	
		12/02/20 30126	202101 320-53800-46800	SVCS 01/21	*	1,250.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,465.00 007413
1/13/21	00504	12/17/20 99071	202012 320-57200-34500	KITCHEN PANTRY MAINT	*	229.65	
				KINCAID ELECTRICAL SERVICES			229.65 007414
1/13/21	00512	1/01/21 1931529	202101 320-57200-41000	SVCS 01/2021	*	47.69	
				KINGS III OF AMERICA, INC.			47.69 007415
1/13/21	00538	12/01/20 10032	202012 320-57200-54506	SVCS 12/20	*	190.00	
				PERFORMAMCE PLUS CARTS			190.00 007416
1/13/21	00586	1/08/21 010821	202101 320-57200-54500	HEAVY SUPPORT BLOCKS	*	220.00	
				S. FRED POWELL			220.00 007417
1/13/21	00631	12/31/20 1916512	202012 310-51300-31100	SVCS 12/20	*	3,534.41	
		12/31/20 2010810	202012 310-51300-31100	SVCS 12/20	*	287.50	
				RAYL ENGINEERING & SURVEYING, LLC			3,821.91 007418
1/13/21	00417	1/01/21 75947-01	202101 320-57200-54000	MUSIC PERFORMANCE LICENSE	*	921.00	
				SESAC			921.00 007419
1/13/21	00470	12/22/20 12222020	202012 320-57200-52000	COFFEE	*	20.32	
				SHUFFLIN'S SQUARES			20.32 007420
1/13/21	00234	12/25/20 16322969	202012 320-57200-52000	SUPPLIES	*	718.27	
		12/25/20 16322969	202012 320-57200-51000	SUPPLIES	*	552.74	
				STAPLES BUSINESS CREDIT			1,271.01 007421
				LAKA LAKE ASHTON SROSINA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/13/21	00231	1/08/21 192919	202101 320-57200-52000	NAME BADGE	*	82.50	
				THE TROPHY SHOP			82.50 007422
1/13/21	00445	12/23/20 OS177778	202012 320-57200-46202	IRRIGATION ENHANCEMENT	*	285.05	
				YELLOWSTONE LANDSCAPE			285.05 007423
1/21/21	00522	12/23/20 31158092	202012 320-57200-43200	POOL HEAT	*	911.42	
		12/30/20 31160974	202012 320-57200-43200	POOL HEAT	*	1,093.14	
		1/07/21 31164583	202101 320-57200-43200	POOL HEAT	*	678.31	
				AMERIGAS			2,682.87 007424
1/21/21	00057	12/31/20 19097	202012 320-53800-46800	SVCS 12/20	*	3,895.00	
		1/14/21 191218	202012 320-53800-46800	SVCS 12/18/20	*	2,970.00	
				APPLIED AQUATIC MANAGEMENT, INC.			6,865.00 007425
1/21/21	00310	3/02/20 37431440	202003 320-57200-54000	CREDIT	*	6.00-	
		1/02/21 39044678	202101 320-57200-54000	ANNU FEE 2021	*	368.00	
				BMI			362.00 007426
1/21/21	00466	1/07/21 44021	202101 320-57200-51000	BUSINESS CARDS	*	420.00	
				CUSTOMTRADEPRINTING.COM			420.00 007427
1/21/21	00610	1/11/21 FS56690	202101 320-57200-54500	SVCS 01/21	*	112.36	
				FITNESSMITH			112.36 007428
1/21/21	00067	1/15/21 205074	202102 320-57200-34500	MONITORING 02/21-04/30/21	*	195.00	
				THE HARTLINE ALARM COMPANY, INC.			195.00 007429
1/21/21	00098	1/05/21 1285-122	202012 320-57200-52000	SUPPLIES	*	938.37	
				HOME DEPOT CREDIT SERVICES			938.37 007430
1/21/21	00568	12/14/20 L060G0JF	202012 310-51300-48000	NOTICE OF MEETING	*	140.00	
				THE LEDGER / NEWS CHIEF			140.00 007431
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/21/21	00663	1/14/21 2077NYEB	202101 320-57200-49400	NYE BAND	*	750.00	
				METZ CULINARY MANAGEMENT			750.00 007432
1/21/21	00238	11/13/20 359830	202011 320-57200-45300	TROUBLESHOOT PUMP	*	319.75	
		11/20/20 359927	202011 320-57200-45300	INSTALL MOTOR STARTER	*	1,295.00	
				SPIES POOL,LLC			1,614.75 007433
1/21/21	00061	1/14/21 0121	202101 320-57200-43000	SVCS 01/21	*	17,230.92	
				TECO			17,230.92 007434
1/21/21	00587	4/20/20 10210	202004 320-57200-54500	MONITORING 03/20	*	609.38	
		7/31/20 10211	202007 320-57200-54500	MONITORING 06/01-07/31/20	*	300.63	
				XS BOWLING SERVICE LLC			910.01 007435
1/21/21	00445	1/15/21 OS183708	202101 320-57200-46200	MAINT RENEWAL 01/2021	*	15,441.67	
				YELLOWSTONE LANDSCAPE			15,441.67 007436
1/29/21	00055	1/15/21 20735-01	202101 320-57200-43100	SVCS 01/21	*	1,329.74	
		1/15/21 20740-01	202101 320-57200-43100	SVCS 01/21	*	97.58	
		1/15/21 22109-01	202101 320-57200-43100	SVCS 01/21	*	342.66	
		1/15/21 37767-01	202101 320-57200-43100	SVCS 01/21	*	11.80	
				CITY OF LAKE WALES-UTILITIES DEPT			1,781.78 007437
1/29/21	00003	1/19/21 72502419	202101 310-51300-42000	DELIVERIES THRU 01/14/21	*	68.77	
				FEDEX			68.77 007438
1/29/21	00215	1/22/21 422	202101 320-57200-34000	FACILITY MGMT FEES 01/21	*	26,221.25	
				GMS-CENTRAL FLORIDA, LLC			26,221.25 007439
1/29/21	00659	12/31/20 119910	202012 310-51300-31500	SVCS 12/20	*	941.32	
				HOPPING GREEN & SAMS ATTORNEYS			941.32 007440

LAKA LAKE ASHTON SROSINA

AP300R
*** CHECK NOS. 007395-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/29/21	00429	1/29/21 01292021	202101 300-20700-10200	TXFER OF TAX RECEIPTS	*	381,356.04	
1/29/21		1/29/21 01292021	202101 300-20700-10200	TXFER OF TAX RECEIPTS	*	46,268.02	
1/29/21		1/29/21 01292021	202101 300-20700-10200	TXFER OF TAX RECEIPTS	*	8,102.52-	
1/29/21		1/29/21 01292021	202101 300-20700-10200	TXFER OF TAX RECEIPTS	*	942.18-	
LAKE ASHTON CDD							418,579.36 007441

1/29/21	00164	1/21/21 95842	202012 310-51300-31500	SVCS 12/20	*	1,639.68	
		1/21/21 95843	202012 310-51300-31500	SVCS 12/20	*	199.50	
LATHAM, LUNA, EDEN & BEAUDINE,LLP							1,839.18 007442

TOTAL FOR BANK A						548,850.75	
TOTAL FOR REGISTER						548,850.75	

LAKA LAKE ASHTON SROSINA

AP300R
*** CHECK NOS. 000313-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/29/21	00099	1/28/21 01282021	202101 600-53800-61006		*	2,062.50	
50%DEPOSIT-ASHTON TAP&GRI				IMAGE MANUFACTURING GROUP LLC			2,062.50 000313
TOTAL FOR BANK B						2,062.50	
TOTAL FOR REGISTER						2,062.50	

LAKA LAKE ASHTON SROSINA

LAKE ASHTON CDD
FY 2021 CASH RECEIPTS

	October-20	November-20	December-20	January-21	February-21	March-21
ENTERTAINMENT	\$ 1,385.00	\$ 490.00	\$ 2,381.00	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ 1,500.00	\$ 5,000.00	\$ 1,000.00	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ 6,255.63	\$ 11,035.63	\$ 16,185.63	\$ -	\$ -	\$ -
COFFEE INCOME	\$ 325.00	\$ 100.00	\$ 325.00	\$ -	\$ -	\$ -
CLERICAL	\$ 42.00	\$ 43.00	\$ 114.00	\$ -	\$ -	\$ -
SECURITY FEE	\$ -	\$ 162.00	\$ 437.50	\$ -	\$ -	\$ -
ENTRANCE GATE OPENERS	\$ 232.00	\$ 222.00	\$ 518.00	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ 175.00	\$ -	\$ -	\$ -
	\$ 9,739.63	\$ 17,052.63	\$ 22,136.13	\$ -	\$ -	\$ -

	April-21	May-21	June-21	July-21	August-21	September-21
ENTERTAINMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COFFEE INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLERICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ENTRANCE GATE OPENERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2021 TOTAL	
ENTERTAINMENT FEES	\$ 4,256.00
BALLROOM RENTAL	\$ 7,500.00
DAMAGE DEPOSITS	\$ 1,000.00
NEWSLETTER INCOME	\$ 33,476.89
COFFEE INCOME	\$ 750.00
CLERICAL	\$ 199.00
SECURITY FEE	\$ 599.50
ENTRANCE GATE OPENERS	\$ 972.00
MISCELLANEOUS	\$ 175.00
	\$ 48,928.39

LAKE ASHTON CDD
DECEMBER 2020 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/1/20	1091	Cotto	\$ 10.00	Farmers Market - 12-16-2020
12/7/20	1095	White	\$ 10.00	Farmers Market - 12-16-2020
12/8/20	\$ 22,136.13	\$ 2,381.00	\$ 10.00	\$ 1,000.00
12/9/20	1097	Russell	\$ 10.00	Farmers Market - 12-16-2020
12/9/20	1098	Charbonneau	\$ (124.00)	Refund for 2 ETS Shows
12/14/20	1100	Owens	\$ 10.00	Farmers Market - 12-16-2020
12/15/20	1101	United Healthcare - Rivera	\$ 375.00	Sponsor for DJ Party 1-22-2021
12/15/20	1101	Realmuto	\$ 105.00	Winter In Paradise - 1-16-2021
12/15/20	1101	Constantine	\$ 140.00	Winter In Paradise - 1-16-2021
12/15/20	1101	Hamilton	\$ 140.00	Winter In Paradise - 1-16-2021
12/15/20	1101	Tuttle	\$ 70.00	Winter In Paradise - 1-16-2021
12/15/20	1101	Korbar	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Hundley	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Struble	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Torrini	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Krumrie	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Chessman	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Johnson	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Kutsch	\$ 80.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Judd	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Realmuto	\$ 30.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Nieman	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Sandel	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Sandel	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Tuttle	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Riccobono	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Weber	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/15/20	1101	Torrini	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/16/20	1102	United Healthcare - Rivera	\$ (50.00)	Overcharged - DJ Show 1-22-2021
12/16/20	1102	Johnson	\$ 20.00	Elvis Birthday Party -- 1-8-2021
12/16/20	1102	Stough	\$ 10.00	Missing receipt - Farmers Market - 12-16-2020
12/18/20	1104	Stokes	\$ 10.00	Farmers Market - 12-16-2020
12/18/20	CK 534	McGraw	\$ 10.00	Farmers Market - 12-16-2020
12/18/20	CK 1011	Publicover	\$ 10.00	Farmers Market - 12-16-2020
12/18/20	CK 258	Aull	\$ 20.00	Elvis Birthday Party - 1-8-2021

LAKE ASHTON CDD
DECEMBER 2020 CASH RECEIPTS

ENTERTAINMENT (CONTINUED)

12/18/20	CK 1621	Boast	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 534	Myatt	\$ 30.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 210	Hines	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 1838	Fordham	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 209	Stone	\$ 70.00	Winter In Paradise - 1-16-2021
12/18/20	CK 209	Hines	\$ 140.00	Winter In Paradise - 1-16-2021
12/18/20	CK 922	Hynoski	\$ 70.00	Winter In Paradise - 1-16-2021
12/18/20	CK 921	Hynoski	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 202	Adams	\$ 70.00	Winter In Paradise - 1-16-2021
12/18/20	CK 2262	Tabone	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 2411	Kreftmeyer	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/18/20	CK 5334	Chamernik	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/22/20	1105	Vaughn	\$ 140.00	Winter In Paradise - 1-16-2021
12/30/20	1109	Hall	\$ 20.00	Elvis Birthday Party -1-8-2021
12/31/20	1110	Innes	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/31/20	1110	Stone	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/31/20	1110	Sebastian	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/31/20	1110	McCarthy	\$ 40.00	Elvis Birthday Party - 1-8-2021
12/31/20	1110	Rankin	\$ 20.00	Elvis Birthday Party - 1-8-2021
12/31/20	1110	Boyle	\$ 20.00	Elvis Birthday Party - 1-8-2021b
12/18/21	CK 535	Myatt	\$ 105.00	Winter In Paradise - 1-16-2021
			\$ 2,381.00	

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/4/20	CK 5862	Danley	\$ 750.00	Graduation - Resident - 6-5-2021
12/18/20	CK 47361	LW Care Center	\$ 250.00	Amount owed from booking Sept - January
TOTAL			\$ 1,000.00	

LAKE ASHTON CDD
DECEMBER 2020 CASH RECEIPTS

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/4/20	CK 1057	Graves	\$ 1,860.00	LAT Ad - December 2020 - November 2021
12/4/20	CK 5106	Weaver-Loveless Law	\$ 4,320.00	LAT Ad - December 2020 - November 2021
12/4/20	CK8234	Ligon Marketing - FL Derm	\$ 350.00	LAT Ad - December 2020
12/11/20	1099	Dan's City Fan's	\$ 185.00	LAT Ad - January 2021
12/14/20	1100	Kirwin	\$ 3,120.00	LAT Ad - Jan 2021 - Jan 2022
12/16/20	1102	Brock	\$ 200.00	LAT Inserts - January 2021
12/18/20	CK 51642	United Refrigeration	\$ 300.00	LAT Ad & Insert - January 2021
12/23/20	1106	Art's Golf Carts	\$ 545.00	LAT Ad - January 2021
12/23/20	1106	Blackburn's Interiors	\$ 415.38	LAT Ad - January 2021
12/23/20	1106	Cherry Pocket	\$ 75.00	LAT Ad - January 2021
12/23/20	1106	Family Elder Law	\$ 350.00	LAT Ad - January 2021
12/23/20	1106	Perforance Plus Carts	\$ 360.00	LAT Ad - January 2021
12/23/20	1106	Robinson's Aluminum	\$ 175.25	LAT Ad - January 2021
12/23/20	1106	Southwood Garage Doors	\$ 395.00	LAT Ad - January 2021
12/24/20	1107	All Star Grill	\$ 75.00	LAT Ad - January 2021
12/28/20	1108	Veteran's Holistic	\$ 100.00	LAT Ad - January 2021
12/30/20	1109	Krigelski	\$ 3,360.00	LAT Ad - Jan - Dec 2021
TOTAL			\$ 16,185.63	

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/8/20	1096	Frazer	\$ 10.00	Replacement ID
12/4/20	Cash	Cash	\$ 40.00	Faxes & Copies
12/18/20	Cash	Cash	\$ 54.00	Faxes & Copies
12/22/20	1105	McCauley	\$ 10.00	Replacement ID
TOTAL			\$ 114.00	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/3/20	1093	Guaranteed Rate Affinity	\$ 100.00	Monday Coffee -12-7-2020
12/18/20	CK1542	Living Water Boat Cruises	\$ 100.00	Monday Coffee - 12-14-2020
12/28/20	1108	Morgan Stanley - Grubb	\$ 125.00	Monday Coffee -1-25-2021
TOTAL			\$ 325.00	

LAKE ASHTON CDD
DECEMBER 2020 CASH RECEIPTS

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/9/20	1097	Brewer/Biancardi	\$ 1,000.00	Brewer/Biancardi Wedding 1-9-2021 DD
12/16/20	1102	Baker	\$ 1,000.00	Rodriguez-Sanchez Wedding - 12-27-2020
12/28/20	1108	Baker	\$ (1,000.00)	Rodriguez-Sanchez Wedding - 12-27-2020 DD Refund
TOTAL			\$ 1,000.00	

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/1/20	1091	Rush	\$ 37.00	Gate Opener #40025
12/2/20	1092	Birkholz	\$ 37.00	Gate Opener # 46
12/4/20	1094	Gordon	\$ 37.00	Gate Opener # 47
12/8/20	1096	Bellemeur	\$ 37.00	Gate Opener #49
12/9/20	1097	Pinilla	\$ 37.00	Gate Opener #50
12/15/20	1101	Goldetsky	\$ 37.00	Gate Opener # 42
12/17/20	1103	Howes	\$ 37.00	Gate Opener # 32
12/18/20	Cash	LAII CDD	\$ 37.00	Gate Opener #48
12/18/20	Cash	Kirwin	\$ 37.00	Gate Opener # 43
12/18/20	Cash	McCauley	\$ 37.00	Gate Opener # 31
12/18/20	CK 18605	Erickson	\$ 74.00	Gate Opener # 44 & #45
12/18/20	CK	LA (LW) HOA	\$ 37.00	Gate Opener # 41
12/28/20	1108	Pinnick	\$ 37.00	Gate Opener #35
TOTAL			\$ 518.00	

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/4/20	Cash	Glover	\$ 75.00	Overage on Security - 11-28-2020 event
12/9/20	1097	Brewer/Biancardi	\$ 100.00	Brewer/Biancardi Wedding Rehearsal 1-8-2021
12/9/20	1097	Brewer/Biancardi	\$ 162.50	Brewer/Biancardi Wedding 1-9-2021 Security
12/16/20	1102	Baker	\$ 200.00	Rodriguez-Sanchez Wedding - 12-27-2020
12/17/20	1103	Brewer/Biancardi	\$ (100.00)	Refund for wedding rehearsal - 1-8-2021
TOTAL			\$ 437.50	

LAKE ASHTON CDD
DECEMBER 2020 CASH RECEIPTS

MISCELLANEOUS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
12/4/20	Cash	Glover	\$ 50.00	Repair to Ballroom Sign - 11-28-2020 event
12/4/20	Cash	Glover	\$ 125.00	Cleaning Ballroom & Outside - 11-28-2020 event
TOTAL			\$ 175.00	

TOTAL CASH RECEIPTS - DECEMBER 2020	\$ 22,136.13
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SUMMARY	
ENTERTAINMENT	\$ 2,381.00
ROOM RENTALS	\$ 1,000.00
NEWSLETTER	\$ 16,185.63
CLERICAL	\$ 114.00
COFFEE	\$ 325.00
DEPOSITS	\$ 1,000.00
ENTRANCE GATE OPENER	\$ 518.00
SECURITY	\$ 437.50
MISCELLANEOUS	\$ 175.00
TOTAL	\$ 22,136.13

Lake Ashton CDD

Special Assessment Receipts

Fiscal Year Ending September 30, 2021

								\$1,826,250.00		\$425,916.42	\$51,674.31	\$477,590.73
				O&M	Debt			.36300.10100		2015-1	2015-2	
Date	Collection	O&M	Debt Svc	Discounts/	Discounts/	Commissions	Net Amount	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Total	
Received	Period	Receipts	Receipts	Penalties	Penalties	Paid	Received	100.00%	89.180%	10.820%	100%	
11/16/20	10/01/20-10/31/20	\$ 3,750.00	\$ 977.74	\$ 150.00	\$ 39.11	\$ 90.77	\$ 4,447.86	\$ 3,528.04	\$ 820.29	\$ 99.52	\$ 919.81	
11/19/20	06/01/20-10/15/20	\$ 25,684.28	\$ 6,319.30	\$ 1,296.92	\$ 316.95	\$ 607.80	\$ 29,781.91	\$ 23,905.55	\$ 5,240.54	\$ 635.81	\$ 5,876.35	
11/23/20	11/01/20-11/08/20	\$ 174,375.00	\$ 34,141.99	\$ 6,975.00	\$ 1,365.65	\$ 4,003.53	\$ 196,172.81	\$ 164,226.41	\$ 28,489.87	\$ 3,456.53	\$ 31,946.40	
12/01/20	11/09/20-11/15/20	\$ 294,375.00	\$ 64,045.23	\$ 11,775.00	\$ 2,561.75	\$ 6,881.67	\$ 337,201.81	\$ 277,144.91	\$ 53,558.87	\$ 6,498.03	\$ 60,056.90	
12/11/20	11/16/20-11/25/20	\$ 536,875.00	\$ 139,682.87	\$ 21,450.00	\$ 5,587.11	\$ 12,990.42	\$ 636,530.34	\$ 505,127.52	\$ 117,185.31	\$ 14,217.51	\$ 131,402.82	
12/18/20	11/26/20-11/30/20	\$ 639,375.00	\$ 190,824.67	\$ 25,575.00	\$ 7,632.72	\$ 15,939.84	\$ 781,052.11	\$ 601,164.52	\$ 160,424.13	\$ 19,463.46	\$ 179,887.59	
01/15/21	12/01/20-12/31/20	\$ 64,187.79	\$ 18,436.87	\$ 1,930.35	\$ 570.48	\$ 1,602.48	\$ 78,521.35	\$ 60,987.16	\$ 15,637.03	\$ 1,897.16	\$ 17,534.19	
		\$ 1,738,622.07	\$ 454,428.67	\$ 69,152.27	\$ 18,073.77	\$ 42,116.50	\$ 2,063,708.20	\$ 1,636,084.13	\$ 381,356.04	\$ 46,268.02	\$ 427,624.07	
BALANCE REMAINING		\$87,627.93	\$23,162.06									

Gross Percent Collected	95.19%
Balance Due	\$110,789.99