

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*August 16, 2021*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

August 9, 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, August 16, 2021, at 9:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

Members of the public may attend the meeting in person or 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](mailto:jburns@gmscfl.com), or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Friday, August 13, 2021.**

**Zoom Video Link:** <https://us06web.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.*<sup>1</sup>)
4. Consideration of Minutes from the July 19, 2021 Board of Supervisors Meeting
5. Restaurant
  - A. Ashton Tap & Grill Update

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

- B. Presentation of Restaurant Financials for July
  - I. Discussion Regarding Restaurant Budget for Fiscal Year 2022
- C. Restaurant Financial Dashboard and Analysis (*requested by Supervisor Realmuto; all back-up pertaining to this item provided by Supervisor Realmuto*)
- D. Discussion Regarding Reducing the Restaurant Deficit (*requested by Supervisor Realmuto*)
- 6. Focus 2025 Review
  - A. Consideration of Horseshoe Court Refurbishment
- 7. New Business/Supervisors Requests
  - A. Discussion Regarding COVID Procedures (*requested by Supervisor Realmuto*)
  - B. Public Hearings
    - I. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
      - a) Consideration of Resolution 2021-06 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
    - II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
      - a) Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll
  - C. Consideration of Resolution 2021-08 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
  - D. Consideration of Pool Maintenance Contract Review
- 8. Monthly Reports
  - A. Attorney
    - I. Follow-Up from July 2021 Meeting
  - B. Engineer
  - C. Lake Ashton Community Director
    - I. Consideration of Surplus Items
  - D. Operations Manager
  - E. District Manager's Report
- 9. 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
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment



# 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, **July 19, 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
Christine Wells	Community Director
Alan Rayl	District Engineer
Jeff Brown	Metz
Annie Toth	Metz

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Plummer: The next item on the Agenda is approval of the meeting agenda. Steve, did you have a request for a change?

Mr. Realmuto: I have a minor request for change to the agenda. That is to move the item regarding the Fiscal Year 2022 budget analysis up to right after the restaurant agenda item. The reason for that being to be respectful of Jeff and Annie's time because there are a couple items in there that they should be present for.

Mr. Plummer: Okay, that is moving 7A in front of 6.

Mr. Realmuto: Correct.

Mr. Plummer: Any other additions or corrections?

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Meeting Agenda, as amended to move item 7A in front of 6, was approved.

### **THIRD 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: Are there any public comments?

Ms. Burns: I did receive one public comment emailed in prior to the start of the meeting. This is from Matt Thul at 5321 Hogan Lane.

Matt Thul (5321 Hogan Lane): I would appreciate it if the Supervisors could consider changing their meetings to a date and or time which does not require cancellation of Monday coffee every 4 to 5 weeks. Thank you.

Ms. Burns: That is the only one I received via email. We can do the Zoom comments now. Then we can open up to the people here. If anyone on the Zoom line has a public comment, you can use the “raise hand” feature to be called on. We see no public comments on Zoom. I did not get any forms for speaking requests.

Mr. Plummer: Seeing no public comments we will move on to the next item.

### **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the June 21, 2021 Board of Supervisors Meeting**

Mr. Plummer: Next is consideration of the minutes of the June 21<sup>st</sup> meeting. Are there any corrections or additions to the minutes as they were presented? Hearing no corrections,

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the Minutes of the June 21, 2021 Budget Board of Supervisors Meeting, was approved.

**FIFTH ORDER OF BUSINESS**

**Restaurant**

**A. Ashton Tap & Grill Update**

**B. Presentation of Restaurant Financials for June**

Mr. Plummer: Next item on the agenda is the restaurant report. Jeff and Annie, I will turn it over to you.

Mr. Brown: Good morning everybody. For the month of June, we did see a fairly significant decline in sales as we expected. Our revenue declined to about \$1,920 a day. That is about \$295 a day just for May. Part of the issue is that we did not have a strong driver, like Mother's Day, to drive the month of June with a large sale. That made a significant impact. June was a 5-week month so when you see the invoice for the month of June it will show to be a 5-week month so it has the additional week on it. The invoice itself was \$18,573, which was \$3,714 per week. We had some overdue for small works purchases that hit that month. First, there was \$1,000 that was paid out for the band. The bands are paid through petty cash, so they are not invoiced and then paid. They are paid through petty cash. We were probably a little behind on doing that petty cash charge. There was \$1,000 of that that hit in June. We also had some AlSCO linen invoices for about \$1,900, which were primarily January and March invoices that didn't hit until that month. We also had some small ones that were from the opening, about \$1,900 worth. There were things that came in late. We don't pay those locally. Those get paid as Lewis sends the invoices to corporate. We never see those invoices on a local basis. Those were picked up by corporate and paid at that time. There was a significant difference, otherwise our trend would've only been \$13,690. We do know we are having some issue with the sheet that Annie sends out with revenue not matching up directly to our accounting system. We did not have a problem until the last month. Our system now pulls automatically. She doesn't have to put in the sales anymore, it pulls all of the sales on a daily basis. It pulls it in the middle of the night. It may be something to do with the timing of when she is pulling her numbers. That is something that we have to go through. The other thing is that the catering is mostly separate. It is put in a separate spot. She has to

have it manually pulled out because the payments still get paid through our credit card. Most of it has to get put through with credit card payments through the POS system, and then she has to have someone at corporate actually pull it out. Those are some things we are going to be going through today. We are going to try to audit those numbers today to see if there are any real differences.

Mr. Costello: Is it not common for you to have bills come in at a later date and it more or less being a holdover? It incorporates one way or another. Isn't that a common practice, or even to have the same thing next month?

Mr. Brown: It is possible. The AlSCO linen ones were probably just missed in January and March. Others had been all together and in the right months. For some reason there was a cluster of them in January and March that got missed. If we know they are coming, we can actually approve them and then it will hit in the correct month.

Mr. Costello: When it comes down to it in the end, whether it comes in this month or last month, it is going to come in. The \$18,000, you are saying that it should be reduced by about \$5,000, but every month we are going to have it so it is going to be whatever the total amount is that we are paying.

Mr. Brown: That is quite possible.

Mr. Costello: I know that you have brought entertainment into the restaurant. What can we do as far as when this banquet hall is not being used? How can we bring people in here possibly to have dances or something to that nature to bring revenue in?

Mr. Brown: I will let Annie speak to that.

Mr. Realmuto: Before you switch the microphone Jeff, I do have some questions and comments about your report. Mike, I am sure there are always going to be discrepancies due to where the month falls on certain invoices that haven't come from the previous month. I want to point out something about what Jeff is referring to in his report about our invoices from January and March. We are talking about invoices 3, 4, 6 months past due. I would hope that occurrence would be less normal.

Mr. Costello: At any rate, a bill is a bill. You get it in January, you pay it in January, and it is no longer a liability. As it stands, we are paying out \$18,573.85. It is the bill. Period. You are always going to have overruns no matter what you do.

Mr. Realmuto: Sure. It does affect our understanding of the restaurant financials and any analysis we do it causes it to skew that picture. Therefore, we are not getting an accurate picture. The restaurant without those did considerably better in the month of June than these numbers reflect. I guess you don't go back and modify the previous financials, so this is the only way to address it. I understand that. I would be asking if there are any procedures in place to minimize that. If I understand you correctly, this isn't a question of not receiving the invoices, it is more of a question of them falling through the cracks somewhere.

Mr. Brown: That is probably the case. For example, AlSCO linen. We have a certain group of suppliers that we use and they are relatively consistent. AlSCO linen we use everywhere. US Foods we use everywhere. Pepsi/Coke we used everywhere. What happens is those companies also are sending statements to corporate. That is kind of a backup audit. They will catch the fact that things did not get paid. They will go back and see if it actually got paid and it just didn't get credited on their end. Then they will make the payment automatically if we haven't submitted it. That is a backup. The system isn't immediate. Over time, corporate has someone that will audit the deposits whether they are credit card deposits or whether they are cash deposits. They will audit and they will verify whether we are correct in our monthly statements. If there is a significant variance, they will be calling Annie or myself asking us to go through it, and we will go back and audit those numbers to try to find out where the problem was.

Mr. Realmuto: My question is, are there procedures for this going forward to catch these things? Do we need to expect this to happen going forward?

Mr. Brown: Annie and I as we go through today will hopefully see where that issue happened and whether it happened a couple times or not. As far as the revenue part, yes, we will figure that out whether it is a timing issue or what.

Mr. Realmuto: I was not referring to any discrepancies. We are still on the past due amounts that were paid through the corporate office in June. In particular, since they are posted this month, I am curious as to what the \$2,000 for linens were as well as the other \$2,000 for smallware.

Mr. Brown: The linens were just standard linens. Those were towels, aprons and other rentals. AlSCO supplies all of our linens on a weekly basis. They deliver once a week.

For a while, they were delivering twice a week. Some of our major invoices, as in US Foods, are automatically downloaded into our system. Some of the other invoices Annie has to send them through the system to get them paid. If she misses it, or doesn't see the invoice, that is what happens.

Mr. Realmuto: Okay. On your financial report where you talk about the per day revenue, are you including in that catering? Or is that restaurant only?

Mr. Brown: That is just restaurant.

Mr. Realmuto: Finally, I want to point out that I think you mentioned there were no holidays this month to help drive sales. Unless I am mistaken, we had Father's Day. Which granted does not do as well as Mother's Day, but it was fairly significant.

Mr. Brown: It is not a driver like Mother's Day.

Mr. Realmuto: I think Father's Day did about \$4,600 and Mother's Day was a little over \$6,000 to be clear.

Mr. Costello: We also saw a couple of weddings in here over the last month or so.

Mr. Brown: That is why catering last month was stronger. It was over \$8,000. That is a significant improvement.

Mr. Plummer: That will only improve.

Mr. Brown: We have two different kinds of catering. We have catering that is done for internal groups, and catering that is done for external groups. The financing on an external group is going to be far greater.

Mr. Realmuto: You say great and I assume you mean in a positive way.

Mr. Brown: Right, yes. A lot of the internal events were done at a low cost. I can't even say if you are making anything on some of those.

Mr. Plummer: Any other questions for Jeff? Did you say Annie was going to have an explanation?

Ms. Toth: Good morning everyone. We are doing a few things. I got a hold of Vanessa and we are doing direct mail. We are doing some advertising in the neighborhood. We also are going to continue the music on Sundays. Some Sundays are better than others. It all depends on the entertainment. We are also doing the surveys. We want to make sure we get all of the feedback from what we started with the menu.

Mr. Krumrie: Annie, what have you seen so far about the new menus?

Ms. Toth: Everyone that comes to the restaurant loves our menu. The feedback has been positive. We finally have our pizza oven and it is working. Great feedback on the pizza.

Mr. Krumrie: Staff goes way out of the way to make it work. For example, we will talk about alcohol. The deliverers have been making periodic deliveries. They are not going to drive to Tampa and all the way over to Lake Ashton just to deliver two cases of beer. As a result, Annie has had to drive to the warehouse in Orlando or the warehouse in Tampa on numerous occasions. All to make sure that we have the alcohol that we need. I could give numerous other examples of where Annie and her staff have really come together to help for our benefit.

Mr. Brown: COVID has caused a lot of struggles in our industry. Things that you wouldn't expect. To what Harry is mentioning, the suppliers are having trouble getting the deliveries out to us. Some of their products they have trouble getting to us. The pizza oven is a great example. In the past, if I had a pizza oven break down, I would have our purchasing go online and find availability of three different pizza ovens, we would get the quotes, and you would probably have it at a couple weeks at the most. That is not the way it is working right now. Just about everything is under significant delays. Stuff that you are used to getting in a week or two takes forever. I ordered table bases for one location to put on and it was going to take 6 months. We cancelled those and got the bases from somewhere else that said they had it in stock. It still took 3 months. That is what you are going through right now. These companies are really struggling with their staffing and it is a challenge. I hope it is not the new normal.

Mr. Realmuto: In regards to the pizza oven, I understand that one of the issues is that it wasn't ordered with the pizza stone. Has that been resolved?

Mr. Brown: We got some stones that they are using they just are not specifically designed for that one. That is how they are able to make the pizzas now.

Mr. Realmuto: I am hearing that the pizza is very good now and that it is available, I know it wasn't available for some time because of that. They are serving pizza; it is made on pizza stones and everyone loves them.

Mr. Brown: Yes, they actually had to borrow a couple stones.



Mr. Howison: Our pizza yesterday was terrific. Harry may have mentioned this to you Annie, but one of the suggestions that came out of the joint meeting was that there are people who like the daily specials. They may have already made plans to go somewhere else once the blast goes out Thursday morning. Is there a way we can get those specials out on a Sunday or Monday blast for the week?

Ms. Toth: Yes, we are working on that. Good point. We are doing it right now a couple of days in advance. I think we will have a formula that we will be able to figure it out for the whole weekend.

Mr. Costello: What has inflation done to us in regards to cost of goods going up? I know next month we are looking at an increase in the wages for employees. How badly is that eating us up?

Mr. Brown: If I had to estimate on the food side, I would say about 3 or 4%. That is a rough estimate.

Mr. Costello: A substantial amount. You gave us numbers a while ago and I don't believe you were looking at inflation. Yesterday on TV I saw where inflation has gone higher than it has in the last 13 years. It is coming back to haunt us. I would consider 4-5% to be a considerable amount. Next month, we go through a wage increase due to the minimum wage.

Mr. Brown: Regarding the wage increase for us there are two pieces you have to look at. One, it doesn't really impact the kitchen. The kitchen is already well above minimum wage. Even when you say minimum wage is going to go to \$10, trust me you can't hire anyone for \$10. What is going to have a significant impact is the tip wage. Servers and bartenders will go up. The way it works is there is a \$3.02 tip credit. If you look at \$10, that means we can either pay \$6.98 for our servers. They make it up by getting tips. The tip wage is going up and usually they were the ones paid right at the minimum tip wage. They are going to get \$1.35 increase per hour.

Mr. Realmuto: Granted, inflation is going up, and it is hitting the restaurant industry across the board. What I look at from the financial perspective is your operating statement, say for June, where food is coming in at 35% of revenue and labor is basically 60% of revenue. That only leaves us 5% to work with and there are all of the various continuing expenses like laundry or linens that are currently at roughly 19%. That is all

before the administrative fee. My point is that there is no room to get anywhere within 25% of breaking even. If we continue with those numbers without changing something, we are going to continue to lose roughly 25%. That is essentially what this is telling us. That is what we did for June for example. Either that, or we are going to run the capital reserves down to zero and you are going to be scrambling looking at what to do when there is no money left in the capital reserve account. I will talk more about that when we get to my financial analysis. That is where I am looking for ways that you are planning on changing. I am sure the new menu offers some opportunity there. What I find encouraging about the menu isn't the menu itself, but the different daily specials you are running. I hear a lot of people talking about those and how good those are. In a lot of cases, you may have a theme. Like Tex-Mex on Tuesday, but you are rotating what is available on that day. Same with the pasta nights on Wednesday. There are a lot more choices. As well as the fish fry for that matter and rotating a seafood entrée. I think that has the potential to bring a lot more people in and drive your guest count.

Mr. Brown: I think what you are going to find is that no matter what our business will always be seasonal here. There is no way around it. You can be slow for half the year and are going to be much busier for half of the year. You have to try to make up for it during those busier periods. You can see the difference in revenue right now versus the difference of what it would've been in February when everyone is here. There are costs that don't change when we are at that point. Those are management costs. Those don't change even if the business doubles. When you look at that labor percent, if you were to actually look at the pure dollars on labor, she has made some significant reductions in pure labor right now. It still takes a certain number of people to operate a restaurant. When you get into higher volume I think is when you start to see much better results. It is impossible for me to project. I don't even know exactly when the busiest season is going to start. If I had to guess I would say it will start picking up in November as people start to return. The other thing that happens is the weather gets better and everyone loves eating outside. Right now, they don't eat out there because it is so hot. I am from the North and during the winter everyone stays inside. Down here, in the summer everyone stays inside. I think you are going to see a lot of differences in the finances when we get to that part of the year.

Mr. Plummer: Any other questions for Jeff or Annie?

Mr. Costello: I had asked Annie earlier, and I believe we spoke about it a while ago, we looked at doing something in the ballroom here. This place being empty is not making any money. We need money in order to keep this running. Have we looked into some ways we can use this?

Ms. Toth: We are looking into it. We are working on many events for you and the community.

Mr. Costello: The only other thing is the mailing you did. A lot of people are on vacation or visiting family. We do have a larger population staying down here year-round due to the economic climate alone in the northeast and in other areas. Don't you think we would be better off holding off on something like that until we have more people within Lake Ashton and until the Snow Birds are back? What does it cost us in order to do a mailing like that?

Ms. Toth: What we are figuring out is we are going to do this twice a year. This is the initial direct mailing. When it comes November, we will do another one.

Mr. Costello: We have the advantage of email. Lloyd had said something before that I remember the other day. Someone had said that they wish the specials would come out earlier in order to make a decision on where they were going to go to eat. I think we need to use all of these avenues to our advantage.

Ms. Toth: Advertising on social media as well with weddings that we do over the weekend. We actually ended up booking two weddings for next year.

Mr. Realmuto: Are there any other questions? We haven't gotten to the last item of the financials. They need to be here in order to answer questions.

Mr. Howison: I have one more quick question. How do we look the next two months? In terms of weddings and other event bookings that we have. Is there much?

Ms. Toth: There are a few in August and a few in September as far as prebooked events. We are going to do a couple of other events.

Mr. Plummer: Great. Let's move into the dashboard analysis.

**C. Restaurant Financial Dashboard and Analysis** *(requested by Supervisor Realmuto; all back-up pertaining to this item will be provided by Supervisor Realmuto)*

Mr. Realmuto: For everyone's benefit, this is some information that I provided to the other Board of Supervisors. I also emailed it to Jeff and Annie. If you need a copy, I am sure there are more at the end of the table. I am looking at the packet labeled Ashton Tap & Grill Financials. I am going to be as brief as possible on some of these so we can focus on the areas of concern that we want to talk about. The first page is labeled "Actual" those are the numbers from the monthly invoices that we get. The number I have circled in the lower right corner is simply where we stand in terms of our current deficit since the restaurant opened. Basically, we are bringing the information on the invoices together in one place. Moving along to the projected page, this was the projected budget. This is included here not to fault differences and projections. We were on new ground, no one can predict the future, but we do need a planning tool. I included this here as a planning tool. I will call your attention to the two columns on the righthand side of that. They show the actual amount that we are under the projected amount just so you know how we stand. This is what our FY 2022 budget was based on. These numbers were rolled up into that. I will call your attention to under the "Actual Over-projected" column. We have been doing worse than projected since May. May had a deficit of almost \$3,700 greater than was projected for the budget. Things improved in June. They would have actually been positive I think if not for those old invoices compared to the projected. We are still doing about \$2,300 worse there. Essentially, we are doing about \$3,000 a month worse in terms of the deficit. If we project forward, I think it would be fair to roughly estimate that we are going to do on average 3k worse for the 3 remaining months of this fiscal year. This means an additional 9k. the number at the bottom, the total deficit under, the greater deficit, is going to go from the current \$5,200 to about \$14,000. Currently we have a projected loss for the year of \$259,000. If we add \$14,000 to that, we are looking at a projected loss for the year of \$268,000. Any questions about that before I go on? Any comments? Alright then I will move onto the next page which is labeled "Ashton Tap & Grill Monthly", and it is monthly as reported weekly. These numbers come from the weekly sales reports that we get. Those sales reports are for the restaurant only. That makes them pretty useful. I added catering even though it is not included in the weekly reports you see from Annie;

she does note as a comment what we have done in catering sales. I have essentially added a column back in for that so we have all of the information in front of us. That is my first request. Jeff or Annie, I don't know if it would be possible to, rather than just putting the amount for catering sales in a comment, if you could add a column like this for catering sales to break it out separately and net things. You are doing all of the work anyway; it just seems like it would be more useful if it were in a catering/sales column. That would be great. Otherwise, I am doing it anyway, it just takes a lot more time to find those in the comments. I hope the picture at the bottom with monthly sales revenue helps give you a picture of how we are doing. The small column in the front is the catering revenue that we are recognizing in that month as reported weekly. The middle one contains the sales in the restaurant itself. Finally, the red amount is what was budgeted. The difference between those shows how much worse we are doing than what was budgeted.

Mr. Howison: Did the budget include catering?

Mr. Realmuto: This budget number comes off of what is included in the weekly sales. I assume that since it only reports as a number, the sales in the restaurant, that the budgeted number corresponds to it. Otherwise, it is inconsistent. I don't know if that is a question they have to answer.

Mr. Brown: I will have to check and see where she is actually pulling that number. The original budget was written before we were here. I am not sure there is any accuracy. It probably makes more sense for us to pull it from that budget I provided you a little while ago. I will look to see if we can make that change.

Mr. Howison: The only reason I ask is because you could stack the actuals if it were.

Mr. Realmuto: Yes, and I can certainly make that change. To answer your question, all of the information I pulled together comes from the weekly. For that to change, they would have to change the budgeted amount. I am not including the difference. It is included in the report. That is what we are getting. It is not particularly relevant to accept that. It is the difference in the numbers that are included in our FY 2022 budget that is the point of all of this for me.

Mr. Brown: You have to be careful because FY 2022's budget was loosely based on some of this stuff. It was basically a total of \$80,000 or \$90,000 in opening costs and

we paid \$60,000 for that as a whole. Some of that is in your number. That wouldn't be something that would carry over to 2022.

Mr. Realmuto: I understand that. Any other questions on the monthly sales revenue page? What I am pointing out is the trend. On a positive note, if you look really carefully, you can see that the catering revenue is going up. What you can take away from this graph is that catering is definitely, at least from revenue, going up. Restaurant revenue is going down significantly in these summer months. I don't think we can depend on the higher population months to get us out of the total deficit. We have already lived through some of the best months, granted, it was an unusual time. We said we didn't have any experience when we started this. By the time we end this fiscal year, we will have had 9 plus months experience to base things on. If there aren't any other questions there, I would like to move onto the page that is labeled "Weekly" at the top. Just to remind you, these weekly numbers are restaurant only. You have all of the figures there and the table on top. The graph on the bottom basically shows you the restaurant revenue in front, which I believe is green. The budgeted amount from the weeklies is in red on the back. It is the difference that you want to pay attention to. That is an incentive for the restaurant to do their best to create a budget that aligns with everything. Any questions on that? Again, it is the trend that is concerning to me. The next page, where you see the graphs with the net sales per day and the guest count, those correspond with each other. Again, you see the downward trend. We all know what summer is like. We can't just wait our way out of this without doing something to turn things around. I was curious on how we did the different days of the week. The last page is labeled "Day of the Week Averages" and what I did was that I took the guest counts and basically all of the information from January through the end of June to try to understand how the different days perform. The bottom line here is that Sunday is consistently the best day. They have been since entertainment was started in March. Before that, it was the worst day of the week. the entertainment really turned it around. Sundays are our highest performing day consistently. Tuesdays have consistently been the worst days by just about every measure. Measures include guest count, guest average and total net sales. Fridays and Saturdays were the 2<sup>nd</sup> and 3<sup>rd</sup> best days respectively. Again, I will point out that catering is not included here so if you see some differences in the guest average amounts that are here. All I can say is

that the numbers here come from what is reported in the weeklies. Hopefully that helps to give the Supervisors a better picture as we start to look into our Fiscal Year 2022 budget, which is on the agenda to approve at our next meeting in August. That is all I have. Are there any questions or comments?

Mr. Krumrie: Steve thank you for doing this. I think it is very nice to have a base line to work from. Going forward we will use this information very much.

Mr. Costello: Your projections are, as you've said, you don't know where they are going to go.

Mr. Realmuto: Mike, I am sorry. I am going to have to stop you. I want to be very clear. I do not have any projections in there.

Mr. Costello: I am sorry, I should say the projections in there. They are questionable at best. Do you think we can make any honest moves prior to a full year where we see where we are going?

Mr. Realmuto: Really good question for the restaurant management. I would defer to their expertise on it. My opinion as one of the five supervisors here is that we do have 6 months of information. Next month, we will have one more month. I think we can draw on that to update them. Their projections that they gave us in April were done then because we had to approve their contract renewal. It should be a living document. It should be able to change over time. I would welcome them changing those projections just to give us a more accurate forecast of where we might add up the year, if you find any of the accumulated data, since you provided it back in April, to revise what you project for FY 2022. That is a good Segway into the next section. That is why I did it in this order. What I would ask the restaurant to do is to go back and look at what you presented as an FY 2022 budget. Given the difference in time that we have had and the additional experience it would help us for you to go back and revise those figures to give us a more accurate picture of where you think we will be in the next fiscal year. I will remind you that it runs from October 2021 through the end of September 2022.

Mr. Plummer: Steve we really appreciate the effort and the numbers that are put into this. It helps us understand exactly where we are and it gives us some data to use in that regard. Let's move onto the next item which is Budget Analysis and Discussion.



Mr. Realmuto: I just delivered the message when I said that it was a good segue. The reason I wanted them there was to understand that both the retail sales and the restaurant operations expenses are major items, roughly 1/3 of our annual budget. Those are important for us. The reason I highlighted those in the budget is because I thought we should request an update on that so that we have the most accurate projections.

Mr. Plummer: Right. Thank you, Jeff and Annie, for your report.

## **SEVENTH ORDER OF BUSINESS**

### **New Business/Supervisors Requests**

#### **A. Fiscal Year 2022 Budget Analysis and Discussion** *(requested by Supervisor Realmuto; all backup pertaining to this item will be provided by Supervisor Realmuto)*

Mr. Realmuto: This is the same analysis I provided the last time it was on the agenda in May but we have made a lot of changes. Two things, there were some minor changes, you won't notice any big changes, but essentially all of the figures were updated. We got an updated budget from GMS after we changed things after the May meeting. This includes all of those updated figures as is in their piece of it. As you know, this is our last meeting before the meeting in August where we are going to be asked to approve the budget. As you can see, these only include actuals through the end of March, and then it projects it for the next six months. The reason why I highlighted those two columns, 'Actuals through 3/31/21' and 'Projected Next 6 Months', is to request that GMS perhaps updates those numbers because certainly we have spent money between now and then. I didn't know what else could be done to bring us up to speed in case we wanted to change anything based on that.

Ms. Burns: Sure. We update the actuals when we put the budget on the agenda. There are the actuals for the proposed and then when we have the budget on the agenda in August for the adoption, we will have actuals. They will probably be through June.

Mr. Realmuto: So that is going to delay it one month I guess, but it is several months past the March we have here. So, you are saying those columns will be updated? This is the budget that we are looking at. It will say 3-6/31 essentially? And then projected for the next 3 months?

Ms. Burns: Yes.



Mr. Realmuto: The rest is intended to be informative to supervisors so they have a month before the next meeting to look at it rather than seeing it for the first time at that meeting, so they can come prepared with any changes they think are necessary. My purpose in providing it was so the supervisors have something ahead of time to look at, but also to GMS to update things. I am sure you would've done that anyway. I highlighted a few things. Those two columns for the general fund were the basic message there but the very last page of that were the capital project funds. Those same two columns need to be updated so here is where we passed a lot of those additional spending items. This is the one area under the projected for the next six months. I did update some of the figures in there with essentially money we have spent since the May meeting. That is the projected 6-month column, I think it was zero or very close to it. Now you see that we spent at least an additional \$31,000. I did the best I could with including anything we passed since then. There may be even more things that are missing. There were also other figures under the bottom, under reserve study and beginning balances and expenditures. This is mostly for Jillian. I got a copy of the spreadsheet directly from GMS. It has links to other spreadsheets. Those numbers highlighted were hard coded and I suspect they need to be updated. I have no way of telling where they came from. Based on where our spending is for FY 2021, I would expect some of those to probably change. I think we need to look at things really closely to be sure that things are as up to date as possible in terms of the fund balances anticipated there. That is all I have. The rest is open to questions. We are projecting interest income on the capital reserve fund. The \$5,000. I think it is pretty clear that is very unrealistic by a large amount. I didn't suggest changing it for the general fund because the number is small. It is only \$1,000, but you can see we have only received in the first six months \$524. I think that number is unlikely to exceed roughly \$1,000 for the year. I would suggest if we want to be realistic about our income that we lower that number to no more that between \$1,500-\$2,000. That is information feedback. They can incorporate that into what we are presented for August.

Ms. Burns: If you look at the financials in the package, the actual through May is \$622, so \$1,000 maybe more. I will update that and when we give the final budget in August, we will reduce that.

Mr. Realmuto: Any questions or comments on that? Otherwise, we should come ready in August to finalize the budget as much as possible.

Mr. Plummer: Questions? Again, thanks for crunching the numbers and the presentation. One question, this is on property taxes. Did we ever find out?

Ms. Burns: We have not seen a response. I checked in with Sharon on Friday because the bills go to her office. She was out on Friday, I had somebody look and they didn't see anything. She checked the week before on Friday and we had not received it yet.

Mr. Plummer: Do we take that as a negative?

Ms. Burns: No, generally they come about the time that the trim notices come. That deadline was last week.

Mr. Plummer: You don't feel there would be any value on poking them?

Ms. Burns: I wouldn't no. I think we just wait and see when we get it.

Mr. Costello: Is there a chance that they are going to come back and say that we are running it as a business and decline?

Mr. Plummer: You can always plead your case that it is non-profit. It wasn't intended to be, but it is. The next item on the agenda is the Focus 2025 review. I think Christine has some things.

## **SIXTH ORDER OF BUSINESS**

### **Focus 2025 Review**

#### **A. Consideration of Quotes for Additional Accessibility Options at the Clubhouse**

Mr. Plummer: Christine, do you want to address this item?

Ms. Wells: Sure. As you guys know, I mentioned at a couple of the meetings since the Focus 2025 survey results have come out, that staff is continuing to go through the report. It is quite lengthy with a lot of comments, which is great. It is giving us direction on what we need to look at. We are focusing on more of accessibility, safety and other items that we can take care of immediately. We will also have some options for future fiscal years for projects that staff feel are relevant but may cost more money. This month we have a couple of accessibility options. These are things that residents have mentioned on the survey and have also mentioned throughout the years previous. The first I will start with is adding a handrail to the sidewalk leading from the west parking lot into this door

here by the cinema. There was only one option included just because I did a lot of research on the internet and this was the best option there. We did reach out to get a custom-built handrail. I haven't received anything back from them. I can tell you it would be a lot more than this is, but that is an option. What is included here is an 8-foot section that is included in the agenda packet. We would need two of the 8-foot sections. The handrails are \$472.10 each, so the total would be \$944.20. Matt and I looked at the different colors that they have. They have a charcoal bronze which is a dark kind of bronze. Our other handrails are black, but they are at the pool area so they are far away. I was skeptical on how the black would look in an open area like this. They have a few different options for color. They are all powder coated. I did some more research, and there is an addition we can add to it to make it that much more ADA compliant. That would be a rounded end, which is not included in this quote. There were three items we needed to attach to these existing sections. We would also need a splicer to splice the two sections together so there is a smooth transition. That would be an additional \$206.47. That would be the \$944.20 plus the \$206.47. To be ADA compliant, they require a railing on both sides of the sidewalk. We were only wanting to include one. I am not sure if we need to install two or if it is okay to just install one.

Ms. Burns: Just to be clear, we do have an ADA accessible interest already. The ADA requirement is that there is an accessibility point into the building.

Ms. Wells: The option I gave was as ADA compliant as we can be, without having to install two railings to allow for items to be brought in. That would be limited if we had two rails.

Mr. Realmuto: I just want to be clear; we are already ADA compliant with no railing. We are going above and beyond to make this more accessible, but there is no requirement that this be 100% ADA compliant since we have another ADA compliant entrance.

Ms. Wells: Exactly. It was an effort to get the railing we are going to include as ADA compliant as we can be for that right there, and it really is just the addition of that rounded top so there is not a hard stop where if someone bumps into it, they are bumping into a rounded area.

Mr. Costello: Can we get it in a lighter color? The reason I say that is at night. I realize there is a light out there, but light bulbs burn out and we don't want anybody walking into it.

Ms. Wells: There are lighter color options available. I was concerned that it is going to show dirt more. There is a desert clay color, which is a light tan. We could put some reflective tape on it.

Mr. Costello: We had a problem with somebody and the bike rack. They walked into the bike rack. The reason I say it, is because light bulbs burn out, and I don't want anybody walking into this thing and getting injured.

Mr. Realmuto: Is it getting hot in the sun an issue too? If it is too dark versus stainless steel or a lighter color?

Ms. Wells: Those are all great options. This is why they have around 6 different color options available for this. They have a white, a desert clay, charcoal, charcoal bronze.

Mr. Plummer: I will include myself. Sometimes during the day, I don't see as well as I should, so I can imagine that other people don't. As you get older, you just don't see as well.

Ms. Wells: We can definitely go with the lighter color.

Mr. Plummer: Personally, I think the lighter color would probably a little bit advantageous and that no one would walk into it.

Mr. Realmuto: Are there any nonpainted options that might be less maintenance, or look better over time? I know they are probably more expensive, but if it were stainless steel, it could solve a lot of those problems. It might be worth it in the long run.

Ms. Wells: I did read up on this and it is another reason why this option was given to you guys. There is a 25-year surface so the paint doesn't chip off. There is a 25-year warranty on it. It is powder coated. This would be partially over a tree canopy. This would be similar to the bench in front of the clubhouse. It is also powder coated with the same type of material and it has not chipped at all.

Mr. Realmuto: The way I see it we have two options. This seems like a very cost-effective option. I wouldn't object to it for this entrance. The other consideration, which I think will be coming later, is the proposal for the handicap ramp, which also needs to

include a railing. I feel fairly strongly that it needs to be of very good quality because it will likely be as steep as it is allowed to be, which is steeper than this entrance. I wonder if we are doing both within close proximity, time wise, if we want to make them match. We could also take the approach of seeing how we like this one. This is essentially a kit option, right? You buy pieces and put them together yourself.

Ms. Wells: It includes the post, caps and connectors. The thing that is separate is the splicer that splices the two pieces together. Yes, you are right, it is a kit.

Mr. Plummer: Is installation by our employees?

Ms. Wells: Yes.

Mr. Realmuto: My personal preference would be to wait to get a quote on some of the custom fabric or stainless-steel options. I don't see that there is any rush on this since it is essentially optional. It is a nice to have item, and I agree with doing it one way or another, but let's make sure we have all of our options in front of us before we commit to one. I don't feel strongly about it.

Mr. Plummer: Any comments? Moving on.

Ms. Wells: The next is the fabrication and construction of a concrete ramp. The left entrance from the patio to the pool deck that comes off of the restaurant. This is something that was in the Fiscal Year 2021 budget and something that residents have brought up a couple of times, so I am bringing it here. We did have a second contractor come out. He was hoping to have the quote to me by Friday and I have not seen it yet. There is only one quote for this right now. I figured nothing has been brought to the Board as far as an estimate, so I am bringing it forward to see where Supervisors are. Do you want to move forward with this project? Do you want us to wait for the second bid to come in so we have something to compare to? It would be coming out of the furthest gate if you are looking at the pool from the restaurant patio it is going to be the east side along that planter bed. There would have to be railings on both sides of this ramp.

Mr. Costello: I would like to see this held over until we can get another bid on it.

Ms. Wells: Okay.

Mr. Realmuto: As I mentioned to you outside of this meeting Christine, not only do I think we need a second bid, I mean this price seems very doable. This has the potential, if done wrong in terms of removing table space or creating too narrow of a path between

it and the chairs outside of it and the space between that and the pool, I really believe that we need to have a diagram so that we can visual exactly what it will look like and avoid any potential issues. My specific request was essentially for an overhead view with dimensions and distances and some kind of perspective to help us visualize it. That should be included with any quote or we don't know what we are accepting.

Ms. Wells: I did request drawings and was supposed to get those on Friday from the person that quoted it. I have not received it yet. The second contractor is very busy with no one to do the work so it is one of those projects that may take a while. When he said he was going to get me a quote on Friday it was a "don't hold your breath" type of thing. Again, this was an effort to bring it forward since it has been on the budget for FY 2021 and I can bring the second quote to the Board in August.

Mr. Plummer: If we could get the additional quote and the drawing it would help to make a decision based upon all of the data.

Ms. Wells: I agree.

Mr. Howison: Is this the kind of thing that some of Alan's contractors would do? For instance, would SNS do a project like this?

Mr. Rayl: There is one way to find out. We can run it by him. We can have somebody give us a quote.

Mr. Realmuto: My only question on that is how much would it cost us on the engineering side of things for us to ask them to give us a quote? Is that something we can ask directly and save a little on that end?

Mr. Rayl: We talk to them regularly. We have a lot of projects going on with them right now. We can forward an email to him and ask.

Mr. Plummer: I was going to say it is not really asking for an engineering factor of it, it is just having them contact Christine about getting the quote.

Ms. Wells: The third thing was the addition of a handicap door opener on the east side of the building. It is the glass door by the conference room. The installation of a door opener there. The total goal is just to have accessibility at all of the majorly used entrances to the clubhouse. There were two quotes included in that and I did ask for a third quote. The third quote went to spam but he forwarded me the quote. I sent him the information but have not heard back. I figured the two quotes included were fairly reasonable.

Heritage Service Solutions provided a quote for \$945 that did not include electrical. Matt reached out to Kincaid and it would cost approximately \$200 to run the electrical to the door opener. It would be a push button put out on the brick wall, and an interior one to open and close that door. There was another quote from Stanley that was significantly higher at \$2,538.

Mr. Realmuto: I think that is a great idea to do that on the east entrance. When I saw the numbers and how cost effective it is, my question to Christina would be well would it make sense for us to do this on the west entrance that we are adding the handrail to as well. It would probably be an additional expense there because the door opens out and there is no place to put the button that you push without being in the way of the door opening so they would probably require a pedestal or something. I just wanted to bring that thought up to see if there was any interest about getting a quote on doing that as well. I don't know if it would help to have them done at the same time, but regardless it is something we should know what it would cost to do.

Ms. Wells: I did look at pedestals to see how much they would cost and they are about \$500 per pedestal. There were ranges though going from \$200-\$500. We may even get it more reasonably priced going through them and we would just have to install a concrete pad on the south side of the path. It would be an additional cost of the pad, the pedestal, and then the button is included in the price.

Mr. Costello: Is there anything we could attach to the handrail that would hold the door opened?

Ms. Wells: I would have to check and see depending on the option we went with. I would reach out to them and see. The company, Stanley, recommended putting it on a pedestal so that is the direction I went just coming from them who install them all of the time. That is an option we can look into.

Mr. Costello: If it is a matter of there being a problem with the location of it, maybe the handrail could become an option of putting it directly on the handrail. It doesn't seem like something like that would cost that much.

Mr. Plummer: In either case, it needs to be on the same side. Meaning the button on the handrail. Whether it is attached to it or on a separate pedestal, it needs to be on the same side of the wall. Any other information before we move forward on this?

Ms. Wells: Do you want to pause on the door opener coming from the east parking lot, or move forward with that one and I can bring more information regarding the west?

Mr. Costello: At the CDD II meeting it was brought up, and Alan, I think you backed this up, that as we are getting quotes if we allow them to go too long with the way that inflation is going, people are coming back saying, "Yeah it was \$945 but now it is \$1,045" we may be better off to just take this year and do that there, then have them come and give us some other ideas on what to do for the other door.

Mr. Plummer: Yes, I think with that amount of money that it is the smart move to make in that case.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Quotes for Additional Accessibility Options at the Clubhouse, from Heritage Service Solutions, with a NTE Amount of \$1,200, was approved.

Ms. Wells: There was one other thing I wanted to bring up under the Focus 2025 Review and this is probably going to come as a shock to everyone. One of the things that they mentioned was traffic control in Lake Ashton and the feeling that the roads were unsafe. I wanted to see what supervisors thought. I started doing some preliminary research on different options. These are options that I believe were brought up to previous Boards so we are revisiting this again. There are a couple of different options of things that we can do to add to what we currently have. I said I was not going to bring up speed bumps or speed tables because I know how everyone feels about speed bumps and speed tables. I know the complexity with the amount of emergency vehicles coming through the community. A couple of options I have come up with, and the purpose of me bringing it up now is to see if Supervisors want us to move forward to do more research and come back with formal quotes if we want to add it as a capital project for Fiscal Year 2022. I am bringing it to you guys to see what you want us to do with it. The first is stop sign cameras. That is one of the options as well as flashing stop signs. Flashing stop signs let people know that there is a stop sign there. I know that is probably one of our biggest complaints that we get in the community, that people do not stop at the signs. I have reached out for more information about the stop sign camera. It is very ambiguous



when you look online, so I don't have a preliminary quote for that. Flashing stop signs are approximately \$800-\$1,500 each depending on if you want just the strip around the stop sign or if you want the word "Stop" to be lit up as well as around the stop sign. That price was just for the actual sign and the solar power element to that. Going to the speed signs, they have something similar as a flashing speed limit sign. They are approximately \$1,000 each which includes the speed limit sign with the flashing LED lights around it and does not include the pole. Finally, they have a radar speed limit sign which would be an actual sign that goes on the pole with the speed limit sign that shows the drivers how fast they are going. Those are more expensive. They are \$2,800-\$3,500 each. I don't know where you want us to go from this. If you want to do a study to figure out the best locations to install these, or if you want to move forward at all with it. I figured I was just doing what residents would like with the Focus 2025 surveys and it is an issue that keeps coming up right before every meeting that we have.

Mr. Plummer: I think we all saw a letter that came from a resident this last week and I had the exact same thing happen to me about three weeks ago. I stopped at that stop sign in my golf cart and as I started forward, a woman in a vehicle with California plates and is written down on a piece of paper at my house, came through and then went around another parked mowing truck and almost hit a golf cart coming the other way. I don't know if the signs do anything, but I can tell you that some people are morons.

Mr. Realmuto: It sounds like that raises to the level of reckless behavior and I don't know who would be the appropriate Supervisor to reach out.

Mr. Costello: The other thing is that we are not here for traffic enforcement. Quite honestly, these people just weren't obeying signs that were there. Stop signs are not optional. You have to stop. 20 mph doesn't mean 30 mph, it means 20 mph. I don't understand why half of these people are in a rush because they are retired. It is not like they are late for work.

Mr. Howison: Where are they going?

Mr. Costello: I have no idea but wherever it is they are in a rush to get there.

Mr. Plummer: They are trying to get to the restaurant for the last alcohol.

Mr. Costello: I honestly wonder about the mental capacity of some of these people. I am afraid to stop at the stop sign coming in because I am afraid of getting rear-ended. I

am constantly looking backward in my mirrors to make sure that no one is going to come through me. The other night there was a sign that said "Do Not Park Here" and there was a car parked out there for 3 hours. Does this guy have special license plates? I want to get a set. It is ridiculous.

Ms. Wells: Like I said, this is something that is brought up quite often. I figured since the Focus 2025 survey came out with the same information, that we would tackle it again to see if we want to move forward with any kind of traffic calming options, or if we want to continue what we are doing with meeting with City of Lake Wales and doing education via email blasts and newsletters.

Mr. Costello: I fully understand why people are upset. It is about time that some of the people grow up in here. I don't know what to tell you. I personally think you can do anything to the stop sign and they are still going to do whatever they want to do.

Mr. Plummer: You are correct Mike. You can put all of the signs you want; it still takes compliance from the people who can read the signs regardless of if they are lit or not lit. The only thing that seems to work in this type of situation is enforcement. I have worked diligently with the local Lake Wales Police Department about patrols in here and I will meet with them again and reiterate that and ask for significantly increased patrols. I will not ask them to come in here and write tickets. I will ask them to come in here and take care of what they see. If they think it deems to be a ticket, fine. If a warning works, that is good as well. Sometimes just the presence helps. It seems like if we see a police officer stopped here and has a resident stopped, most likely the rumor mill will take care of most of the publicity we need on that. I think that opposed to spending money on the visibility of the signs, let's just try to increase the enforcement and see if we can get some compliance that way. It takes each individual complying.

Mr. Costello: One of the things that a lot of towns do is that they take an empty patrol car that is not being used and they park it somewhere. In the beginning it is going to scare people and maybe they will slow down. There has to be a solution. I think it has to come through the police department and not us.

Mr. Plummer: I will be sure to meet with them in the near future and see what we can come up with.

Mr. Realmuto: I think that the issue with both stop signs and speeding is the egregious cases. We have to be careful here about enforcement. I do agree with enforcement, but the behavior we want to change are from those that go flying through the stop sign as if it were not there. I would be less concerned about someone who slows and rolls through the stop sign than the ones that blast through the front gate as fast as they can make the turn.

Mr. Plummer: I disagree Steve. That sign says, "Stop", it doesn't say slow down and roll through it. Then it is questioned if 2 mph too fast, is 5 mph too fast, well 15 mph I can still stop. So, it is ambiguous to say that if you slow down to 2 mph you don't stop. Maybe it could be a warning at 2 mph and a ticket is at 20 mph. That is where the difference comes in. I don't think you can arbitrarily ignore the ones that roll through.

Mr. Realmuto: Understood. Maybe that is the right answer and only the police can determine that. It is at their discretion. My concern is that if it is going to be enforced to the letter of the law, virtually every single person going through every stop sign would receive a notice. I have seen very few exceptions to that.

Mr. Plummer: That has happened before. I think that part of it in this case is, from my conversation with the Chief and the Traffic Supervisors, is the fact that they need to enforce the laws that they deem necessary as far as if it is a warning or a ticket. That is the way you go with it and not dictate what they do when they come out here. In my law enforcement days, if I stopped someone my attitude is that you probably can't talk yourself out of a ticket, but you can certainly talk your way into one. I think that is the way to go here instead of spending the extra dollars to light the signs that, most likely, still won't be obeyed. Any additional comments?

Ms. Wells: I also spoke to Valerie, and in each LA Times there is going to be an education section. Basically, this may be a stop sign graphic with 20 mph. Next month is going to be a graph that shows that if a pedestrian is hit at 20 mph that the likelihood of that pedestrian passing away is very high and only increases the faster you are going. We will continue with that route as well.

Mr. Realmuto: I think outreach to the community like that could certainly help and is one of the things that can be done. Enforcement, or requesting enforcement, is another and is kind of a last resort if behavior is not changing. I wonder if there are other things

we could look to doing. We have a lot of resources in the community, like the CAP program, that has patrol cars that looks very much like a Sheriff's car. I wonder if one of those were parked there with someone in it if it would make people more aware particularly visitors. My concern is enforcement can change the behavior from anywhere from a day to a week after they are here, and then everything goes back to normal. It strikes me that it needs to be done at least in problem areas on a regular basis to change behavior.

Mr. Plummer: I am always asking for more patrol. That is just having the car in here and seeing that helps as well. If we could increase the amount of patrol, that would also help.

Mr. Realmuto: What I am taking away from this discussion in the financial perspective is that there is no desire to include any funds for this in the FY 2022 budget.

Mr. Costello: Yes, you always take into consideration the financial exposure. By the same token, do you want to spend money for people to just do whatever they want to do? I don't. Personally, I don't. I would rather bring in law enforcement and let them do their job.

Ms. Carpenter: There is an option to pay police to come spend additional time. We have found that works better than paying for all of the other miscellaneous things. If things ever got bad enough, that is usually an option with most police forces.

Mr. Plummer: Okay, I will have a long conversation with the Chief. Anything else?

Ms. Wells: That is all.

Mr. Realmuto: Before we move on from the Focus 2025 item, I know we didn't approve everything that was presented, but perhaps the message I would like to convey to residents is that I hope you can see that we are taking the results of that survey and all of your comments very seriously. The process can be ugly but hopefully you can see that we are moving as quickly as we can to address these concerns. I would like to thank Christine and the rest of your staff for moving ahead diligently on all of those. Thank you.

**SEVENTH ORDER OF BUSINESS**

**New Business/Supervisors Requests**

**B. Landscape Maintenance Contract Review**

Mr. Costello: In going through it, this was pretty much what we had prior. I believe that they did go up 2% at one point during this year. They also took over the maintenance of our fountains.

Ms. Wells: They haven't gone up 2% yet. They are going up 2% for Fiscal Year 2022, so the contract is from October 1, 2021 – September 30, 2022.

Mr. Costello: What did it cost for us to maintain fountains prior to them taking over?

Ms. Wells: It was a little over \$200 a month.

Mr. Costello: So, it is kind of like a wash. I think we should reword it.

Ms. Wells: They also haven't had an increase in about 3 years. That is as far back as I could go when I was doing the maintenance contract analysis.

Mr. Costello: They have been good to us, let's be good to them.

Ms. Wells: In addition to them including the palm tree injections and fountain maintenance at no additional charge, the scope of services that was included in the packet, I actually found a more recent scope of services. Dana and I are working on those two scopes of services to make sure we are up to date on what we are currently doing and that it is included when we renew the contract in September. Dana did mention that they are going to be adding a clause to the contract that reflects the prorated agreement for installation of the rock so that will change.

Mr. Realmuto: For me, this wasn't so much about considering putting the contract out to bid or changing contractors. It was more about us reviewing the existing contract and updating what needed to be updated. One of the issues was that the addendums referred to something that is 15 years old or something. I think it is important for it to be updated as a stand alone and be all inclusive as a stand alone document. Christine, you indicated to me that was being done so there are not going to be any references.

Ms. Wells: They are going to be adding the installation of the annuals which you changed a few months ago to three times per year. They are going to add that to the contract as well. It is all built in. The only additional charges we should see from Yellowstone would be plant replacement or irrigation repairs. Everything else should be bundled into the contract.

Mr. Realmuto: When you say the only thing, we will see is plant replacement, we aren't talking about annuals or any other expected things we are talking about one-time things that we ask them to do in addition that weren't previously planned for.

Ms. Wells: In the budget each year there is a plant replacement line item that is \$7,000. It is to replace any plants that are at the end of their useful life. That would be the additional charges. If something we had, where Blue Daze was not doing well and moved it to another area and replaced plants where the Blue Daze was.

Mr. Plummer: I assume it also updates the areas under the contract that we are maintaining? Originally in the contract there were some areas that were missed that we have come back and added to.

Ms. Wells: Yes, we had an addendum too for the maintenance of the area around the ponds on the golf course. That is one of the things that Dana and I talked about in the current scope of services. It gives a linear feat that includes the areas around the pond that they maintained prior to the addition of the golf course ponds. We are going to update those linear feet as well so it includes that.

Mr. Plummer: So, we are going to go back and make sure that we have all of the areas that got missed, including this contract as well?

Ms. Wells: Yes. Is there anything else to add?

Mr. Realmuto: I know one of the things I had asked, and it sounds like it has been done, is essentially to try to ensure as much as possible that it was an all-inclusive contract other than the one time and for things we request even if we plan for them. There is essentially one budget item for continuing landscape.

Mr. Plummer: The reason for my question was, as we took over the mowing from what the golf course was doing, we missed some of those areas. Then, all of a sudden, we find out that we are not maintaining those areas and we should've been. Some of them we have just passed over, so we need to go back and look at that to make sure we have them all covered.

Ms. Burns: It sounds like what we might want to do is a new contract with all of these. We have done a lot of renewals. There is some e-verify information that likely will need to be included that was new. Christine can work to get the scope with Dana and get

everything presented. We will get it to Janet. We will put a new agreement instead of the one-page renewal. It will be a new agreement on the agenda.

Ms. Wells: Would it be helpful to include a map of the areas that they mow? The ponds they mow?

Mr. Plummer: Yes.

Ms. Wells: Okay, Dana and I will work on that as well.

Mr. Realmuto: Lloyd, is that something you want to review just to be sure we are not leaving anything out?

Ms. Burns: If we can get the scope, the quote, and it put together with the map, you can put it all together under one contract.

Ms. Wells: Sounds great.

Mr. Plummer: Next on the agenda is the consideration of options for the repairing of Paver Crossing inside main gate entrance.

### **C. Consideration of Options for the Repairing of Paver Crossing Inside Main Entrance Gate**

Mr. Howison: A resident brought to our attention that a couple of months ago the path from hole 11 green to hole 12 tee was deteriorating. Alan looked at it and so did a contractor. The repairs are not that difficult. It will entail removing the pavers, but also removing the concrete band that is just north of the pavers, which boasts pipes that are leaking beneath. That repair will only take one day, but concrete needs to cure for a couple of days. The real issue here is how do we address traffic routing and traffic control during that 72-hour period. Alan, if you want to expand on the repairs?

Mr. Rayl: Sure. You have a copy of an 11<sup>th</sup> hour quote that came in. At last month's meeting, we approved a NTE \$5,000 amount. If you look at this quote and break it down, the total is \$6,078. \$750 of that is involved in repairing the irrigation line. \$3,078 is the repairing of the roadway which includes the concrete header curb and the pavers as Supervisor Howison described. About 40% of it is the traffic control. That is a bigger part of this than you would normally see if you were repairing a pothole. It is a different animal here. Mr. Howison provided a really good traffic rerouting plan and suggestion for both vehicles and golf course traffic. I provided that to the contractor, and told him to make the traffic control plan according to that map. What it would look like is flagmen during the

time the work is being done. Then, there would be a barricade and the road would close making it entry only configuration for the following 48 hours. Along with the signage you see on that Exhibit, there would be about 14 detour signs throughout the remainder of the community directing exiting traffic to the 653 gates. Those would remain up during the duration of the cure time on the concrete and then they would be taken down after that.

Mr. Howison: I have one question. To explain to the folks here and watching from home, we have several options. We can allow two-way traffic if we wish using the outbound lane from the Thompson Nursey Road entrance. That creates a series of problems though. We could simply close the inbound lane, and allow outbound traffic, but respect to emergency vehicles and so-on that creates a set of considerations. What I had recommended was to close that gate to outbound traffic, and to bring inbound traffic through the outbound lane. My question Alan, in that case, is that I am not sure what the flagmen's purpose would be.

Mr. Rayl: They are for drivers who do not pay attention to signs. When the workers are there, it is an extra safety measure.

Mr. Costello: One of the things is, we have a gate at the end of Berwick. That could alleviate a lot of problems as far as bringing everyone in through Berwick, and just having someone stand there. You don't really need two flagmen. You need one person to monitor it and have everyone go out the normal path.

Mr. Howison: That is an option.

Mr. Costello: Personally, I think that is probably the best option. Once again, we are going to have to put signs up and I hope people read them.

Mr. Plummer: If we use the Berwick gate, does that mean we have security at the Berwick gate? And that would be 72-hours of additional security?

Mr. Costello: The only thing there is if you have flagmen, you are going to have to have one at one post and one at another. You are cutting it from two people to one person. There are a lot of options. You can open Berwick to outbound traffic if you choose.

Mr. Howison: There are a lot of options. You can open Berwick to outbound traffic if you choose.

Mr. Costello: One of the most important things, and I saw it in here somewhere is for us to talk to our emergency services and let them know that if they are going to have



to come into the community, they are going to have to use whichever path we choose. Like I say, using Berwick is probably the best results because you are only going to need one person to monitor it.

Mr. Realmuto: There are a lot of options here Lloyd. What I think I heard you recommending, or I will speak for myself here. The option I like best was making the outbound entrance inbound only. I like this because it doesn't require us to change anything. Particularly, if we didn't utilize the outbound gate, and for inbound traffic utilized the existing inbound gate, and put-up cones and signage so that vehicles would take a left at that turn around inside of the gate house. They could come into the outbound gate, take a left there and then a right into the outbound lane to come in. You would need someone at the other end to make sure there is no traffic coming in. that essentially takes care of the entrance. The other option you can consider separately, is do we provide another exit or have traffic use the 653 gate. We can choose to utilize Berwick as an outbound gate. I think that would work most smoothly and ensure that emergency vehicles can get in here as quickly as they need to.

Mr. Howison: I think in any case, it is going to be an inconvenience for folks because it will require additional security. If you used Berwick as an inbound gate, or as an outbound gate, or both, we will need to have security there and some sort of control. The other thing is that the folks that live on Dornoch, Gullane and near Muirfield Loop would be inconvenienced because they would not be able to as easily exit the community. Option one, if we took your suggestion Steve, option one is to route all traffic up the county road 653 gate. Option two would be to open that Berwick gate as well and have them be able to exit there. That is why I wanted to bring it to the Board. The other things we should consider are that we are probably in the next 30-45 days going to be at the lowest population of Lake Ashton of this year. I know that at least 2 of the 5 Supervisors will be gone several weeks in the next month. Also, school will be coming back in mid to late August. Exiting through the county road 653 gate becomes more problematic because the traffic there. I would like to see us make a decision and move it along quickly if we can.

Mr. Realmuto: One question I have, the maintenance of traffic item on the quote, does that include the flagmen at the two locations we were talking about?

Mr. Howison: Yes, that includes the flagmen and all of the signage. They would provide those signs for us.

Mr. Realmuto: I want to point out that if we want additional personnel, we do have security and they are provided at a fairly low cost per hour. We might consider using them as well.

Mr. Costello: I make a motion that we use the gate as the incoming, and Berwick as outgoing, and we post somebody in it. The reason I say that is that this way they will be checking people in as they come. Visitors and everything else. We will still have the knowledge of who is in here. I think we are better off bringing everyone in through the gate and having everyone go out through Berwick. It is 72 hours. I don't like to inconvenience people, but at the same token, I think it is the safest way to do it and of course I would like to see us make the emergency services aware of what we are doing.

Mr. Howison: I will second.

Mr. Plummer: I have a motion and a second to use the main Thompson Nursery Road gate as what is now the outbound being the inbound traffic for the community, and the outbound would-be Berwick or the 653 gate, whichever they choose. My question is, there is no reason not to allow inbound traffic at Berwick as well? If it is open for outbound, you might as well let them come in there.

Mr. Costello: The only reason I said that was because of the fact that people coming into the community. We had a situation in December when we had a porch pirate that made it in here and I would like to see us have the knowledge of who is in this community.

Mr. Plummer: I think if we open the Berwick gate, we would have to have security at Berwick for 72 hours.

Mr. Howison: It would have to be monitored. For the residents on Berwick, there would be a lot more traffic.

Mr. Costello: I hate to inconvenience anyone but somewhere along the line people are going to be inconvenienced. People are going to be frustrated, but at the same token we have to do the repair.

Mr. Realmuto: I am not sure I understand the need to allow people to enter there. If we want to use it as an exit then we should do that. Using it as an entrance creates a

problem that I am not sure of the need. Sure, emergency vehicles can enter there if it is manned, but I don't think we want to allow any other vehicles in there. I don't see what the purpose of that would be.

Mr. Plummer: I don't see what the conflict is. It is a two-way street.

Mr. Howison: I do think we have better control if we bring them through the standard.

Mr. Plummer: I think so too, but someone is going to try it.

Mr. Realmuto: The problem is that there are not turning lanes like there are at the real entrance and we could be creating a traffic problem there. That is the issue for me.

Mr. Costello: It could end up backing up onto Thompson Nursery Road and we don't want to do that. I think I agree with you Steve, that it is probably safest to bring people in through the gate that way we know who is in our community, and have people exit through Berwick.

Mr. Howison: I would like to add that in regard to the routing, it is going to require a fairly comprehensive communication program to our residents and also to the regular contractors that come in. Maybe give them some sort of a hand out the week before as they come through the gate. I don't know if the motion needs to include this, but Christine would probably be driving that train. I would be involved, but there would be some costs to making that happen. It won't be excessive, but if that needs to be addressed it won't be more than \$200-\$300.

Mr. Plummer: I think the addition to the motion would just be to make the appropriate notifications.

Ms. Wells: We talked about possibly including a map as an insert to the LA Times to show residents the way to get out through Berwick or through county road 653.

Mr. Plummer: Law enforcement and all emergency services will be notified of the situation as well. Our security will need to work out a plan to operate the two gates for 24 hours a day for those 3 days.

Mr. Wells: It would be an extra \$1,044 for 72 hours of continuous security service.

Ms. Carpenter: Does the motion also include approving the proposal?

Mr. Krumrie: Alan, when is this project going to begin?

Mr. Rayl: I do not have a scheduled start date from them, but I would get a hard commitment from them so we can make sure we are coordinated with Christine.

Mr. Realmuto: I have some other questions about the project itself and the quotes. Lloyd was asking about the plan and everything but I am not sure if that required a vote. One of my questions was about what other expenses will there be. If we approve this, there are a lot more expense to this than just this quote, as in signage or security as Christine mentioned. I am also wondering what on the engineering side there would be. For example, what expenses have we already incurred to get this, and what can we expect to incur. I am asking because I know in other projects there have been monitoring charges to have people from your firm here supervising the work and coming out and verifying it while it is being done or afterwards. I wanted to understand the scope of the project financially.

Mr. Rayl: I don't have information on what we have done to date. I know we had a meeting out here with the contractor and Supervisor Howison. We did the initial identification of that area when we did the payment inventory. We would probably be out here making a site visit for construction observation when the work was underway. It would not require anything after that. The site is secured after the concrete is poured and the pavers are reset. We don't have to come back out and check everything. With any type of construction work, the amount of time we have to spend is directly involved with the complexity of the project and the quality of the contractor. It is always going to vary. This is just a minor repair job in an inconvenient location that requires all of this planning for the traffic rerouting. We don't have to be involved with that either. We have discussed it with the contractor, and we are confident he will have all of the signage. As I explained earlier, all of the detour signage and closing off the work area during the work, we will have the flagmen there and present during the day of their work and then they won't be back again. That is the scope and scale of it.

Mr. Realmuto: From the engineering side, and I am still trying to understand the total cost of the project, under 5 hours?

Mr. Rayl: Under 5 hours.

Mr. Realmuto: I have one other question. We suspect, and only suspect at this point, that it is a leaking irrigation line. Do we know what type of irrigation line it is? I don't think we have any sprinklers there. Is it golf course irrigation?

Mr. Howison: It is golf course irrigation. There is a two-inch pipe and a four-inch pipe that runs under the pavement there and then head on to the 11<sup>th</sup> hole. We are not certain which of those lines it is. It could be a hole or a crack, but most likely it is a minor crack because of the amount of stuff coming up is not a lot.

Mr. Realmuto: Both of those lines are for golf course irrigation?

Mr. Howison: Yes.

Mr. Realmuto: The reason I bring this up is because one of the concerns about the purchase of the golf course and operating the golf course was the age of the irrigation lines and becoming liable for repair expenses on the irrigation lines. I would like to hear from Jan or anyone else on who is responsible for the total cost of this repair. If it is a golf course irrigation line, I believe the golf course is responsible and not us.

Ms. Carpenter: I would have to go back and look at the contract. I don't recall.

Mr. Realmuto: Could you do that and get back to us before the next meeting please?

Mr. Howison: I don't want that to delay.

Mr. Realmuto: This is a side question and we need the information to pursue it.

Mr. Costello: In the contract it does have that part of it is the detour signs and everything else. It is not going to cost us anything as far as the signs go.

Mr. Howison: Right. The signs are included here as part of maintenance of traffic.

Mr. Realmuto: All of the signage?

Mr. Howison: Yes.

Mr. Plummer: In Mike's original motion, it was just for the traffic. Do you want to include the cost of the contract as well?

Mr. Costello: Yes, I would. I would like to include that we award the contract to SNS.

Ms. Burns: If we want to wrap it all together, it would probably be a motion to approve the contract to SNS, the additional security hours for the 72 hours, and then.....

\*Mr. Costello begins speaking\*

Mr. Costello: She gave us a price of what, \$1,000 or something? Was that for two or one? In the beginning we were talking about flagmen. There would have had to have been two. That is why I say out best bet is using Berwick as an exit and just having someone there to monitor.

Mr. Realmuto: Actually, two additional if we want to be safe. One at Berwick certainly, the one that is already at the entrance. You need one at the other end of what is normally the exit to the boulevard so that no one accidentally drives down there and you don't have an oncoming traffic situation. I don't trust people enough. Hopefully we would have a big "Do Not Enter" sign there.

Mr. Costello: Can't the person at the gate direct people as far as how they come in?

Mr. Howison: I think what Steve is talking about is someone coming down Ashton Club Drive and turning onto the Boulevard.

Mr. Costello: What we could do there is just put cones and "Do Not Enter" signs there.

Mr. Howison: We could cut them back across at Gullane Drive onto the inbound lane if we wish.

Mr. Rayl: Both of those connections are going to be barricaded with signage. It is blocked from exiting traffic.

Mr. Howison: They will be coming down the outbound, they will get to the Gullane Drive area, and they will cut back over to the inbound lane. When they get to the end, they are free to turn left or right. Anyone that is coming is going to be barricaded from coming down the outbound lane.

Mr. Realmuto: Are you suggesting that all traffic coming in that entrance will essentially be routed through Gullane Drive?

Mr. Howison: No. I am saying they would come in that gate and go down the outbound lane until they reached Gullane Drive, then we would force them over to the inbound lane.

Mr. Realmuto: Oh okay. I was missing that piece thank you. That is fine.

Mr. Plummer: Then the outbound lane at Ashton Club would be totally blocked.

Mr. Costello: Let's see if we can get this motion correct. Jill, you do it and I will tell you if it was what I was trying to say.

Ms. Burns: I believe it would be a motion to approve the quote from SNS Towing for \$6,078 and approve the additional security for 72 hours in the amount of \$1,044, and approve the traffic plan to use Berwick as an outgoing gate.

Mr. Costello: That is my motion.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the Quote from SNS Towing for \$6,078, the Approval of Additional Security for 72 hours in the amount of \$1,044, the Approval of the Traffic Plan to Use Berwick Drive as an Outgoing Gate, was approved.

#### **D. Acceptance of the Fiscal Year 2020 Audit Report**

Ms. Burns: I think this will be a much easier agenda item. If you turn your attention to page 31 there is a report to management that summarizes the entire report. There were no findings. There were no instances of noncompliance. The District does not meet any of the conditions for a financial emergency. It was considered a clean audit. It was submitted to the state as well. This is a report of an independent auditor and is what it is. We are looking for a motion for the Board to accept the audit report.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

### **EIGHTH ORDER OF BUSINESS**

#### **Monthly Reports**

##### **A. Attorney**

Ms. Carpenter: No report this month. I was not given anything, so it is nice and quiet. Thank you.

##### **B. Engineer**

Mr. Rayl: Good morning. I will reach out to SNS and get a firm commitment from them and a start date on the payment repair. I will coordinate that with you, Christine. We also will get a commitment from them and their schedule expectations regarding the other payment repairs that are going on through the community and the repairs that we talked about at last month's meeting as well. Along those same lines, we requested quotes for

the Ashton Palm repair and then the one on Heath Lane we need to take some survey shots of the flow line of the curve to see how much of that is going to be involved to get back to a positive drainage scenario there. On the repair work on the ponds, the bids have been requested but we haven't received any bids yet as of today. In other non-construction stuff, I have been in contact with Green Star Bio Diesel, the company that provides the cooking oil tank. Until Friday, the person I had been dealing with was under the impression that it was a tank overflow issue. They were offering suggestions on adding degreasers and things like that. I let them know that it was not an overflow and that it was a tank failure. The entire contents were emptied out in the parking lot. The end result is going to be repaving a section of that. We are expecting them to participate in that with us. I asked them to let me know who I need to speak with in that regard. They were trying to dismiss it. That was an end of the day Friday email and I have not heard back this morning. I will keep following up. The last thing I have is that we reached out to Bridge Builders USA. They were involved in some of the original bridge construction in the community. They are working their way through some other projects across the county. They will be back in Florida in late August. We are trying to get on their calendar to get them to come out and give us an assessment of the bridges and recommendations of things we can do with what we have in the existing conditions. If we need to spend money on sealing or repairing, or anything the Board wants to explore. We are hoping that late August or early September we will be able to set up a time with them.

Mr. Krumrie: Are latest bridges installed?

Mr. Rayl: I don't know.

Mr. Costello: Some of them weren't done. I think the one from hole 7 over to hole 8, that was redone about 5 years ago.

Mr. Howison: I also think the one over on the 1<sup>st</sup> hole east was done at that same time wasn't it. It was redone.

Mr. Costello: Yes, I think it was done at the same time.

Mr. Plummer: Was there any warranty that came with that work?

Mr. Costello: That was actually before I was here. That would have been a golf course issue. That would have been Maxwell because they owned the golf course at that time.



Mr. Realmuto: Not all of the bridges you are talking about but maybe some of them.

Mr. Costello: The bridges I am talking about, they owned. That was their responsibility. Even if there was some sort of a warranty on it, it would be in their hands not ours. They were the ones who would've taken care of that, not us.

Mr. Realmuto: I do think it is important for us to establish when the various bridges or repairs were made. We should have a list somewhere with dates.

Mr. Howison: I will reach out to Bob Zelazny.

Mr. Costello: He may have the information on that. Like I said, either way we have to maintain them at this point so let's see what has to be done and take care of it.

Mr. Howison: I wrote up a simple piece. We are going to try a few things. Matt and Jared are going to make some repairs to the one bridge that is going to the 1<sup>st</sup> hole on the east. This is almost as a trial to see how things work out. We are going to seal most of the boards we replace. I think what we are going to do is ask them to leave a couple unsealed and we will compare how they wear over the next year. My goal as we move into Fiscal Year 2023 would be to have a strategy for managing and maintaining these bridges over the long-term that would minimize our costs.

Mr. Costello: As long as we are on the subject, there is a section of bridge from a while ago as you come over to hole 1, I don't know if you can salvage anything but I think it is more than an attractive nuisance and a liability.

Mr. Howison: I agree if nothing else that it is an attractive nuisance.

Mr. Realmuto: I think Lloyd has proposed the way forward of essentially using the bridge to hole 1 as a test. I don't know if that requires a motion.

Mr. Plummer: I don't think it does.

Mr. Howison: Our total cost for the first phase of repairs is going to be under \$300. Alan put Matt in touch with the saw mill. They are all custom cut boards especially on curves. We don't know how we will deal with everything. The boards were \$17 a piece which I thought were a good price.

Mr. Costello: You've said in the past how everything has escalated so much in such a short period of time. If there are things that need to be done, now is the time to maybe look at doing them because I don't foresee it coming down right away.

Mr. Plummer: The proposal of moving forward on the testing of doing minor repairs is a good move. I don't think we need a motion at this point to do that because it is maintenance.

Ms. Wells: In regards to the bridge repairs, I was able to pull up an old email and it looks like the repairs done in October 2015 that were presented to the Board at that time were for the bridge repairs on hole 1, hole 3, hole 4, the bridge going from hole 4 to hole 5, hole 5, hole 6-9.

Mr. Plummer: Yes, it was most of them. Thank you for that information.

### **C. Lake Ashton Community Director**

Ms. Wells: This was included in the agenda packet. I want to highlight a couple of things. First, for the month of August we are doing Camp Lake Ashton again. We solicited sponsorships and Caroline was able to get six \$350 sponsorships so all of the activities for that week are free to residents. There is information on all of the activities happening there. Moving along, there is a list of activities we have coming up. Cheeseburgers in Paradise is going to be a lot of fun. There is a save the date for the Rock the Block. I want to point out that we are working with Yellowstone and they are going to be getting some plants for inside free of charge so we are happy to be working with them on that event. We are also working on the 2022 Entertainment Series. It has been a lot more negotiation with artists than I have been able to do before which is a good thing. The August newsletter has some save the dates just to give residents an idea of what to put on their calendar for 2022. In the September timeframe we will release the different acts along with a schedule and a letter will go out to all of the current season ticket holders. Anyone who renewed or purchased a season ticket in 2020, they still have the same seats, everything basically froze for the entertainment series for the Fiscal Year 2021. The Doo Wop Reunion was rescheduled to March 3. There were two shows that Marie scheduled from the 2020 Entertainment Series. The Doo Wop is March 3<sup>rd</sup>. I wanted to point out that for Celebrate, I believe I had the date as April 8<sup>th</sup>, but it is actually April 1<sup>st</sup>. That will go out with the August newsletter as well. We are working on bus tours starting January 2022. Holly will be at Monday coffee in October to promote those trips. We are doing more overnight trips and we have a couple of extended trips for that. The pancake

breakfast has been going well. We have been getting a lot of feedback from residents so we are excited about that. Ashton Tap & Grill will also be part of Camp Lake Ashton. They are going to do cooking and foil packs at The Pavilion. I am not sure the exact number of people that we have, but whoever signs up for that will be free as well covered by our sponsorship. In relation to Monday Coffee, I know Supervisor Costello wanted me to reach out to TECO to see if we could have them at Monday Coffee to discuss some of the issues in the neighborhood. They are not making in person visits right now. I am working with a reliability specialist for why we have frequent outages in Lake Ashton. I have yet to have an email from him. It is not very reliable, but I reached out to see if there are any repairs that are needed that may be causing these outages. One of the follow up items from the last Board meeting was that Supervisor Costello and I made a very lengthy trip out to a warehouse to evaluate the chairs that were presented in the last meeting. We spent more time driving than we did at the warehouse because as soon as they pulled the chairs out it was very apparent that the Timberlane chair is the only chair that is going to work. The 383 HD chair is very small. The gentleman at the warehouse didn't feel that it would be conducive to an environment where people are sitting for a long period of time.

Mr. Costello: There was a very noticeable difference between the two items. It was like night and day. I don't think they left us a choice. The more expensive one unfortunately is the one we want to look at.

Ms. Wells: We wanted to make the least expensive chair work but there was no way. I believe at the last Board meeting there was a NTE \$6,250, and it would come out to \$6,002.96. I wanted to bring it up to the Board and make sure everyone is still good with moving forward. If so, we will go ahead and place that order. The designated smoking area has been highlighted in the newsletter as well as via email blast. The tables are set up and communication has gone out to residents regarding that. I mentioned already that Yellowstone is maintaining the fountain at the Clubhouse on Thompson Nursey Road as of July 1<sup>st</sup>. Extreme Graphics is working on fabricating the amenity signage that was approved at the June meeting so we are moving along with that project. Does anyone have any questions on the report before I move to the budget list? Regarding The Bowling Alley Well Points system, I got another email from Barry this morning who is the contractor on that project. We have a couple of minor things still there. It has been very interesting.

We are going on a year working on this project. They did one part of the electrical repair to the well point. They need one more component to be fixed. We need to coordinate a date with Annie to come and do the tile at the restaurant that they had to demo when they did the recon. We have some plants that should be installed this week or next right around the air conditioners. The main entrance landscape refurbishment is almost there. The rock is being delivered and it is almost installed. They are doing prep today and tomorrow which will include putting down a barrier. They are laying rock. Wednesday they are supposed to start doing the rock at the main entrance and then you will see piles of rock, some in the east parking lot and some in the west. The willow trees that I mentioned have been trimmed. There was one that was cut down, and it was done at no additional charge. There is a dead palm tree, it is a Queen Palm in the west parking lot, that will be removed. We are also looking at removing a tree that fell out of the conservation area behind Berwick. Alan went and marked where the property line is and was able to cut the portion of the tree that was in the homeowner's property line. Regarding applying the sealant to the east golf course bridges, Matt and I are working with one of the GMS Field Managers and are looking so see if we can find out how many hours, we need to seal the bridges, we can get a quote for additional labor to come in and help Matt and Jared with sealing the bridges depending on how it goes with the trial project we are working on.

Mr. Plummer: Any questions for Christine? Thank you.

#### **D. Operations Manager**

Mr. Fisher: The first page identifies where staff rode around with Supervisor Howison with us. We checked all of the ponds on CDD property and everything looks fairly good. We identified one problem area near hole 10. This pond is GC 7. There is a large body of algae on the southern end of that pond. Archie, the account manager for this site, mentioned that due to heavy rain and nutrient run off into the pond and said that their guys would hammer it down every time they are out here with their copper sulfate spray. Next month we will take a peek at it and see how it has improved. It did include their inspection for what they did when they came out. There was minimal damage from Hurricane Elsa. The only thing was that a stop sign fell down the pole at the Ashton Club intersection and Jared got that repaired Sunday after the storm had passed. Also, it was

requested that staff include a Stop Bar Painting Tracker, and I went through the community and identified a handful of areas. For the product, I am still speaking with a couple contractors on a good application method. As soon as I get any go ahead on a good product, we are most likely going to cone the area to detour traffic around. I was thinking that staff could start in the palms area. It seems like it will give us a good idea of how this is going to work with drivetime and less traffic. There were quite a few stop bars that needed attention over there. I will update the Board at the next meeting. Lastly, what Lloyd had alluded to about the bridge near hole 1, we did find a good saw mill contact out of Plant City. They are cutting 10 boards for us as we speak. They are \$17 a board. As soon as they are done, which he said he could have them cut pretty quickly when I spoke to him last Thursday, he mentioned at the beginning of this week. I am going to email him and see where he is at with fabricating those boards and I will drive over there and grab them and bring them back. Hopefully, I will get with Lloyd, but maybe when the golf course is closed, we can go out and take those down. Jared and I can. We will get that tackled and I will update the Board at the next meeting with pictures and stuff. We did include a picture here of how the boards are chipping and basically how they are wearing. Any questions?

Mr. Realmuto: I want to say thank you Matt for all you do in keeping the community looking good and maintained. We all appreciate that. IN addition to all that you have mentioned or are on the tracker, I think you had a pretty significant effort cleaning up things too. I have noticed all of the trash and recyclables moving out of that storage area behind the bowling alley so that helps. Thank you.

#### **E. District Manager's Report**

Ms. Burns: Since our last meeting, the mailed notices on the post-assessment increase were sent out so all residents should have received those. We only received a couple of calls as a result of those letters going out. Most of those were just questions on if the \$94 was an annual or monthly increase. We clarified for those residents that it was an annual increase of \$94. A lot of people were also asking about paying off their debt assessments when they got those letters. If anyone is interested in paying off your debt assessment you can contact my office at any time and we will be able to provide you with

those figures. The last item I have was a public comment that was brought up. We usually set our fiscal year meeting schedule at the meeting where we adopt our budget. That will be on the agenda for the next meeting. Generally, we go forward with the same schedule. Does the Board want us to include that as the schedule? Okay, we will include that as part of the resolution to adopt that as the same schedule. That is all that I had unless anyone had any questions.

Mr. Realmuto: I have a question about the bonds. For those residents who haven't paid off their bonds, I know the CDD II recently refinanced one of their bond offerings. The interest rate is considerably lower than I believe those who are paying off the bond now. I believe it is 5% where the rate they got was closer to 2.5%. is that something we should be looking at to help our residents out?

Ms. Burns: You have already refinanced your bonds.

Mr. Realmuto: We did it once. Who says we can't refinance again at a lower rate?

Ms. Burns: It is in the document.

Ms. Carpenter: There is usually an amount of time that they have to stay outstanding, and since you just refunded once, you wouldn't be able to do it again this quickly.

Mr. Realmuto: Can someone look at what the term is for that and when that could be done, because it was a couple years ago at least.

Ms. Burns: It is usually at least 10 years.

Mr. Realmuto: While you are checking the other contract, you can take a look at this one as well.

Mr. Costello: In 10 years, wouldn't most of these be paid off anyway?

Mr. Realmuto: We would be getting close.

Mr. Costello: It would probably be that close to everything being paid off anyway.

Ms. Burns: I will check it, but for those of you who were in attendance at the Lake Ashton II meeting you usually get one shot at a refinance. There is a certain amount of time after they are issued where you can refinance and then there is usually a 10-year call provision, and by that time you are getting close to them being paid off, but we will absolutely look.

Mr. Plummer: Thank you Jill.

**NINTH ORDER OF BUSINESS**

**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**

Ms. Burns: Financials are included in your package for review. Steve gave a good summary of those earlier in the meeting. If anyone has any questions, I would be happy to answer them. I don't have anything in particular to point out unless anyone has any questions.

Mr. Realmuto: I have a question. At the end, to remind people, there are two different accounts that checks are drawn from. My questions are about the Capital Project Fund and how you choose essentially what to take out of the Capital Project Fund versus the general fund. I am curious to what the reason is for those versus other things that perhaps capital projects, like the pool placement, that came out of the General Fund.

Ms. Burns: Usually if it is a project that is listed in the budget for the current year as a capital project, for example a road pavement for \$25,000 listed in the capital projects, this would be paid from that account. Generally, it would just be coding from Christine.

Mr. Realmuto: So, it is not necessarily things that were specifically identified in the current year's fiscal budget. Some of these things weren't know but are included in the categories.

Ms. Burns: Do you have one in particular?

Mr. Realmuto: Yes. The drain in the pool pump area for example. I don't think that was contemplated there, but maybe it is under something else. The demo and repair of the curve inlet I believe was something that was damaged and is actually being reimbursed. I assume we will start to see that reimbursement show up at some point later. The reimbursement would go to the general fund then, right?

Mr. Plummer: If there is nothing else in the financials, we will move onto item 10.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved.
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**TENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Plummer: Are there any public comments?

Ms. Burns: I see none.

Mr. Plummer: Hearing none,

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor  
Open Discussion**

Mr. Plummer: I have one thing. We will put out a request for quotes for security. Those will go out at the end of July with a return at the end of August and be on the September agenda.

Mr. Krumrie: I have something as well. Last Saturday we hosted a wedding at the ballroom here and had about 200-250 guests. We served no dinner and no bar. It was strictly room rental. As a result, the parking lots got filled up and beyond. Residents were calling the restaurant and asking where they should park the car if they wanted to come down for dinner. That may be something we want to think about in the future, especially in the fall when there are more residents here. We need to make sure we have ample parking for people to utilize the restaurant.

Mr. Costello: Unfortunately, we are limited on space. The only thing we could do is possibly pave some of the overflow by the dog park. Other than that, I don't know of any space that we have as far as being able to put in more parking.

Mr. Howison: What is the arrangement with across the street? Is it a formal arrangement?

Mr. Costello: I've known that people will park across the street for different affairs and I don't think we have ever received any static from them as long as using their parking lot goes. Where are we going to put the cars?

Ms. Wells: We do not have a formal agreement. They usually do not push back too much if it is after hours, but the owner has made it very clear about liability with people who park over there.

Mr. Plummer: Is that lot filled Friday night as well?

Ms. Wells: I have no idea. It is always a challenge when we have events here.

Mr. Realmuto: Saturday night everything was filled.



Mr. Costello: The other thing is parking on the street. One of the things when you look at traffic flow throughout, we should maybe look at making alternate side of the street parking. During the day as you go through the community, some of the landscapers' park close to each other and you aren't going to get a golf cart through them, much less a car, or an emergency vehicle. I have driven emergency vehicles and they are not like driving small cars. You have to be careful going through. One of the things we should maybe look at is alternate side of the street parking where fire hydrants are on one side of the street and moving parking over to the other.

Ms. Wells: I have also talked to Mike who toyed around with the idea of possible putting in golf cart striping at the basketball court area just outside the shuffle board court. Residents have the advantage of being able to use a golf cart versus residents who are coming in for an event are not going to be using a golf cart. We could may encourage them to use golf carts to try to see where we could add additional golf cart spacing for situations like this. That would be good because there is already a ramp on the sidewalk to get up into that area so they would not have to block out any parking. Alan, I know you looked at it briefly. Did you say it was 40 golf carts?

Mr. Rayl: I don't think it was quite that many. I think it was around 30.

Ms. Wells: if Alan evaluates that basketball court area to see how we could position the striping to accommodate golf carts in that area and then just encouraging residents to bring a golf cart when they come to the restaurant if we have an event going on. There is parking for golf carts in the east parking lot around the circle and then if we add that then there should be ample parking for golf carts to get to the restaurant. It doesn't help when it is raining.

Mr. Plummer: I don't know that we have any solution to hash about today. It is something to think about. I think Mike talking about the small overflow area near the dog park, if you could take a look at that at your leisure and see what you think. I think it is limited in the number that could go there, but it would be an additional area.

Mr. Realmuto: I don't think there are any magic bullets here. The only thought I have, in case it helps anything, I think it is mostly about residents utilizing a golf cart if they ever can. There are times you can't for various reasons. I don't know if it would help if we had a few spots parked specifically for the restaurant parking only. This being so we

don't have the situation when we have a big event here and we can hold a couple of spots.

Mr. Plummer: There was a suggestion made by a resident to make the east parking lot residents only.

Mr. Howison: What happened Saturday night was that he got in the car and got here and there was no place to park.

Mr. Plummer: Right, but if you had residents only parking in the east parking lot then there wouldn't have been spots used from the ballroom.

Mr. Howison: How many spots are in this west lot?

Mr. Plummer: I don't know.

Ms. Wells: If that happened, then we will just have cars parked in the street because they are going to have to park somewhere when we have events like that. It is already a problem with just having an event here, then you throw in that extra element of restaurant goers. Security is supposed to be blocking off, and I haven't been to an event here in a while, the areas where they cannot park on the street and directing traffic onto the street once the parking lots are full. I don't want to solve one problem while creating another.

Mr. Krumrie: Can we get a number on how many parking spaces we have? These being both across the street and here?

Mr. Plummer: I think the whole issue is a long-term issue.

Mr. Krumrie: Is there anything we can do about employee parking somewhere else when we have large events too?

Ms. Wells: We usually encourage restaurant employees to park in that overflow by the Pet Play Park. That overflow area is a lot smaller now. We usually encourage them to park in that grass area to leave the parking spots in the actual parking lot for residents and guests.

Mr. Realmuto: From what I can see I am not sure that is happening to any extent at all. This being at least on the big banquet nights that the room is being rented.

Ms. Wells: When AAA Asphalt came out here, I took them to both of our parking lots to see if there were any changes in striping that we could do to add additional parking spots and they could not see any. The actual recommendation of putting the striping on

the basketball court for golf cart parking just came from us talking and looking at the different areas. Does the Board want us to evaluate that and see if that would help with parking? It would just be the cost of the striping.

Mr. Plummer: Does it really need striping?

Ms. Wells: I have seen how some of our residents park around the circle and in different areas. I think it would help maximize that area for parking.

Mr. Plummer: I also see them ignore the striping.

Ms. Wells: That is quite possible.

Mr. Realmuto: Speaking of the golf carts parking around the circle, it seems that it has become more of a problem recently where I have noticed golf carts parking in our circle and not with the wheels in directly parallel but they park with the golf cart parallel to the curve and it takes like 3 spaces.

Ms. Wells: Again, we have done education in the LA Times showing pictures of the golf carts with their tires facing the curbing. We will continue to keep that in the newsletter just as a reminder.

## **TWELTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION V

## SECTION B

Ashton Tap and Grill  
July 2021 Financials

Revenue:

1. 28 Day Month (per Metz 4-4-5 week fiscal calendar)
2. Revenue declined to \$1577 per day (a drop from June of \$343 or \$2401 per week):
  - a. Weekly sales were relatively consistent, but Week 4 was strongest week at \$1744 per day.
  - b. Revenue in week 2 was slower than anticipated as most of July 4<sup>th</sup> sales fell into catering.
3. Catering saw a solid increase for the month at \$10,750 which was our strongest month to date.
4. Check Average shows high at \$15.80 versus June of \$16.08. This was still stronger than most months.
  - a. Register system is polling automatically to our CTUIT accounting system.

Food Cost:

1. Food cost climbed to 36.0% but includes \$486.13 in produce invoices from last week of June (would be 35.1% without)

Labor:

1. Overall labor climbed to 60.9%, but dollar amount was down significantly as sales were lower.
2. Overall labor for Jan-May was 65.1% of sales, but did include some opening costs.
3. Overtime climbed significantly to \$1775 for the month, but most of this was due to the resignation of Exec Chef and coverage by Sous Chef (though cost was less than Exec Chef original cost). Sous Chef has since been hired into the salaried position.

Direct Expenses:

1. Unusual costs:
  - a. Repairs \$137 (under service contracts)
  - b. Equipment / Smallwares purchases \$918
  - c. Credit Card Charges saw a one time credit of \$920 reducing overall amount for the month significantly. Metz balances CC charges quarterly as charges don't hit in line with accounting periods.

Notes:

1. Overall charge of \$11,041 represents \$2760 per week (down from prior month of \$3714 per week). This is a significant decline in a very slow month.
2. Oversight of operations is presently switching from Jeff Brown to VP Dennis Daley as Metz will be re-organizing district operations in the Florida areas.

# Metz Culinary Management

## Ops Statement

Date Range: 6/27/2021 to 7/24/2021

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 6/27-7/3		Week 2 7/4-7/10		Week 3 7/11-7/17		Week 4 7/18-7/24		PERIOD		BUDGET		VARIANCE B/(W)		PERIOD PRIOR YEAR		VARIANCE B/(W)	
<b>SALES</b>																		
RETAIL	\$10,262	76.0%	\$10,847	70.7%	\$10,860	88.5%	\$12,208	88.4%	\$44,176	80.4%	\$67,410	80.1%	(\$23,234)	(34.5%)	\$0	0.0%	\$44,176	0.0%
CATERING	\$3,235	24.0%	\$4,488	29.3%	\$1,416	11.5%	\$1,610	11.7%	\$10,750	19.6%	\$16,700	19.9%	(\$5,950)	(35.6%)	\$0	0.0%	\$10,750	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%
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%
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%
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%
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%
<b>TOTAL SALES</b>	<b>\$13,497</b>	<b>100.0%</b>	<b>\$15,335</b>	<b>100.0%</b>	<b>\$12,277</b>	<b>100.0%</b>	<b>\$13,817</b>	<b>100.0%</b>	<b>\$54,926</b>	<b>100.0%</b>	<b>\$84,110</b>	<b>100.0%</b>	<b>(\$29,184)</b>	<b>(34.7%)</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$54,926</b>	<b>0.0%</b>
<b>COST OF SALES</b>																		
Dry Grocery	\$452	0.0%	\$701	0.0%	\$542	0.0%	\$228	0.0%	\$1,923	0.0%	\$3,575	0.0%	\$1,652	46.2%	\$0	0.0%	(\$1,923)	0.0%
Bakery	\$4	0.0%	\$0	0.0%	\$0	0.0%	\$16	0.0%	\$20	0.0%	\$238	0.0%	\$218	91.6%	\$0	0.0%	(\$20)	0.0%
Dairy	\$553	0.0%	\$286	0.0%	\$401	0.0%	\$216	0.0%	\$1,456	0.0%	\$2,622	0.0%	\$1,166	44.5%	\$0	0.0%	(\$1,456)	0.0%
Produce	\$394	0.0%	\$820	0.0%	\$387	0.0%	\$575	0.0%	\$2,176	0.0%	\$2,622	0.0%	\$446	17.0%	\$0	0.0%	(\$2,176)	0.0%
Grocery	\$27	0.0%	\$943	0.0%	\$919	0.0%	\$486	0.0%	\$2,375	0.0%	\$3,575	0.0%	\$1,201	33.6%	\$0	0.0%	(\$2,375)	0.0%
Protein	\$1,611	0.0%	\$1,113	0.0%	\$2,454	0.0%	\$1,574	0.0%	\$6,752	0.0%	\$8,342	0.0%	\$1,590	19.1%	\$0	0.0%	(\$6,752)	0.0%
Beverages	\$159	0.0%	\$193	0.0%	\$757	0.0%	\$464	0.0%	\$1,572	0.0%	\$1,668	0.0%	\$97	5.8%	\$0	0.0%	(\$1,572)	0.0%
Misc. Cost	\$0	0.0%	\$2,087	0.0%	\$0	0.0%	\$1,400	0.0%	\$3,487	0.0%	\$1,192	0.0%	(\$2,295)	(192.6%)	\$0	0.0%	(\$3,487)	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%
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%
<b>TOTAL COST OF SALES</b>	<b>\$3,200</b>	<b>23.7%</b>	<b>\$6,143</b>	<b>40.1%</b>	<b>\$5,459</b>	<b>44.5%</b>	<b>\$4,958</b>	<b>35.9%</b>	<b>\$19,760</b>	<b>36.0%</b>	<b>\$23,835</b>	<b>28.3%</b>	<b>\$4,074</b>	<b>17.1%</b>	<b>\$0</b>	<b>0.0%</b>	<b>(\$19,760)</b>	<b>0.0%</b>
<b>GROSS PROFIT</b>	<b>\$10,297</b>	<b>76.3%</b>	<b>\$9,192</b>	<b>59.9%</b>	<b>\$6,817</b>	<b>55.5%</b>	<b>\$8,859</b>	<b>64.1%</b>	<b>\$35,166</b>	<b>64.0%</b>	<b>\$60,275</b>	<b>71.7%</b>	<b>(\$25,109)</b>	<b>(41.7%)</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$35,166</b>	<b>0.0%</b>
<b>PAYROLL</b>																		
<b>LABOR</b>																		
MANAGEMENT	\$596	4.4%	\$1,346	8.8%	\$1,346	11.0%	\$1,346	9.7%	\$4,635	8.4%	\$11,712	13.9%	\$7,077	60.4%	\$0	0.0%	(\$4,635)	0.0%
HOURLY	\$6,501	48.2%	\$4,544	29.6%	\$4,655	37.9%	\$4,742	34.3%	\$20,442	37.2%	\$28,613	34.0%	\$8,172	28.6%	\$0	0.0%	(\$20,442)	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%
OVERTIME	\$1,027	7.6%	\$369	2.4%	\$318	2.6%	\$61	0.4%	\$1,775	3.2%	\$0	0.0%	(\$1,775)	0.0%	\$0	0.0%	(\$1,775)	0.0%
VAC/SICK/HOL	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$3,167	3.8%	\$3,167	100.0%	\$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%
BONUS	\$67	0.5%	\$67	0.4%	\$67	0.6%	\$67	0.5%	\$269	0.5%	\$586	0.7%	\$316	54.0%	\$0	0.0%	(\$269)	0.0%
<b>TOTAL LABOR</b>	<b>\$8,191</b>	<b>60.7%</b>	<b>\$6,327</b>	<b>41.3%</b>	<b>\$6,386</b>	<b>52.0%</b>	<b>\$6,217</b>	<b>45.0%</b>	<b>\$27,121</b>	<b>49.4%</b>	<b>\$44,077</b>	<b>52.4%</b>	<b>\$16,956</b>	<b>38.5%</b>	<b>\$0</b>	<b>0.0%</b>	<b>(\$27,121)</b>	<b>0.0%</b>
<b>TAX &amp; FRINGE</b>																		
TAX & FRINGE	\$2,307	17.1%	\$1,800	11.7%	\$1,816	14.8%	\$1,769	12.8%	\$7,692	14.0%	\$12,588	15.0%	\$4,896	38.9%	\$0	0.0%	(\$7,692)	0.0%
<b>TOTAL TAX &amp; FRINGE</b>	<b>\$2,307</b>	<b>17.1%</b>	<b>\$1,800</b>	<b>11.7%</b>	<b>\$1,816</b>	<b>14.8%</b>	<b>\$1,769</b>	<b>12.8%</b>	<b>\$7,692</b>	<b>14.0%</b>	<b>\$12,588</b>	<b>15.0%</b>	<b>\$4,896</b>	<b>38.9%</b>	<b>\$0</b>	<b>0.0%</b>	<b>(\$7,692)</b>	<b>0.0%</b>
<b>TOTAL PAYROLL</b>	<b>\$10,498</b>	<b>77.8%</b>	<b>\$8,126</b>	<b>53.0%</b>	<b>\$8,203</b>	<b>66.8%</b>	<b>\$7,985</b>	<b>57.8%</b>	<b>\$34,813</b>	<b>63.4%</b>	<b>\$56,665</b>	<b>67.4%</b>	<b>\$21,852</b>	<b>38.6%</b>	<b>\$0</b>	<b>0.0%</b>	<b>(\$34,813)</b>	<b>0.0%</b>
<b>AFTER PRIME COSTS</b>	<b>(\$201)</b>	<b>(1.5%)</b>	<b>\$1,066</b>	<b>7.0%</b>	<b>(\$1,385)</b>	<b>(11.3%)</b>	<b>\$874</b>	<b>6.3%</b>	<b>\$353</b>	<b>0.6%</b>	<b>\$3,611</b>	<b>4.3%</b>	<b>(\$3,257)</b>	<b>(90.2%)</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$353</b>	<b>0.0%</b>

# 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**

Date Range: 6/27/2021 to 7/24/2021

Report Group: Lake Ashton Community

Stores Reporting: 100%

	Week 1 6/27-7/3		Week 2 7/4-7/10		Week 3 7/11-7/17		Week 4 7/18-7/24		PERIOD		BUDGET		VARIANCE B/(W)		PERIOD PRIOR YEAR		VARIANCE B/(W)	
<u>CONT. EXPENSES</u>																		
TELEPHONE/UTILITIES	\$0	0.0%	\$65	0.4%	\$0	0.0%	\$0	0.0%	\$65	0.1%	\$0	0.0%	(\$65)	0.0%	\$0	0.0%	(\$65)	0.0%
MENUS & PRINTING	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$733	0.9%	\$733	100.0%	\$0	0.0%	\$0	0.0%
LAUNDRY	\$0	0.0%	\$0	0.0%	\$333	2.7%	\$431	3.1%	\$764	1.4%	\$1,072	1.3%	\$308	28.7%	\$0	0.0%	(\$764)	0.0%
OFFICE SUPPLIES	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$60	0.4%	\$60	0.1%	\$269	0.3%	\$209	77.8%	\$0	0.0%	(\$60)	0.0%
UNIFORMS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$333	0.4%	\$333	100.0%	\$0	0.0%	\$0	0.0%
EQUIPMENT/SUPPLIES	\$279	2.1%	\$64	0.4%	\$29	0.2%	\$546	4.0%	\$918	1.7%	\$0	0.0%	(\$918)	0.0%	\$0	0.0%	(\$918)	0.0%
JANITORIAL/HAZARDOU	\$51	0.4%	\$204	1.3%	\$95	0.8%	\$115	0.8%	\$465	0.9%	\$841	1.0%	\$376	44.7%	\$0	0.0%	(\$465)	0.0%
DISPOSABLES	\$281	2.1%	(\$254)	(1.7%)	\$740	6.0%	\$37	0.3%	\$804	1.5%	\$1,714	2.0%	\$911	53.1%	\$0	0.0%	(\$804)	0.0%
REPAIRS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$667	0.8%	\$667	100.0%	\$0	0.0%	\$0	0.0%
AUTO EXPENSE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$200	0.2%	\$200	100.0%	\$0	0.0%	\$0	0.0%
SERVICE CONTRACTS	\$41	0.3%	\$135	0.9%	\$41	0.3%	\$41	0.3%	\$257	0.5%	\$167	0.2%	(\$90)	(54.2%)	\$0	0.0%	(\$257)	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%	\$0	0.0%
TRAVEL AND LODGING	\$143	1.1%	\$167	1.1%	\$82	0.7%	\$0	0.0%	\$392	0.7%	\$333	0.4%	(\$58)	(17.5%)	\$0	0.0%	(\$392)	0.0%
EQUIPMENT RENTAL	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$250	0.3%	\$250	100.0%	\$0	0.0%	\$0	0.0%
EMPLOYEE RECRUIT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$108	0.1%	\$108	100.0%	\$0	0.0%	\$0	0.0%
MISC EXPENSE	\$0	0.0%	\$306	2.0%	\$0	0.0%	\$0	0.0%	\$306	0.6%	\$0	0.0%	(\$306)	0.0%	\$0	0.0%	(\$306)	0.0%
POSTAGE	\$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%
DUES & SUBS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$159	1.2%	\$159	0.3%	\$0	0.0%	(\$159)	0.0%	\$0	0.0%	(\$159)	0.0%
CREDIT CARD	\$428	3.2%	\$406	2.7%	\$363	3.0%	(\$534)	(3.9%)	\$663	1.2%	\$3,364	4.0%	\$2,701	80.3%	\$0	0.0%	(\$663)	0.0%
OVER / SHORT	\$0	0.0%	\$53	0.4%	\$0	0.0%	\$0	0.0%	\$53	0.1%	\$0	0.0%	(\$53)	0.0%	\$0	0.0%	(\$53)	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%	\$0	0.0%
MARKETING/ADV/DECO	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$500	0.6%	\$500	100.0%	\$0	0.0%	\$0	0.0%
TOTAL CONT. EXPENSES	\$1,222	9.1%	\$1,146	7.5%	\$1,683	13.7%	\$855	6.2%	\$4,906	8.9%	\$10,553	12.6%	\$5,647	53.5%	\$0	0.0%	(\$4,906)	0.0%
PACE	(\$1,423)	(10.6%)	(\$80)	(0.5%)	(\$3,068)	(25.0%)	\$19	0.1%	(\$4,553)	(8.3%)	(\$6,942)	(8.3%)	\$2,390	(34.4%)	\$0	0.0%	(\$4,553)	0.0%
<u>NON-CONT EXPENSE</u>																		
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%	\$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%	\$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%	\$0	0.0%
TECHNOLOGY	\$62	0.5%	\$62	0.4%	\$62	0.5%	\$62	0.5%	\$248	0.5%	\$0	0.0%	(\$248)	0.0%	\$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%	\$0	0.0%
GENERAL INSURANCE	\$102	0.8%	\$105	0.7%	\$105	0.9%	\$95	0.7%	\$406	0.7%	\$521	0.6%	\$115	22.1%	\$0	0.0%	(\$406)	0.0%
LICENSE/PERMITS/TAX	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$454	0.5%	\$454	100.0%	\$0	0.0%	\$0	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%	\$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%	\$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%	\$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%	\$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%	\$0	0.0%
TOTAL NON-CONT EXPENSE	\$164	1.2%	\$167	1.1%	\$167	1.4%	\$157	1.1%	\$655	1.2%	\$975	1.2%	\$320	32.9%	\$0	0.0%	(\$655)	0.0%
INCOME BEFORE FEES	(\$1,587)	(11.8%)	(\$247)	(1.6%)	(\$3,235)	(26.4%)	(\$138)	(1.0%)	(\$5,208)	(9.5%)	(\$7,918)	(9.4%)	\$2,710	(34.2%)	\$0	0.0%	(\$5,208)	0.0%
<u>OTHER FEES</u>																		
Mgmnt/Admin Fees	\$1,458	10.8%	\$1,458	9.5%	\$1,458	11.9%	\$1,458	10.6%	\$5,833	10.6%	\$6,667	7.9%	\$833	12.5%	\$0	0.0%	(\$5,833)	0.0%
TOTAL OTHER FEES	\$1,458	10.8%	\$1,458	9.5%	\$1,458	11.9%	\$1,458	10.6%	\$5,833	10.6%	\$6,667	7.9%	\$833	12.5%	\$0	0.0%	(\$5,833)	0.0%
NET INCOME	(\$3,046)	(22.6%)	(\$1,706)	(11.1%)	(\$4,693)	(38.2%)	(\$1,596)	(11.6%)	(\$11,041)	(20.1%)	(\$14,584)	(17.3%)	\$3,544	(24.3%)	\$0	0.0%	(\$11,041)	0.0%





**Metz**  
CULINARY MANAGEMENT  
ENVIRONMENTAL SERVICES

Invoice # 20770721

July-21

**Billed to :**  
**Lake Ashton**

4141 Lake Ashton Club Dr.  
Lake Wales, FL 33859

Invoice Date: 8/10/2021

Due Date: 8/20/2021

**Total Amount Due**

**\$ 11,040.86**

Service Dates : 06/27/2021 to 07/24/2021

Monthly Culinary Management Charges

**Purchases:**

Food	\$	19,760.21
Disposables	\$	803.64
Equipment	\$	917.93
Cleaning	\$	465.46
Other Operating Expenses	\$	2,967.48
		<b>\$ 24,914.72</b>

**Labor:**

Management Payroll & Benefits	\$	6,375.04
Base Payroll (Hourly)	\$	22,216.77
Base Taxes/Fringes	\$	6,220.70
Contract Labor (Other)	\$	-
		<b>\$ 34,812.51</b>

**Fees, Investments & Adjustments:**

Management/Administrative Costs	\$	5,833.32
Service Contract	\$	-
General Liability Insurance	\$	406.48
Depreciation/Amortization	\$	-
		<b>\$ 6,239.80</b>

**Sales Credit**

Retail Sales	\$	(44,176.32)
Catering	\$	(10,749.85)
House Account	\$	-
Other Catering Sales	\$	-
		<b>\$ (54,926.17)</b>

**Total \$ 11,040.86**

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

*Thank you for your business*

# SECTION 1

Lake Ashton  
Budget Analysis and Business Plan  
Period: October 2021 – September 2022

Revenue:

1. Projected yearly revenue in Ashton Tap and Grill to total \$1,080,105 or an average of \$2811 per day. This represents an increase of approximately 14.5% from our original 1<sup>st</sup> year projection. We would estimate that we will need to see revenue during the peak season of nearly \$3100 per day, an increase of approximately 20% of our current run rate.
2. Catering is projected at \$118,400 for 2021 – 22. We have seen upside during the last few months and anticipate this trend continuing.
3. We anticipate continued popularity of pickup and an advancement of delivery ordering.
4. During the past few months we have seen several opportunity areas that we will continue with to drive revenue and guest excitement:
  - a. Holiday Special Menu's: Thanksgiving, Christmas, New Years, Valentine's Day, Easter, Mother's Day, Memorial Day, Independence Day, Veterans Day, Labor Day.
  - b. Entertainment on Sunday afternoons or others as deemed popular.
  - c. Quarterly updates on daily specials
  - d. Semi Annual updates to menu items
  - e. Continue to perform regular surveys of guests to determine other opportunities.
5. Metz will work with Christine and her staff to market and generate catering sales for the Ballroom space:
  - a. Metz will provide marketing resources including catering webpage
  - b. Metz will look to join the Lake Wales Chamber of Commerce to help community outreach and determine opportunities for corporate events.
  - c. Metz will monitor for outside groups such as wedding planners to build relationships and opportunities
  - d. Continue to work with Lake Ashton residents for event opportunities
6. Extension of Awning to expand outdoor seating will create additional opportunities for revenue during the next peak season.
7. Metz will partner with the Lake Ashton CDD to develop a committee to discuss and promote designs to improve the ambiance in the Ashton Tap and Grill providing a more welcoming atmosphere.
8. One possible area of opportunity is advertisement and revenue growth from outside communities. To date we have been asked not to drive revenue from other neighborhoods, but as Covid impact is reduced this could create additional revenue opportunities.

Cost of Sales:

1. Presently projected Food cost at 34.2% for 2021-22. Current run rates have shown that a combination of special menu's and our menu mix is not allowing for our original projection of approximately 29.6%. Much of this is due to the anticipated catering mix which will not operate alcohol at our original projected model of open bar service with food cost of 18-20%.
2. Future specials and menu items will be monitored closely for food cost prior to implementation with a target of sub 30%.
3. While we do anticipate taking pricing during the course of the year when necessary, we have already seen significant increases in food cost during the last year. CPI Food Away From Home is projected to be at least 3% during the 2021 year, but many economists are projecting that inflation could be greater.

#### Labor:

1. Overall labor is projected at 60.8% of sales, or \$658,053. Annie and team have done a good job of reducing and controlling labor, but in the next year we anticipate being impacted by 2 important changes:
  - a. The state of Florida has increased the minimum wage by \$1.35 effective September, 2021. We will also see an additional increase in September 2022 of \$1 per hour. This will impact all of our tip wage staff and will provide an additional cost of approximately \$32,000 (note: those positions not impacted were projected to receive annual increases of approximately 3%).
  - b. Based on increased revenue in both catering and Ashton Tap and Grill we find it will be necessary to add a full time Supervisor to our operations. The cost of this position is approximately \$43,264 (including benefits and taxes). Note: This position was originally combined into other positions, but we have determined that a person strictly assigned to a supervisory role would be much more valuable to operations.

#### Other Costs:

1. We have included 10K in maintenance costs in our projection for the year as we will be taking on the majority of equipment repair costs.
2. In 2020 – 21 we saw a great deal of opening costs including travel. We believe this will be limited to support only for large events, and have only projected 3K in travel costs for the upcoming year.
3. We have included \$5200 in promotional costs to provide entertainment on location when mostly on a bi-weekly basis, but timing will actually be determined by demand / popularity.
4. \$7400 for smallwares purchases has been included for the upcoming year. Most of this has been budgeted for Catering, but other areas will likely be bar equipment and kitchen equipment along with any wear and tear on other items.
5. \$4372 additional costs have been budgeted for advertising and promotions to help drive revenue. Included in this costs is expected to be some improvements in ambiance on location.
6. Metz will work with the Lake Ashton CDD to determine beneficial capital expenditures for the operations.

#### Overall Expectations:

We have begun to learn a lot of the needs and desires of Lake Ashton and truly believe that our team is starting to become a key part of your community. As we continue to assess successes and shortcomings we will make adjustments to possible areas such as menu, hours, and services. 2021-22 will see a significant battle with food inflation, with the Florida Minimum Wage increase making the impact even worse. We intend to keep our open communication lines with the CDD Board and keep looking for areas together that can provide improved services on location.

Per our overall picture we anticipate that the cost to Lake Ashton CDD Board for 2021-22 to be \$161,585.



**Budget 2021-2022**  
**Lake Ashton**  
**October - September Fiscal Year**

	<u>\$</u>	<u>Total</u> %
<b><u>Sales</u></b>		
Retail	961,705	89.0%
Catering	118,400	11.0%
<b>Total Sales and Revenue</b>	1,080,105	100.0%
<b><u>Cost of Goods Sold</u></b>		
Retail	330,157	30.6%
Catering	39,423	3.6%
<b>Total COGS</b>	369,580	34.2%
<b>Gross Profit</b>	<b>710,525</b>	<b>65.8%</b>
<b><u>Labor Cost</u></b>		
Management Salaries	128,638	11.9%
Hourly Wages	372,364	34.5%
Vacation Salaries & Wages	4,560	0.4%
Bonus	6,432	0.6%
Taxes & Benefits	146,060	13.5%
<b>Total Labor Cost</b>	658,053	60.9%
<b><u>Controllable Costs</u></b>		
Laundry	22,097	2.0%
Cleaning & Mtce	8,552	0.8%
Paper Goods	16,640	1.5%
Menus/Printing	657	0.1%
Office Supplies/Postage	3,024	0.3%
Uniforms	2,500	0.2%
China/Small Equip/Smallware replace	7,400	0.7%
Repairs & Mtce	10,000	0.9%
Promo/Decorations/Flowers/Advertising	7,153	0.7%
Drug Testing/Employee Training	1,300	0.1%
Marketing/Advertising	2,619	0.2%
Travel & Lodging	3,524	0.3%
Service Contracts	3,450	0.3%
Misc	5,313	0.5%
<b>Total Controllable Cost</b>	<b>\$94,229</b>	<b>8.7%</b>
<b><u>Non-Controllable Costs</u></b>		
Equipment Rental	4,000	0.4%
Taxes, Licenses & Fees	1,700	0.2%
Admin Fee %	35,000	3.2%
Management/Admin Fee	35,000	3.2%
Computer Exp (Inc Crucnh Time)	2,976	0.3%
CC Fees	33,402	3.1%
Insurance - G/L	7,750	0.7%
<b>Total Non-Controllable Cost</b>	<b>\$119,828</b>	<b>11.1%</b>
<b>Sub-Total Cost of On-going Operations</b>	<b>\$1,241,690</b>	<b>115.0%</b>
<b>Net Income</b>	<b>(161,585)</b>	<b>-15.0%</b>

Metz Culinary Management  
Budget 2021/22 Lake Ashton

		October	November	December	January	February	March	April	May	June	July	August	September	Total
Sales														
	Cash	71,680	82,880	106,080	83,980	89,040	108,080	87,885	70,000	72,800	58,240	58,240	72,800	961,705
	Catering	10,800	10,800	13,500	9,800	8,400	10,500	8,400	8,400	10,500	8,400	8,400	10,500	118,400
Total Sales and Revenue		82,480	93,680	119,580	93,780	97,440	118,580	96,285	78,400	83,300	66,640	66,640	83,300	1,080,105
Cost of Goods Sold														
	Cash	24,595	28,438	36,455	28,894	30,552	37,085	30,193	24,019	24,980	19,984	19,984	24,980	330,157
	Catering	3,580	3,580	4,475	3,253	2,804	3,505	2,804	2,804	3,505	2,804	2,804	3,505	39,423
Total COGS \$		28,175	32,018	40,930	32,147	33,356	40,590	32,997	26,823	28,485	22,788	22,788	28,485	369,580
Total COGS %		34.2%	34.2%	34.2%	34.3%	34.2%	34.2%	34.3%	34.2%	34.2%	34.2%	34.2%	34.2%	34.2%
Gross Profit		54,305	61,662	78,650	61,633	64,084	77,990	63,288	51,577	54,816	43,852	43,852	54,816	710,525
Labor Cost														
	Management Salaries	9,615	9,615	12,019	9,988	9,988	12,486	9,988	9,988	12,486	9,988	9,988	12,486	128,638
	Hourly Wages	30,343	30,343	40,859	33,448	31,071	36,664	32,071	25,743	31,654	25,579	24,743	34,407	376,924
	Bonus	481	481	601	499	499	624	499	499	624	499	499	624	6,432
	Taxes & Benefits	11,525	11,525	15,226	12,512	11,846	14,199	12,126	10,354	12,796	10,309	10,074	13,567	146,060
Total Labor Cost \$		51,964	51,964	68,705	56,448	53,405	63,972	54,685	46,585	57,560	46,376	45,305	61,084	658,053
Total Labor Cost %		63.0%	55.5%	57.5%	60.2%	54.8%	53.9%	56.8%	59.4%	69.1%	69.6%	68.0%	73.3%	60.9%
Controllable Costs														
	Telephone/Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	Laundry	1,724	1,926	2,459	1,915	1,942	2,369	1,925	1,598	1,733	1,386	1,386	1,733	22,097
	Cleaning & Mtce	652	741	947	743	773	941	764	621	658	527	527	658	8,552
	Paper Goods	1,298	1,451	1,852	1,442	1,462	1,784	1,450	1,204	1,305	1,044	1,044	1,305	16,640
	Menus/Printing	57	65	85	68	70	85	70	33	34	28	28	34	657
	Office Supplies/Postage	250	276	344	283	291	346	290	191	205	172	172	205	3,024
	Uniforms	208	208	208	208	208	208	208	208	208	208	208	208	2,500
	China/Small Equip/Smallware replace	3,367	367	367	367	367	367	367	367	367	367	367	367	7,400
	Repairs & Mtce	833	833	833	833	833	833	833	833	833	833	833	833	10,000
	Promo/Decorations/Flowers/Advertising	589	642	758	656	672	762	670	493	503	452	452	503	7,153
	Drug Testing/Employee Training	108	108	108	108	108	108	108	108	108	108	108	108	1,300
	Marketing/Advertising	219	240	287	246	252	288	251	172	175	157	157	175	2,619
	Travel & Lodging	310	345	422	354	364	424	363	194	198	175	175	198	3,524
	Service Contracts	288	288	288	288	288	288	288	288	288	288	288	288	3,450
	Misc	404	460	587	461	481	585	475	386	409	327	327	409	5,313
Total Controllable Cost \$		10,308	7,952	9,546	7,973	8,112	9,388	8,064	6,695	7,024	6,072	6,072	7,024	94,229
Total Controllable Cost %		12.5%	8.5%	8.0%	8.5%	8.3%	7.9%	8.4%	8.5%	8.4%	9.1%	9.1%	8.4%	8.7%
Non-Controllable Costs														
	Equipment Rental	333	333	333	333	333	333	333	333	333	333	333	333	4,000
	Taxes, Licenses & Fees	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700
	Admin %	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
	Management/Admin Fee	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
	Computer Exp (inc Cruchn Time)	248	248	248	248	248	248	248	248	248	248	248	248	2,976
	CC Fees	2,525	2,886	3,704	2,924	3,037	3,692	3,010	2,423	2,556	2,044	2,044	2,556	33,402
	Insurance - G/L	639	637	813	665	655	779	660	557	640	525	518	662	7,750
Total Non-Controllable Cost		11,279	9,938	10,931	10,004	10,106	10,886	10,085	9,395	9,610	8,984	8,977	9,632	119,828
Total Non-Controllable Cost		13.7%	10.6%	9.1%	10.7%	10.4%	9.2%	10.5%	12.0%	11.5%	13.5%	13.5%	11.6%	11.1%
Net Income		(19,246)	(8,192)	(10,533)	(12,791)	(7,539)	(6,256)	(9,545)	(11,098)	(19,378)	(17,579)	(16,502)	(22,925)	(161,585)
Net Income		-23%	-9%	-9%	-14%	-8%	-5%	-10%	-14%	-23%	-26%	-25%	-28%	-15%

# SECTION C

## Ashton Tap & Grill Financials

Monthly Invoiced Revenue & Expenses (financials from Monthly Invoice / guest count from weekly reports)

**ACTUAL Dec'20 to Jul'21 / ESTIMATED Aug'21 to Sep'21**

Month	Retail Sales	Catering / Other	Total Revenue	Guest Count	Avg. Guest Check	Total Purchases (inc. COS)	Food (COS)	COS %	Total Labor	Labor %	Other Expense	Total Expense	Total Expense %	NET Income / (Deficit)
Dec-20	\$33,009	\$0	\$33,009	1815	\$18.19	\$47,122	\$17,253		\$51,152		\$6,583	\$104,857		(\$71,848)
Jan-21	\$69,995	\$4,025	\$74,021	4492	\$15.58	\$42,552	\$26,821	36.2%	\$63,854	86.3%	\$6,641	\$113,048	152.7%	(\$39,027)
Feb-21	\$61,951	\$3,507	\$65,458	4067	\$15.23	\$32,467	\$22,523	34.4%	\$45,503	69.5%	\$6,437	\$84,406	128.9%	(\$18,948)
Mar-21	\$97,371	\$4,732	\$102,104	6380	\$15.26	\$51,589	\$38,868	38.1%	\$59,470	58.2%	\$6,675	\$117,734	115.3%	(\$15,630)
Apr-21	\$80,284	\$2,857	\$83,141	5148	\$15.60	\$42,111	\$29,094	35.0%	\$44,320	53.3%	\$6,405	\$92,836	111.7%	(\$9,696)
May-21	\$62,021	\$5,845	\$67,866	4136	\$15.00	\$38,075	\$28,830	42.5%	\$42,691	62.9%	\$6,370	\$87,136	128.4%	(\$19,270)
Jun-21	\$67,205	\$8,664	\$75,869	4210	\$15.96	\$43,096	\$26,470	34.9%	\$44,932	59.2%	\$6,415	\$94,443	124.5%	(\$18,574)
Jul-21	\$44,176	\$10,750	\$54,926	2841	\$15.55	\$24,915	\$19,760	36.0%	\$34,813	63.4%	\$6,240	\$65,967	120.1%	(\$11,041)
Aug-21	\$44,176	\$10,750	\$54,926	2841	\$15.55	\$24,915	\$19,760	36.0%	\$34,813	63.4%	\$6,240	\$65,967	120.1%	(\$11,041)
Sep-21	\$53,012	\$10,750	\$63,761	3409.2	\$15.55	\$29,898	\$23,712	37.2%	\$41,775	65.5%	\$6,415	\$78,088	122.5%	(\$14,327)
<b>FY2021</b>	<b>\$613,201</b>	<b>\$61,880</b>	<b>\$675,081</b>	<b>39,339</b>	<b>\$17.16</b>	<b>\$376,739</b>			<b>\$463,322</b>		<b>\$64,422</b>	<b>\$904,482</b>		<b>(\$229,401)</b>

Aug - Sep are estimates based on July ACTUALs adjusted for the # of weeks/month  
This will be updated as the actual monthly invoices are received from Metz



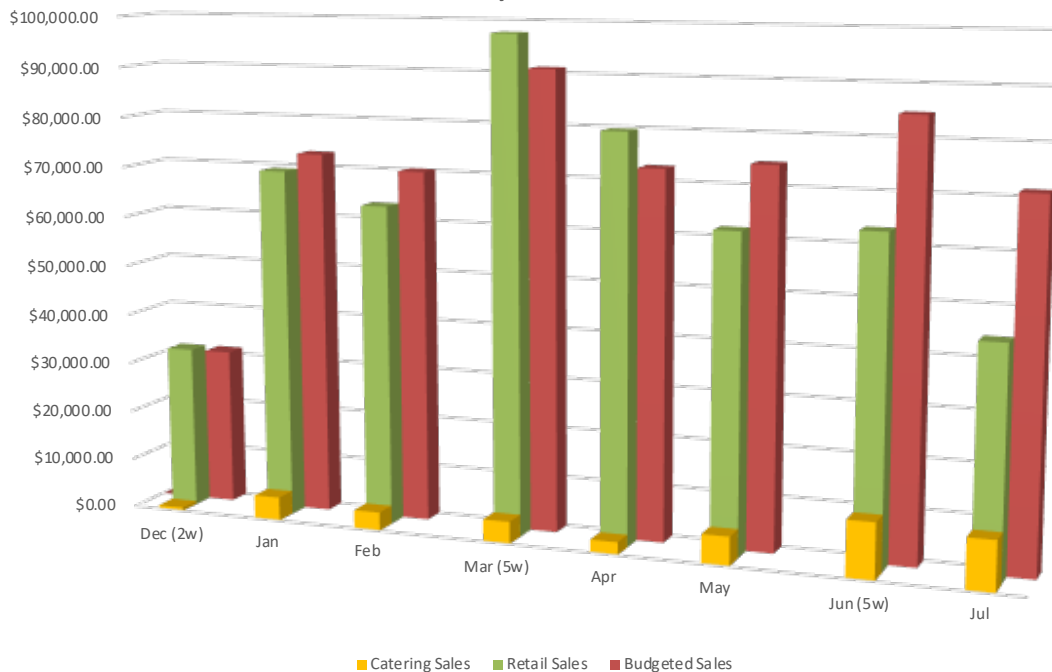
## Ashton Tap and Grill

### Monthly

*Monthly Sales Revenue (as reported weekly)*

Month	Guest Count	Daily Guest Count	Average Guest Check	Retail Sales	Budgeted Sales	Budget vs Sales	Catering Sales	MONTHLY NET SALES
Dec (2w)	1,815	151.3	\$17.84	\$32,377.19	\$31,200.00	\$1,177.19	\$631.50	\$33,008.69
Jan	4,492	160.4	\$15.54	\$69,785.66	\$72,800.00	(\$3,014.34)	\$4,739.43	\$74,525.09
Feb	4,067	145.3	\$15.69	\$63,798.19	\$70,200.00	(\$6,401.81)	\$3,709.21	\$67,507.40
Mar (5w)	6,380	182.3	\$15.35	\$97,908.12	\$91,000.00	\$6,908.12	\$4,428.15	\$102,336.27
Apr	5,148	183.9	\$15.57	\$80,166.95	\$72,800.00	\$7,366.95	\$2,516.89	\$82,683.84
May	4,136	147.7	\$15.11	\$62,496.10	\$74,368.00	(\$11,871.90)	\$5,752.39	\$68,248.49
Jun (5w)	4,210	120.3	\$15.15	\$63,768.93	\$84,560.00	(\$20,791.07)	\$11,160.32	\$74,929.25
Jul	2,841	101.5	\$15.80	\$44,875.24	\$71,232.00	(\$26,356.76)	\$9,967.88	\$54,843.12

**Monthly Sales Revenue**



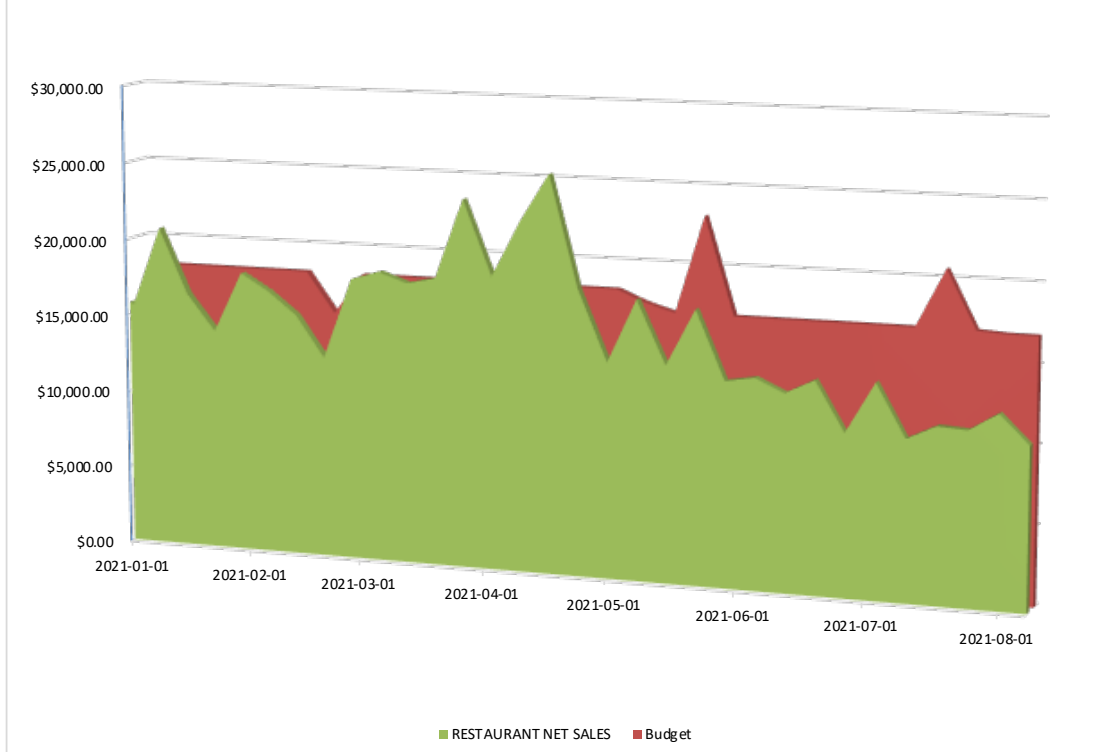
# Ashton Tap and Grill

## Weekly

Retail Sales (provided weekly by General Manager)

Week Ending	Guest Count	Guest Average	GROSS SALES	DISCOUNT S	RESTAURANT NET SALES	NET SALES PER DAY	Budget	Budget vs. Sales
2020-12-19	913	\$18.26	\$16,673.06	\$0.00	\$16,673.06	\$2,381.87	\$15,600.00	\$1,073.06
2020-12-26	902	\$17.41	\$16,774.71	\$1,070.58	\$15,704.13	\$2,243.45	\$15,600.00	\$104.13
2021-01-02	1,207	\$17.22	\$21,827.67	\$1,045.65	\$20,782.02	\$2,968.86	\$18,200.00	\$2,582.02
2021-01-09	1,166	\$14.23	\$17,506.24	\$912.06	\$16,594.18	\$2,370.60	\$18,200.00	(\$1,605.82)
2021-01-16	965	\$14.78	\$15,258.48	\$995.02	\$14,263.46	\$2,037.64	\$18,200.00	(\$3,936.54)
2021-01-23	1,154	\$15.72	\$19,307.60	\$1,161.60	\$18,146.00	\$2,592.29	\$18,200.00	(\$54.00)
2021-01-30	1,052	\$16.21	\$18,245.22	\$1,189.07	\$17,056.15	\$2,436.59	\$18,200.00	(\$1,143.85)
2021-02-06	1,013	\$15.41	\$16,729.95	\$1,119.81	\$15,610.14	\$2,230.02	\$18,200.00	(\$2,589.86)
2021-02-13	916	\$14.15	\$13,747.18	\$781.55	\$12,965.63	\$1,852.23	\$15,600.00	(\$2,634.37)
2021-02-20	1,086	\$16.73	\$19,191.11	\$1,024.84	\$18,166.27	\$2,595.18	\$18,200.00	(\$33.73)
2021-02-27	1,163	\$16.11	\$19,825.86	\$1,091.60	\$18,734.26	\$2,676.32	\$18,200.00	\$534.26
2021-03-06	1,201	\$15.08	\$19,011.97	\$901.65	\$18,110.32	\$2,587.19	\$18,200.00	(\$89.68)
2021-03-13	1,250	\$14.82	\$19,400.15	\$871.35	\$18,528.80	\$2,646.97	\$18,200.00	\$328.80
2021-03-20	1,544	\$15.33	\$24,528.63	\$866.05	\$23,662.58	\$3,380.37	\$18,200.00	\$5,462.58
2021-03-27	1,222	\$15.44	\$19,626.25	\$754.09	\$18,872.16	\$2,696.02	\$18,200.00	\$672.16
2021-04-03	1,487	\$15.10	\$23,299.41	\$838.63	\$22,460.78	\$3,208.68	\$18,200.00	\$4,260.78
2021-04-10	1,513	\$16.86	\$26,102.73	\$588.95	\$25,513.78	\$3,644.83	\$18,200.00	\$7,313.78
2021-04-17	1,221	\$15.02	\$19,063.76	\$721.92	\$18,341.84	\$2,620.26	\$18,200.00	\$141.84
2021-04-24	927	\$14.94	\$14,407.69	\$557.14	\$13,850.55	\$1,978.65	\$18,200.00	(\$4,349.45)
2021-05-01	1,273	\$14.08	\$18,644.88	\$715.23	\$17,929.65	\$2,561.38	\$17,444.00	\$485.65
2021-05-08	979	\$14.19	\$14,636.04	\$739.81	\$13,896.23	\$1,985.18	\$16,912.00	(\$3,015.77)
2021-05-15	953	\$18.38	\$18,241.13	\$720.38	\$17,520.75	\$2,502.96	\$23,100.00	(\$5,579.25)
2021-05-22	931	\$14.12	\$14,217.21	\$1,067.74	\$13,149.47	\$1,878.50	\$16,912.00	(\$3,762.53)
2021-05-29	933	\$14.44	\$14,022.73	\$551.20	\$13,471.53	\$1,924.50	\$16,912.00	(\$3,440.47)
2021-06-05	804	\$15.72	\$12,995.01	\$358.57	\$12,636.44	\$1,805.21	\$16,912.00	(\$4,275.56)
2021-06-12	912	\$14.89	\$14,104.66	\$526.93	\$13,577.73	\$1,939.68	\$16,912.00	(\$3,334.27)
2021-06-19	679	\$15.33	\$11,047.80	\$637.00	\$10,410.80	\$1,487.26	\$16,912.00	(\$6,501.20)
2021-06-26	882	\$15.50	\$14,335.78	\$663.35	\$13,672.43	\$1,953.20	\$16,912.00	(\$3,239.57)
2021-07-03	674	\$15.30	\$10,703.86	\$392.67	\$10,311.19	\$1,473.03	\$16,912.00	(\$6,600.81)
2021-07-10	673	\$16.67	\$11,411.81	\$194.68	\$11,217.13	\$1,602.45	\$20,608.00	(\$9,390.87)
2021-07-17	727	\$15.26	\$11,371.62	\$274.80	\$11,096.82	\$1,585.26	\$16,912.00	(\$5,815.18)
2021-07-24	767	\$15.97	\$13,101.58	\$851.48	\$12,250.10	\$1,750.01	\$16,800.00	(\$4,549.90)
2021-07-31	684	\$15.23	\$10,916.41	\$496.41	\$10,420.00	\$1,488.57	\$16,800.00	(\$6,380.00)
2021-08-07	612	\$16.81	\$10,438.70	\$152.17	\$10,286.53	\$1,469.50	\$16,800.00	(\$6,513.47)
FY2021 YTD	34,385		\$560,716.89	\$24,833.98	\$535,882.91		\$601,760.00	(\$65,877.09)

Weekly Sales



## Ashton Tap and Grill

### Day of Week Averages

January 2021 - June 2021

DAY	Guest Count	Guest Average	GROSS SALES	DISC.	NET SALES	Daily Average
SUN	4,659	\$16.76	\$79,879	\$1,800	\$78,079	\$3,003
MON	4,030	\$14.05	\$70,261	\$13,629	\$56,632	\$2,178
TUE	3,793	\$13.63	\$52,915	\$1,229	\$51,709	\$1,989
WED	4,128	\$14.14	\$59,516	\$1,230	\$58,362	\$2,245
THU	3,623	\$15.59	\$57,539	\$1,060	\$56,479	\$2,172
FRI	4,234	\$16.27	\$70,017	\$1,134	\$68,883	\$2,649
SAT	3,966	\$17.10	\$69,122	\$1,320	\$67,803	\$2,608
	28,433	\$15.40	\$459,248	\$21,401	\$437,947	\$2,406

### Observations

Sundays are consistently the best day (since entertainment started in March)  
 Mondays net revenue are one of the lower (bottom 3) days  
 Tuesdays have been consistently the worst days by every measure, followed closely by Thursdays  
 Wednesdays are in the middle  
 Thursdays are consistently the 2nd worst or worst day  
 Fridays have been the 2nd best day for BOTH guest count & net revenue  
 Saturdays are a close 3rd to Friday's 2nd best

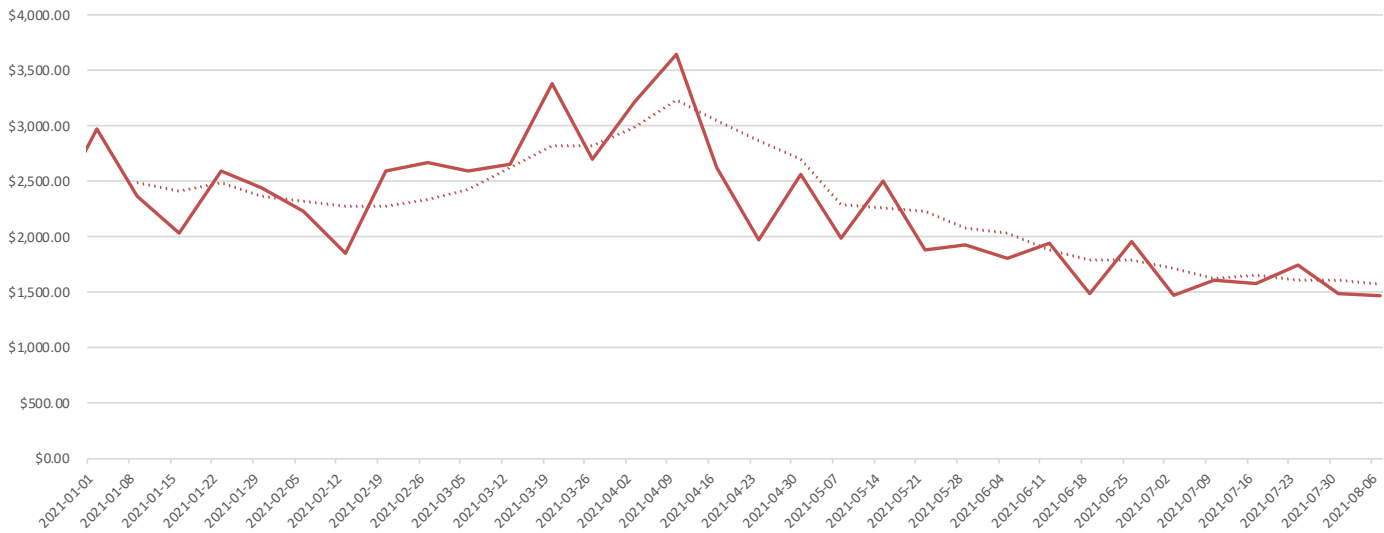
### July 2021 - August 2021

DAY	Guest Count	Guest Average	GROSS SALES	DISC.	NET SALES	Daily Average
SUN	897	\$15.40	14,078	263	13,815	\$2,302
MON	556	\$14.55	9,644	1,554	8,090	\$1,348
TUE	480	\$15.29	7,475	134	7,341	\$1,223
WED	562	\$17.33	9,847	109	9,738	\$1,623
THU	449	\$15.50	7,009	48	6,961	\$1,160
FRI	674	\$16.06	10,947	121	10,826	\$1,804
SAT	519	\$16.98	8,944	133	8,811	\$1,468
	4,137	\$15.85	\$67,944	\$2,363	\$65,581	\$1,561

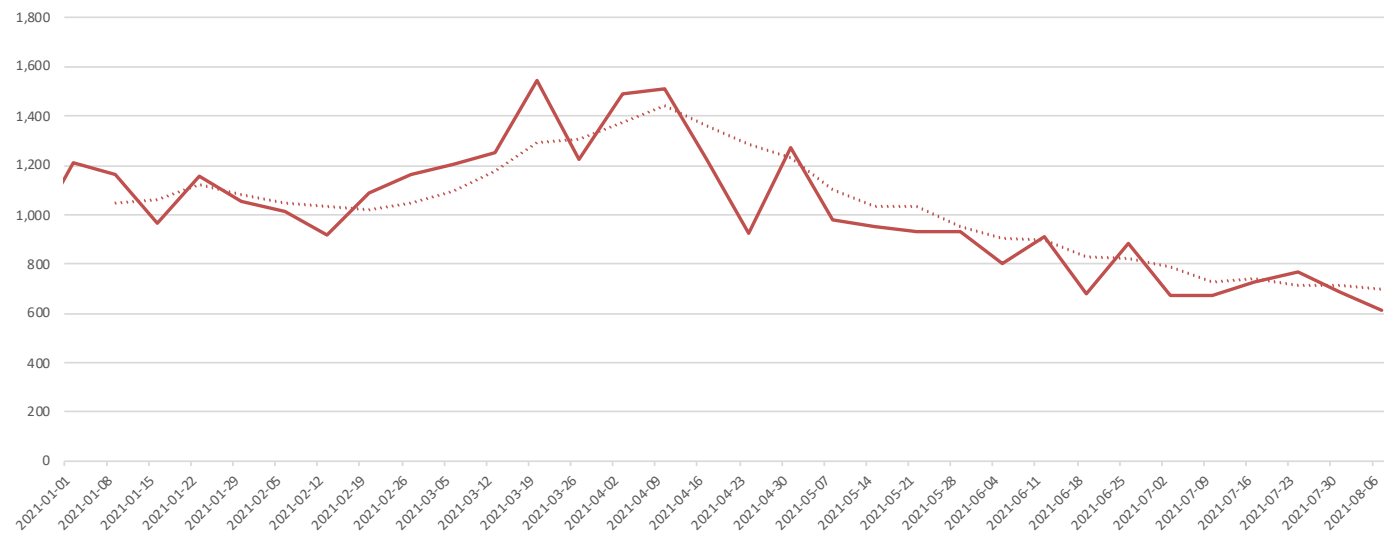
### Observations

Sundays are still the best day, but difference over Friday and Wednesday is declining  
 Mondays NET and DAILY AVG are one of the lower (bottom 3) days  
 Tuesdays and Thursdays are consistently the worst days. Thursdays are worse since July.  
 Wednesdays are now the 3rd best day  
 Tuesdays and Thursdays are consistently the worst days. Thursdays are worse since July.  
 Fridays have been the 2nd best day for BOTH guest count & net revenue  
 Saturdays declined from 3rd best to 4th  
**Daily Average Revenue has declined \$845/day or almost \$6,000/week from first half of the year**

### NET SALES PER DAY



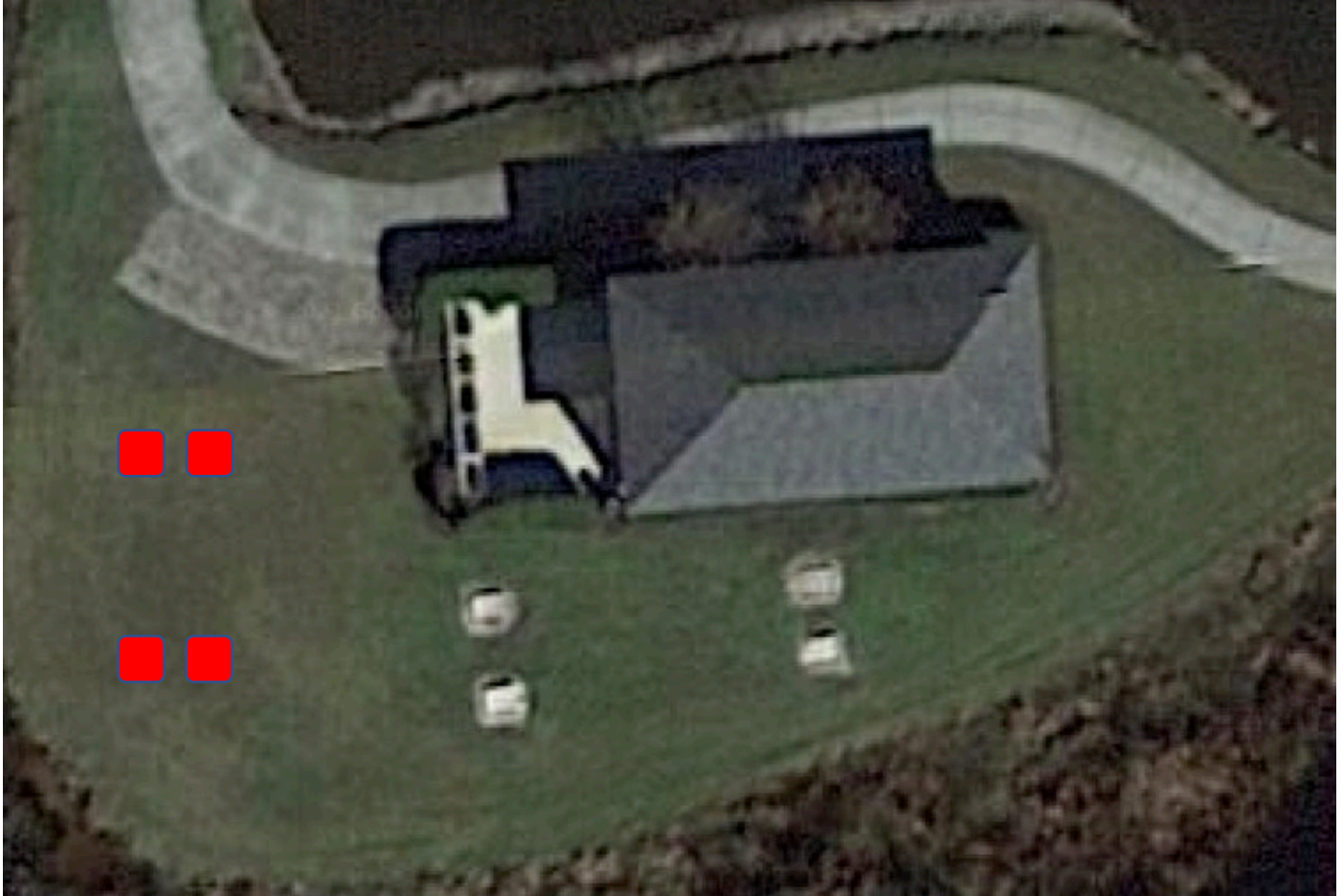
### Guest Count



## SECTION VI

# SECTION A

## Focus 2025 Survey- Horseshoe Pit



Based on comments on the Focus 2025 survey related to the Horseshoe Pits located near the Pavilion, Staff recommends the following plan for refurbishment.

### Plan:

- Relocate the Horseshoe courts to the western end of the Pavilion. This will allow for better visibility of the courts and eliminate the need for signage.
- Construct the courts to face North to South allowing players to play without the sun in their eyes.
- Staff will fill the old pits in with Bahia sod.

### Materials

- Lumber to complete the project: \$260.00
- New metal ringer stakes: \$140.00
- Concrete and buckets to secure ringer stakes: \$70.00
- Horseshoes: \$80.00
- Sand for new pits: \$120.00
- Sod: \$32 (32 pieces at \$1 each)

Grand total= \$702.00

## SECTION VII

## SECTION B



# SECTION 1

## SECTION (a)

## **RESOLUTION 2021-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake Ashton Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF AUGUST 2021**

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

## Exhibit A: Fiscal Year 2022 Budget

***Proposed Budget  
Fiscal Year 2022***



**LAKE ASHTON**  
***Community Development District***

***August 16, 2021***



**Lake Ashton**  
**Community Development District**

*TABLE OF CONTENTS*

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-9

Capital Projects Fund

Budget	Page 10
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Debt Service Funds

Series 2015 Budget	Page 11
Amortization Schedule A-1	Page 12
Amortization Schedule A-2	Page 13



# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,703,644	\$1,721,787	(\$18,319) <sup>(1)</sup>	\$1,703,468	\$1,789,053
Rental Income	001.300.36200.10100	\$40,000	\$27,095	\$9,032	\$36,127	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$37,465	\$12,488	\$49,953	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$70,000	\$85,017	\$28,339	\$113,356	\$80,000
Interest Income	001.300.36100.10000	\$1,000	\$567	\$189	\$756	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$0	\$500,548	\$270,312	\$770,860	\$961,705
Restaurant Catering Sales	001.300.34900.10001	\$0	\$0	\$0	\$0	\$118,400
Contributions	001.300.36600.10000	\$0	\$36,748	\$0	\$36,748	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$12,020	\$1,500	\$13,520	\$5,000
Carryforward	001.300.27100.10000	\$57,271	\$171,723	\$0	\$171,723	\$118,295
<b>TOTAL REVENUES</b>		<b>\$2,006,915</b>	<b>\$2,592,971</b>	<b>\$303,541</b>	<b>\$2,896,512</b>	<b>\$3,243,453</b>
<b>Expenditures</b>						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,025	\$675	\$2,700	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$155	\$52	\$207	\$306
Engineering	001.310.51300.31100	\$40,000	\$61,300	\$20,433	\$81,733	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,250	\$250	\$1,500	\$1,000
Attorney	001.310.51300.31500	\$50,000	\$30,685	\$10,228	\$40,914	\$30,000
Annual Audit	001.310.51300.32200	\$4,500	\$3,750	\$0	\$3,750	\$3,750
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$45,177	\$15,059	\$60,236	\$60,236
Accounting System Software	001.310.51300.35100	\$1,000	\$765	\$255	\$1,020	\$1,000
Postage	001.310.51300.42000	\$3,200	\$1,143	\$381	\$1,524	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$77	\$26	\$103	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$32,131	\$10,710	\$42,841	\$35,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$4,673	\$1,558	\$6,231	\$5,500
Insurance	001.310.51300.45000	\$40,411	\$48,639	\$0	\$48,639	\$48,639
Legal Advertising	001.310.51300.48000	\$1,500	\$1,543	\$514	\$2,057	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$897	\$299	\$1,196	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$13,325	\$0	\$13,325	\$13,500
Office Supplies	001.310.51300.51000	\$125	\$21	\$7	\$28	\$125
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$267,613</b>	<b>\$252,641</b>	<b>\$60,447</b>	<b>\$313,088</b>	<b>\$274,391</b>
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$352,219	\$260,195	\$92,024	\$352,219	\$362,786
Gate/Patrol/Pool Officers	001.320.57200.34501	\$225,000	\$166,423	\$55,474	\$221,897	\$260,614
Pest Control	001.320.57200.54501	\$2,340	\$2,240	\$747	\$2,987	\$2,340
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$1,285	\$428	\$1,713	\$7,500

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$9,908	\$3,303	\$13,211	\$13,600
Electric	001.320.57200.43000	\$216,000	\$146,096	\$48,699	\$194,794	\$216,000
Water	001.320.57200.43100	\$25,000	\$9,849	\$3,283	\$13,132	\$20,000
Gas-Pool	001.320.57200.43200	\$18,000	\$20,548	\$2,705	\$23,253	\$20,500
Gas-Restaurant	001.320.57200.43201	\$0	\$8,042	\$3,750	\$11,792	\$15,000
Refuse	001.320.57200.43300	\$11,000	\$10,909	\$3,636	\$14,545	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$110,000	\$59,703	\$19,901	\$79,604	\$70,000
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$0	\$0	\$0	\$0	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$0	\$0	\$0	\$5,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$0	\$0	\$0	\$0	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$0	\$0	\$0	\$0	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$11,961	\$0	\$11,961	\$7,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$19,129	\$3,750	\$22,879	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$1,140	\$1,710	\$570	\$2,280	\$5,400
Landscape Maintenance	001.320.57200.46200	\$184,940	\$141,401	\$46,325	\$187,726	\$189,006
Plant Replacement	001.320.57200.46201	\$7,000	\$6,230	\$0	\$6,230	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$7,006	\$0	\$7,006	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,025	\$11,685	\$49,710	\$46,740
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$14,600	\$14,600	\$29,200	\$34,800
Permits/Inspections	001.320.57200.54100	\$1,500	\$1,611	\$0	\$1,611	\$1,500
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$1,889	\$82	\$1,971	\$6,000
Operating Supplies	001.320.57200.52000	\$23,000	\$18,114	\$4,500	\$22,614	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$1,650	\$516	\$2,166	\$4,000
Dues & Subscriptions	001.320.57200.54000	\$8,500	\$7,938	\$2,646	\$10,585	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$859	\$0	\$859	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$34,350	\$7,378	\$41,728	\$130,000
Restaurant Operations	001.330.57200.52000	\$0	\$694,460	\$309,292	\$1,003,752	\$1,241,690
Water Damage Repairs	001.320.57200.54507	\$0	\$51,325	\$0	\$51,325	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$1,460,779</b>	<b>\$1,747,456</b>	<b>\$635,294</b>	<b>\$2,382,750</b>	<b>\$2,772,975</b>
<b>TOTAL EXPENDITURES</b>		<b>\$1,728,393</b>	<b>\$2,000,097</b>	<b>\$695,741</b>	<b>\$2,695,838</b>	<b>\$3,047,367</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$278,522)	(\$278,522)	\$0	(\$278,522)	(\$357,671)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$0	\$156,245	\$39,899	\$196,144	\$161,585
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$278,522)</b>	<b>(\$122,277)</b>	<b>\$39,899</b>	<b>(\$82,378)</b>	<b>(\$196,086)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$470,596</b>	<b>(\$352,301)</b>	<b>\$118,295</b>	<b>\$0</b>

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Net Assessment	\$1,572,076	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053
Plus Collection Fees (7%)	\$118,328	\$118,328	\$129,413	\$128,231	\$134,660
Gross Assessment	\$1,690,404	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713
No. of Units	986	986	986	977	977
Gross Per Unit Assessment	\$1,714.41	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**REVENUES:**

**Special Assessments 001.300.36300.10100**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

Fees charged for the Entertainment Series tickets and Special Event tickets. The entertainment fees include a charge for those paying with credit cards to offset the credit card processing fees.

**Newsletter Income 001.300.36200.10200**

The District will earn advertising income from local businesses who would like to advertise in the CDD newsletter that is published on a monthly basis.

**Interest Income 001.300.36100.10000**

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

**Miscellaneous Income 001.300.36900.10000**

Miscellaneous income sources including Monday Morning Coffee Revenue and Postage Revenue as well as any other business center revenue earned during the fiscal year.

**Restaurant Retail Sales 001.300.34900.10000**

Food sales at the restaurant.

**Restaurant Catering Sales 001.300.34900.10001**

Catering sales at the restaurant.

**Carryforward Surplus 001.300.27100.10000**

The unexpended balance at the end of the prior fiscal year that has been rolled forward to the next fiscal year.

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 12 monthly meetings at \$50 per attendance.

**FICA Expense 001.310.51300.21000**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Engineering Fees 001.310.51300.31100**

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

**Arbitrage 001.310.51300.31200**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Capital Improvement Revenue Refunding Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

**Dissemination Agent 001.310.51300.31300**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

**Attorney 001.310.51300.31500**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

**Annual Audit 001.310.51300.32200**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Trustee Fees 001.310.51300.32300**

The District issued Series 2015A-1 and A-2 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Management Fees 001.310.51300.34000**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

**Accounting System Software 001.310.51300.35100**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

Printing copies, printing of computerized checks, stationary, envelopes etc.

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Rentals & Leases 001.310.51300.42502**

The District currently has a lease for the copier at the clubhouse that is estimated to cost \$176 per month plus copy overage and toner shipping charges.

**Insurance 001.310.51300.45000**

The District's General Liability & Public Officials Liability Insurance policy and property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Legal Advertising 001.310.51300.48000**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges 001.310.51300.49000**

Bank charges and any other miscellaneous expenses that are incurred during the year.

**Property Taxes 001.310.51300.31400**

Non-exempt Ad-valorem taxes on property owned within the District.

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

Governmental Management Services will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$362,786. This amount represents a 3% proposed increase.

**Gate/Patrol/Pool Officers 001.320.57200.34501**

Property, gate attendant services and pool officers for the Lake Ashton Community Development District are now provided by Community Watch Solutions, LLC. The amount budgeted is based on the annual contract.

**Pest Control 001.320.57200.54501**

The District has obtained a contract with Florida Pest Control for bugs, mosquitoes and rodent control.

**Security/Fire Alarm/Gate Repairs 001.320.57200.34500**

Annual fire alarm and security alarm monitoring as well as gate repairs.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Telephone/Internet 001.320.572100.41000**

The District is contracted with Spectrum for Internet services, telephone services, and guest wi-fi services. The District is also contracted with Kings III for emergency telephone service at the pool.

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$46,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$500.00
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$7,800.00
211003675231	LAKE ASHTON PHIIIB - OUTDOOR LIGHTING	\$22,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$43,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$60,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
<b>TOTAL</b>		<b><u><u>\$216,000.00</u></u></b>

**Water 001.320.57200.43100**

The District receives water service from the City of Lake Wales.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
20735	4141 ASHTON CLUB DRIVE	\$15,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
<b>TOTAL</b>		<b><u><u>\$20,000.00</u></u></b>

**Gas-Pool 001.320.57200.43200**

The District currently uses Amerigas Propane for gas to heat the pool.

**Gas-Restaurant 001.320.57200.43201**

The District currently uses Amerigas Propane for gas to service the restaurant.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Refuse Service 001.320.57200.43300**

The District is currently contracted with Florida Refuse for garbage pickup and recycling services. The monthly amount is approximately \$916.

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

Replacement of furniture, fixtures, and equipment in the Clubhouse.

**Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540**

Regular repairs and maintenance to the golf cart paths and bridges.

**Repairs and Maintenance-Pool 001.320.57200.45300**

The District is currently contracted with Heartland Commercial Pool Services. The monthly amount to maintain the pool is \$1,250. A contingency of \$4,520 is included for special maintenance and repairs.

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

The District has contracted with Performance Plus Carts for the preventive & regular maintenance to the golf carts.

**Landscape Maintenance 001.320.57200.46200**

The District has contracted with Yellowstone Landscape to provide landscape maintenance services for the Lake Ashton Community Development District. These services will include, mowing, edging, trimming, debris removal, fertilizer, insect, disease and weed control, shrubs, tree maintenance, irrigation, planting of annuals, mulching, palm pruning, and maintenance on Fig.

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

Unscheduled repairs and maintenance to the irrigation system throughout the District.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Lake Maintenance 001.320.53800.46800**

The District has obtained a contract with Applied Aquatic Management for the maintenance of 13 ponds, canals, & E-1 pond Littoral Shelf.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Applied Aquatics	\$3,895	\$46,740

**Wetland/Mitigation Maintenance 001.320.53800.46801**

The District has obtained a contract with Applied Aquatic Management for Wetlands/Mitigation maintenance. The management program will include the control of vegetation, algae, and grass/brush control.

<u>Description</u>	<u>Quarterly</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$7,300.00	\$29,200.00	Mitigation Areas: 1B, 7A Wetlands Areas: 2, 3, 4, 5, 6, 8, Utility Easement Wetland, and East Conservation Area
	<u>Semi-Annually</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$2,800.00	\$5,600.00	Conservation Area from Clubhouse West to boat ramp

**Permits/Inspections 001.320.57200.54100**

The District is required to renew permits and other inspections on an annual basis with the City of Lake Wales, Polk County and The State of Florida to comply with regulations.

**Office Supplies/Printing & Binding 001.320.57200.51000**

Office supplies for the clubhouse that will include items such as paper, toner, etc.

**Operating Supplies 001.320.57200.52000**

General operating supplies such as chemicals, paints, paper products, etc. for the clubhouse.

**Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

**Dues & Licenses 001.320.57200.54000**

The District is required to pay an annual subscription for Motion Picture Licensing and Music Licensing.

**Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.



**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

**Restaurant Operations**

The District has contracted with Metz Culinary management for the operation and management of the restaurant, Ashton Tap and Grill:

FOOD	001.330.57200.52000
DISPOSABLES	001.330.57200.52001
EQUIPMENT	001.330.57200.52002
CLEANING	001.330.57200.52003
OTHER OPERATING EXPENSES	001.330.57200.52004
MANAGEMENT PAYROLL & BENEFITS	001.330.57200.12000
BASE PAYROLL (HOURLY)	001.330.57200.12100
BASE TAXES/FRINGES	001.330.57200.21000
MANAGEMENT/ADMINISTRATIVE COSTS	001.330.57200.34000
GENERAL LIABILITY INSURANCE	001.330.57200.45000

# Lake Ashton

## Community Development District

## Capital Projects Funds

	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Description</b>					
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$278,522	\$278,522	\$0	\$278,522	\$357,671
Interest Income	\$5,000	\$657	\$219	\$876	\$1,000
Carryforward Surplus	\$621,915	\$532,019	\$0	\$532,019	\$413,167
<b>TOTAL REVENUES</b>	<b>\$905,437</b>	<b>\$811,198</b>	<b>\$219</b>	<b>\$811,417</b>	<b>\$771,838</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 21</b>					
Golf Course Reserves	\$25,000	\$0	\$0	\$0	\$25,000
Capital Reserves-FY 21	\$4,700	\$0	\$0	\$0	\$0
Pavement Management	\$0	\$2,638	\$0	\$2,638	\$0
Restaurant Equipment Allowance	\$15,000	\$20,675	\$0	\$20,675	\$0
Tennis Court Color Coat	\$17,000	\$0	\$0	\$0	\$0
Stormwater Management	\$25,000	\$7,862	\$0	\$7,862	\$0
Golf Course Transfer to LA2	\$115,000	\$115,000	\$0	\$115,000	\$0
HVAC	\$25,000	\$16,744	\$0	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$0	\$0	\$0	\$0
Handicap Ramp	\$7,000	\$0	\$0	\$0	\$0
Convert Tennis Court and Shuffleboard Court lights to LED	\$15,000	\$0	\$0	\$0	\$0
Bathroom Refurbishment	\$0	\$23,624	\$0	\$23,624	\$0
Signs	\$0	\$4,215	\$0	\$4,215	\$0
Landscape	\$0	\$17,478	\$0	\$17,478	\$0
Amenity Signage	\$0	\$0	\$0	\$0	\$0
Indoor Furniture	\$0	\$0	\$0	\$0	\$0
Restroom Coversion to Multi-use Handicap	\$0	\$0	\$0	\$0	\$0
Walkway to Bocce Ball Courts	\$0	\$0	\$0	\$0	\$0
Walkway to Tennis Courts	\$0	\$0	\$0	\$0	\$0
Pool Pump-Self Priming	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$500	\$485	\$162	\$647	\$0
<b>Capital Projects-FY 22</b>					
Capital Reserves-FY 22	\$0	\$0	\$0	\$0	\$0
Exercise Equipment - Cardio	\$0	\$0	\$0	\$0	\$10,000
Security Golf Carts	\$0	\$0	\$0	\$0	\$7,650
Enclose Activities Desk	\$0	\$0	\$0	\$0	\$26,000
Lake Ashton Blvd. Landscape Refurbishment	\$0	\$0	\$0	\$0	\$28,250
Pavement Management	\$0	\$0	\$0	\$0	\$90,000
Replace Restaurant Awning	\$0	\$0	\$0	\$0	\$38,250
Restaurant Dining Room Redesign	\$0	\$0	\$0	\$0	\$10,000
Restaurant Kitchen Redesign	\$0	\$0	\$0	\$0	\$10,000
Restaurant Equipment	\$0	\$0	\$0	\$0	\$15,000
Stormwater Management	\$0	\$0	\$0	\$0	\$25,000
HVAC	\$0	\$0	\$0	\$0	\$25,000
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$294,200</b>	<b>\$208,721</b>	<b>\$162</b>	<b>\$208,883</b>	<b>\$310,800</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to General Fund)	\$0	(\$156,245)	(\$33,123)	(\$189,367)	(\$161,585)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>(\$156,245)</b>	<b>(\$33,123)</b>	<b>(\$189,367)</b>	<b>(\$161,585)</b>
<b>EXCESS REVENUES</b>	<b>\$611,237</b>	<b>\$446,233</b>	<b>(\$33,065)</b>	<b>\$413,167</b>	<b>\$299,453</b>

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>
<b>RESERVES</b>					
Beginning Balance	\$621,915	\$421,870	\$277,485	\$585,285	\$893,085
Reserves	\$283,522	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$294,200)	(\$310,800)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$189,367)	(\$161,585)	\$0	\$0	\$0
Ending Balance	<b>\$421,870</b>	<b>\$277,485</b>	<b>\$585,285</b>	<b>\$893,085</b>	<b>\$1,200,885</b>
<b>RESERVE STUDY</b>					
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>

# Lake Ashton

## Community Development District

## Debt Service Fund

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Special Assessments - Levy	\$450,835	\$450,312	(\$4,835) <sup>(1)</sup>	\$445,478	\$435,837
Special Assessments - PPMT A-1	\$0	\$50,930	\$0	\$50,930	\$0
Special Assessments - PPMT A-2	\$0	\$10,673	\$0	\$10,673	\$0
Interest Income	\$500	\$9	\$9	\$19	\$500
Carry Forward Surplus <sup>(2)</sup>	\$135,570	\$200,596	\$0	\$200,596	\$156,320
<b>TOTAL REVENUES</b>	<b>\$586,905</b>	<b>\$712,521</b>	<b>(\$4,825)</b>	<b>\$707,695</b>	<b>\$592,658</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$88,875	\$88,875	\$0	\$88,875	\$81,625
Interest - 05/01	\$88,875	\$0	\$87,000	\$87,000	\$81,625
Principal - 05/01	\$220,000	\$0	\$215,000	\$215,000	\$230,000
Special Call - 11/01	\$15,000	\$75,000	\$0	\$75,000	\$0
Special Call - 05/01	\$0	\$0	\$40,000	\$40,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,750	\$12,750	\$0	\$12,750	\$12,250
Interest - 05/01	\$12,750	\$0	\$12,750	\$12,750	\$12,250
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$458,250</b>	<b>\$176,625</b>	<b>\$374,750</b>	<b>\$551,375</b>	<b>\$437,750</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer	(\$500)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>(\$500)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$128,155</b>	<b>\$535,896</b>	<b>(\$379,575)</b>	<b>\$156,320</b>	<b>\$154,908</b>

<sup>(1)</sup> Property appraiser for 1% of total assessment roll. Fees are billed in August 2021.

<sup>(2)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$ 75,875.00
2015A-2	\$ 11,750.00
<b>11/22 Interest</b>	<b>\$87,625</b>

No. of Units	Per Unit	2015A-1	2015A-2
287	\$0.00	\$0.00	\$0.00
134	\$539.74	\$72,325.16	\$0.00
16	\$684.62	\$10,953.92	\$0.00
274	\$765.82	\$209,834.68	\$0.00
22	\$1,092.43	\$0.00	\$24,033.46
61	\$1,028.98	\$36,219.36	\$26,548.42
81	\$977.74	\$79,196.94	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
875		\$418,060.46	\$50,581.88
Discounts/Collection Fees (7%)		(\$29,264.23)	(\$3,540.73)
<b>Net Assessment Total</b>		<b>\$388,796.23</b>	<b>\$47,041.15</b>

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$3,480,000.00	\$ 215,000.00	\$ 87,000.00	\$ -
11/01/21	\$3,265,000.00	\$ -	\$ 81,625.00	\$ 383,625.00
05/01/22	\$3,265,000.00	\$ 230,000.00	\$ 81,625.00	\$ -
11/01/22	\$3,035,000.00	\$ -	\$ 75,875.00	\$ 387,500.00
05/01/23	\$3,035,000.00	\$ 240,000.00	\$ 75,875.00	\$ -
11/01/23	\$2,795,000.00	\$ -	\$ 69,875.00	\$ 385,750.00
05/01/24	\$2,795,000.00	\$ 250,000.00	\$ 69,875.00	\$ -
11/01/24	\$2,545,000.00	\$ -	\$ 63,625.00	\$ 383,500.00
05/01/25	\$2,545,000.00	\$ 265,000.00	\$ 63,625.00	\$ -
11/01/25	\$2,280,000.00	\$ -	\$ 57,000.00	\$ 385,625.00
05/01/26	\$2,280,000.00	\$ 280,000.00	\$ 57,000.00	\$ -
11/01/26	\$2,000,000.00	\$ -	\$ 50,000.00	\$ 387,000.00
05/01/27	\$2,000,000.00	\$ 295,000.00	\$ 50,000.00	\$ -
11/01/27	\$1,705,000.00	\$ -	\$ 42,625.00	\$ 387,625.00
05/01/28	\$1,705,000.00	\$ 310,000.00	\$ 42,625.00	\$ -
11/01/28	\$1,395,000.00	\$ -	\$ 34,875.00	\$ 387,500.00
05/01/29	\$1,395,000.00	\$ 325,000.00	\$ 34,875.00	\$ -
11/01/29	\$1,070,000.00	\$ -	\$ 26,750.00	\$ 386,625.00
05/01/30	\$1,070,000.00	\$ 340,000.00	\$ 26,750.00	\$ -
11/01/30	\$ 730,000.00	\$ -	\$ 18,250.00	\$ 385,000.00
05/01/31	\$ 730,000.00	\$ 355,000.00	\$ 18,250.00	\$ -
11/01/31	\$ 375,000.00	\$ -	\$ 9,375.00	\$ 382,625.00
05/01/32	\$ 375,000.00	\$ 375,000.00	\$ 9,375.00	\$ 384,375.00
		\$ 3,480,000.00	\$ 1,146,750.00	\$ 4,626,750.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 510,000.00	\$ 20,000.00	\$ 12,750.00	\$ -
11/01/21	\$ 490,000.00	\$ -	\$ 12,250.00	\$ 45,000.00
05/01/22	\$ 490,000.00	\$ 20,000.00	\$ 12,250.00	\$ -
11/01/22	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 44,000.00
05/01/23	\$ 470,000.00	\$ 20,000.00	\$ 11,750.00	\$ -
11/01/23	\$ 450,000.00	\$ -	\$ 11,250.00	\$ 43,000.00
05/01/24	\$ 450,000.00	\$ 20,000.00	\$ 11,250.00	\$ -
11/01/24	\$ 430,000.00	\$ -	\$ 10,750.00	\$ 42,000.00
05/01/25	\$ 430,000.00	\$ 25,000.00	\$ 10,750.00	\$ -
11/01/25	\$ 405,000.00	\$ -	\$ 10,125.00	\$ 45,875.00
05/01/26	\$ 405,000.00	\$ 25,000.00	\$ 10,125.00	\$ -
11/01/26	\$ 380,000.00	\$ -	\$ 9,500.00	\$ 44,625.00
05/01/27	\$ 380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/27	\$ 355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/28	\$ 355,000.00	\$ 30,000.00	\$ 8,875.00	\$ -
11/01/28	\$ 325,000.00	\$ -	\$ 8,125.00	\$ 47,000.00
05/01/29	\$ 325,000.00	\$ 30,000.00	\$ 8,125.00	\$ -
11/01/29	\$ 295,000.00	\$ -	\$ 7,375.00	\$ 45,500.00
05/01/30	\$ 295,000.00	\$ 30,000.00	\$ 7,375.00	\$ -
11/01/30	\$ 265,000.00	\$ -	\$ 6,625.00	\$ 44,000.00
05/01/31	\$ 265,000.00	\$ 30,000.00	\$ 6,625.00	\$ -
11/01/31	\$ 235,000.00	\$ -	\$ 5,875.00	\$ 42,500.00
05/01/32	\$ 235,000.00	\$ 35,000.00	\$ 5,875.00	\$ -
11/01/32	\$ 200,000.00	\$ -	\$ 5,000.00	\$ 45,875.00
05/01/33	\$ 200,000.00	\$ 35,000.00	\$ 5,000.00	\$ -
11/01/33	\$ 165,000.00	\$ -	\$ 4,125.00	\$ 44,125.00
05/01/34	\$ 165,000.00	\$ 40,000.00	\$ 4,125.00	\$ -
11/01/34	\$ 125,000.00	\$ -	\$ 3,125.00	\$ 47,250.00
05/01/35	\$ 125,000.00	\$ 40,000.00	\$ 3,125.00	\$ -
11/01/35	\$ 85,000.00	\$ -	\$ 2,125.00	\$ 45,250.00
05/01/36	\$ 85,000.00	\$ 40,000.00	\$ 2,125.00	\$ -
11/01/36	\$ 45,000.00	\$ -	\$ 1,125.00	\$ 43,250.00
05/01/37	\$ 45,000.00	\$ 45,000.00	\$ 1,125.00	\$ 46,125.00
		\$ 510,000.00	\$ 248,750.00	\$ 758,750.00

## Exhibit B: Fiscal Year 2022 Restaurant Budget

## SECTION 2

## SECTION (a)



## RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August 2021

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

***Proposed Budget  
Fiscal Year 2022***



**LAKE ASHTON**  
***Community Development District***

***August 16, 2021***



**Lake Ashton**  
**Community Development District**

*TABLE OF CONTENTS*

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-9

Capital Projects Fund

Budget	Page 10
--------	---------

Debt Service Funds

Series 2015 Budget	Page 11
Amortization Schedule A-1	Page 12
Amortization Schedule A-2	Page 13

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,703,644	\$1,721,787	(\$18,319) <sup>(1)</sup>	\$1,703,468	\$1,789,053
Rental Income	001.300.36200.10100	\$40,000	\$27,095	\$9,032	\$36,127	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$37,465	\$12,488	\$49,953	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$70,000	\$85,017	\$28,339	\$113,356	\$80,000
Interest Income	001.300.36100.10000	\$1,000	\$567	\$189	\$756	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$0	\$500,548	\$270,312	\$770,860	\$961,705
Restaurant Catering Sales	001.300.34900.10001	\$0	\$0	\$0	\$0	\$118,400
Contributions	001.300.36600.10000	\$0	\$36,748	\$0	\$36,748	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$12,020	\$1,500	\$13,520	\$5,000
Carryforward	001.300.27100.10000	\$57,271	\$171,723	\$0	\$171,723	\$118,295
<b>TOTAL REVENUES</b>		<b>\$2,006,915</b>	<b>\$2,592,971</b>	<b>\$303,541</b>	<b>\$2,896,512</b>	<b>\$3,243,453</b>
<b>Expenditures</b>						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,025	\$675	\$2,700	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$155	\$52	\$207	\$306
Engineering	001.310.51300.31100	\$40,000	\$61,300	\$20,433	\$81,733	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,250	\$250	\$1,500	\$1,000
Attorney	001.310.51300.31500	\$50,000	\$30,685	\$10,228	\$40,914	\$30,000
Annual Audit	001.310.51300.32200	\$4,500	\$3,750	\$0	\$3,750	\$3,750
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$45,177	\$15,059	\$60,236	\$60,236
Accounting System Software	001.310.51300.35100	\$1,000	\$765	\$255	\$1,020	\$1,000
Postage	001.310.51300.42000	\$3,200	\$1,143	\$381	\$1,524	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$77	\$26	\$103	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$32,131	\$10,710	\$42,841	\$35,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$4,673	\$1,558	\$6,231	\$5,500
Insurance	001.310.51300.45000	\$40,411	\$48,639	\$0	\$48,639	\$48,639
Legal Advertising	001.310.51300.48000	\$1,500	\$1,543	\$514	\$2,057	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$897	\$299	\$1,196	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$13,325	\$0	\$13,325	\$13,500
Office Supplies	001.310.51300.51000	\$125	\$21	\$7	\$28	\$125
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$267,613</b>	<b>\$252,641</b>	<b>\$60,447</b>	<b>\$313,088</b>	<b>\$274,391</b>
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$352,219	\$260,195	\$92,024	\$352,219	\$362,786
Gate/Patrol/Pool Officers	001.320.57200.34501	\$225,000	\$166,423	\$55,474	\$221,897	\$260,614
Pest Control	001.320.57200.54501	\$2,340	\$2,240	\$747	\$2,987	\$2,340
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$1,285	\$428	\$1,713	\$7,500

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$9,908	\$3,303	\$13,211	\$13,600
Electric	001.320.57200.43000	\$216,000	\$146,096	\$48,699	\$194,794	\$216,000
Water	001.320.57200.43100	\$25,000	\$9,849	\$3,283	\$13,132	\$20,000
Gas-Pool	001.320.57200.43200	\$18,000	\$20,548	\$2,705	\$23,253	\$20,500
Gas-Restaurant	001.320.57200.43201	\$0	\$8,042	\$3,750	\$11,792	\$15,000
Refuse	001.320.57200.43300	\$11,000	\$10,909	\$3,636	\$14,545	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$110,000	\$59,703	\$19,901	\$79,604	\$70,000
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$0	\$0	\$0	\$0	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$0	\$0	\$0	\$5,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$0	\$0	\$0	\$0	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$0	\$0	\$0	\$0	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$11,961	\$0	\$11,961	\$7,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$19,129	\$3,750	\$22,879	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$1,140	\$1,710	\$570	\$2,280	\$5,400
Landscape Maintenance	001.320.57200.46200	\$184,940	\$141,401	\$46,325	\$187,726	\$189,006
Plant Replacement	001.320.57200.46201	\$7,000	\$6,230	\$0	\$6,230	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$7,006	\$0	\$7,006	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,025	\$11,685	\$49,710	\$46,740
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$14,600	\$14,600	\$29,200	\$34,800
Permits/Inspections	001.320.57200.54100	\$1,500	\$1,611	\$0	\$1,611	\$1,500
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$1,889	\$82	\$1,971	\$6,000
Operating Supplies	001.320.57200.52000	\$23,000	\$18,114	\$4,500	\$22,614	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$1,650	\$516	\$2,166	\$4,000
Dues & Subscriptions	001.320.57200.54000	\$8,500	\$7,938	\$2,646	\$10,585	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$859	\$0	\$859	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$34,350	\$7,378	\$41,728	\$130,000
Restaurant Operations	001.330.57200.52000	\$0	\$694,460	\$309,292	\$1,003,752	\$1,241,690
Water Damage Repairs	001.320.57200.54507	\$0	\$51,325	\$0	\$51,325	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$1,460,779</b>	<b>\$1,747,456</b>	<b>\$635,294</b>	<b>\$2,382,750</b>	<b>\$2,772,975</b>
<b>TOTAL EXPENDITURES</b>		<b>\$1,728,393</b>	<b>\$2,000,097</b>	<b>\$695,741</b>	<b>\$2,695,838</b>	<b>\$3,047,367</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$278,522)	(\$278,522)	\$0	(\$278,522)	(\$357,671)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$0	\$156,245	\$39,899	\$196,144	\$161,585
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$278,522)</b>	<b>(\$122,277)</b>	<b>\$39,899</b>	<b>(\$82,378)</b>	<b>(\$196,086)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$470,596</b>	<b>(\$352,301)</b>	<b>\$118,295</b>	<b>\$0</b>

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Net Assessment	\$1,572,076	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053
Plus Collection Fees (7%)	\$118,328	\$118,328	\$129,413	\$128,231	\$134,660
Gross Assessment	\$1,690,404	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713
No. of Units	986	986	986	977	977
Gross Per Unit Assessment	\$1,714.41	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00

# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND BUDGET FISCAL YEAR 2022

#### **REVENUES:**

##### **Special Assessments 001.300.36300.10100**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

##### **Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

##### **Entertainment Fees 001.300.36200.10000**

Fees charged for the Entertainment Series tickets and Special Event tickets. The entertainment fees include a charge for those paying with credit cards to offset the credit card processing fees.

##### **Newsletter Income 001.300.36200.10200**

The District will earn advertising income from local businesses who would like to advertise in the CDD newsletter that is published on a monthly basis.

##### **Interest Income 001.300.36100.10000**

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

##### **Miscellaneous Income 001.300.36900.10000**

Miscellaneous income sources including Monday Morning Coffee Revenue and Postage Revenue as well as any other business center revenue earned during the fiscal year.

##### **Restaurant Retail Sales 001.300.34900.10000**

Food sales at the restaurant.

##### **Restaurant Catering Sales 001.300.34900.10001**

Catering sales at the restaurant.

##### **Carryforward Surplus 001.300.27100.10000**

The unexpended balance at the end of the prior fiscal year that has been rolled forward to the next fiscal year.

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#### **EXPENDITURES:**

##### **Supervisor Fees 001.310.51300.11000**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 12 monthly meetings at \$50 per attendance.

##### **FICA Expense 001.310.51300.21000**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.



**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Engineering Fees 001.310.51300.31100**

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

**Arbitrage 001.310.51300.31200**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Capital Improvement Revenue Refunding Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

**Dissemination Agent 001.310.51300.31300**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

**Attorney 001.310.51300.31500**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

**Annual Audit 001.310.51300.32200**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Trustee Fees 001.310.51300.32300**

The District issued Series 2015A-1 and A-2 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Management Fees 001.310.51300.34000**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

**Accounting System Software 001.310.51300.35100**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

Printing copies, printing of computerized checks, stationary, envelopes etc.

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Rentals & Leases 001.310.51300.42502**

The District currently has a lease for the copier at the clubhouse that is estimated to cost \$176 per month plus copy overage and toner shipping charges.

**Insurance 001.310.51300.45000**

The District's General Liability & Public Officials Liability Insurance policy and property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Legal Advertising 001.310.51300.48000**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges 001.310.51300.49000**

Bank charges and any other miscellaneous expenses that are incurred during the year.

**Property Taxes 001.310.51300.31400**

Non-exempt Ad-valorem taxes on property owned within the District.

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

Governmental Management Services will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$362,786. This amount represents a 3% proposed increase.

**Gate/Patrol/Pool Officers 001.320.57200.34501**

Property, gate attendant services and pool officers for the Lake Ashton Community Development District are now provided by Community Watch Solutions, LLC. The amount budgeted is based on the annual contract.

**Pest Control 001.320.57200.54501**

The District has obtained a contract with Florida Pest Control for bugs, mosquitoes and rodent control.

**Security/Fire Alarm/Gate Repairs 001.320.57200.34500**

Annual fire alarm and security alarm monitoring as well as gate repairs.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Telephone/Internet 001.320.572100.41000**

The District is contracted with Spectrum for Internet services, telephone services, and guest wi-fi services. The District is also contracted with Kings III for emergency telephone service at the pool.

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$46,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$500.00
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$7,800.00
211003675231	LAKE ASHTON PHIIIB - OUTDOOR LIGHTING	\$22,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$43,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$60,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
<b>TOTAL</b>		<b><u><u>\$216,000.00</u></u></b>

**Water 001.320.57200.43100**

The District receives water service from the City of Lake Wales.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
20735	4141 ASHTON CLUB DRIVE	\$15,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
<b>TOTAL</b>		<b><u><u>\$20,000.00</u></u></b>

**Gas-Pool 001.320.57200.43200**

The District currently uses Amerigas Propane for gas to heat the pool.

**Gas-Restaurant 001.320.57200.43201**

The District currently uses Amerigas Propane for gas to service the restaurant.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Refuse Service 001.320.57200.43300**

The District is currently contracted with Florida Refuse for garbage pickup and recycling services. The monthly amount is approximately \$916.

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

Replacement of furniture, fixtures, and equipment in the Clubhouse.

**Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540**

Regular repairs and maintenance to the golf cart paths and bridges.

**Repairs and Maintenance-Pool 001.320.57200.45300**

The District is currently contracted with Heartland Commercial Pool Services. The monthly amount to maintain the pool is \$1,250. A contingency of \$4,520 is included for special maintenance and repairs.

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

The District has contracted with Performance Plus Carts for the preventive & regular maintenance to the golf carts.

**Landscape Maintenance 001.320.57200.46200**

The District has contracted with Yellowstone Landscape to provide landscape maintenance services for the Lake Ashton Community Development District. These services will include, mowing, edging, trimming, debris removal, fertilizer, insect, disease and weed control, shrubs, tree maintenance, irrigation, planting of annuals, mulching, palm pruning, and maintenance on Fig.

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

Unscheduled repairs and maintenance to the irrigation system throughout the District.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Lake Maintenance 001.320.53800.46800**

The District has obtained a contract with Applied Aquatic Management for the maintenance of 13 ponds, canals, & E-1 pond Littoral Shelf.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Applied Aquatics	\$3,895	\$46,740

**Wetland/Mitigation Maintenance 001.320.53800.46801**

The District has obtained a contract with Applied Aquatic Management for Wetlands/Mitigation maintenance. The management program will include the control of vegetation, algae, and grass/brush control.

<b><u>Description</u></b>	<b><u>Quarterly</u></b>	<b><u>Annually</u></b>	<b><u>Area</u></b>
Applied Aquatics	\$7,300.00	\$29,200.00	Mitigation Areas: 1B, 7A Wetlands Areas: 2, 3, 4, 5, 6, 8, Utility Easement Wetland, and East Conservation Area
	<b><u>Semi-Annually</u></b>	<b><u>Annually</u></b>	<b><u>Area</u></b>
Applied Aquatics	\$2,800.00	\$5,600.00	Conservation Area from Clubhouse West to boat ramp

**Permits/Inspections 001.320.57200.54100**

The District is required to renew permits and other inspections on an annual basis with the City of Lake Wales, Polk County and The State of Florida to comply with regulations.

**Office Supplies/Printing & Binding 001.320.57200.51000**

Office supplies for the clubhouse that will include items such as paper, toner, etc.

**Operating Supplies 001.320.57200.52000**

General operating supplies such as chemicals, paints, paper products, etc. for the clubhouse.

**Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

**Dues & Licenses 001.320.57200.54000**

The District is required to pay an annual subscription for Motion Picture Licensing and Music Licensing.

**Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2022**

**Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

**Restaurant Operations**

The District has contracted with Metz Culinary management for the operation and management of the restaurant, Ashton Tap and Grill:

FOOD	001.330.57200.52000
DISPOSABLES	001.330.57200.52001
EQUIPMENT	001.330.57200.52002
CLEANING	001.330.57200.52003
OTHER OPERATING EXPENSES	001.330.57200.52004
MANAGEMENT PAYROLL & BENEFITS	001.330.57200.12000
BASE PAYROLL (HOURLY)	001.330.57200.12100
BASE TAXES/FRINGES	001.330.57200.21000
MANAGEMENT/ADMINISTRATIVE COSTS	001.330.57200.34000
GENERAL LIABILITY INSURANCE	001.330.57200.45000

# Lake Ashton

## Community Development District

## Capital Projects Funds

	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Description</b>					
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$278,522	\$278,522	\$0	\$278,522	\$357,671
Interest Income	\$5,000	\$657	\$219	\$876	\$1,000
Carryforward Surplus	\$621,915	\$532,019	\$0	\$532,019	\$413,167
<b>TOTAL REVENUES</b>	<b>\$905,437</b>	<b>\$811,198</b>	<b>\$219</b>	<b>\$811,417</b>	<b>\$771,838</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 21</b>					
Golf Course Reserves	\$25,000	\$0	\$0	\$0	\$25,000
Capital Reserves-FY 21	\$4,700	\$0	\$0	\$0	\$0
Pavement Management	\$0	\$2,638	\$0	\$2,638	\$0
Restaurant Equipment Allowance	\$15,000	\$20,675	\$0	\$20,675	\$0
Tennis Court Color Coat	\$17,000	\$0	\$0	\$0	\$0
Stormwater Management	\$25,000	\$7,862	\$0	\$7,862	\$0
Golf Course Transfer to LA2	\$115,000	\$115,000	\$0	\$115,000	\$0
HVAC	\$25,000	\$16,744	\$0	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$0	\$0	\$0	\$0
Handicap Ramp	\$7,000	\$0	\$0	\$0	\$0
Convert Tennis Court and Shuffleboard Court lights to LED	\$15,000	\$0	\$0	\$0	\$0
Bathroom Refurbishment	\$0	\$23,624	\$0	\$23,624	\$0
Signs	\$0	\$4,215	\$0	\$4,215	\$0
Landscape	\$0	\$17,478	\$0	\$17,478	\$0
Amenity Signage	\$0	\$0	\$0	\$0	\$0
Indoor Furniture	\$0	\$0	\$0	\$0	\$0
Restroom Coversion to Multi-use Handicap	\$0	\$0	\$0	\$0	\$0
Walkway to Bocce Ball Courts	\$0	\$0	\$0	\$0	\$0
Walkway to Tennis Courts	\$0	\$0	\$0	\$0	\$0
Pool Pump-Self Priming	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$500	\$485	\$162	\$647	\$0
<b>Capital Projects-FY 22</b>					
Capital Reserves-FY 22	\$0	\$0	\$0	\$0	\$0
Exercise Equipment - Cardio	\$0	\$0	\$0	\$0	\$10,000
Security Golf Carts	\$0	\$0	\$0	\$0	\$7,650
Enclose Activities Desk	\$0	\$0	\$0	\$0	\$26,000
Lake Ashton Blvd. Landscape Refurbishment	\$0	\$0	\$0	\$0	\$28,250
Pavement Management	\$0	\$0	\$0	\$0	\$90,000
Replace Restaurant Awning	\$0	\$0	\$0	\$0	\$38,250
Restaurant Dining Room Redesign	\$0	\$0	\$0	\$0	\$10,000
Restaurant Kitchen Redesign	\$0	\$0	\$0	\$0	\$10,000
Restaurant Equipment	\$0	\$0	\$0	\$0	\$15,000
Stormwater Management	\$0	\$0	\$0	\$0	\$25,000
HVAC	\$0	\$0	\$0	\$0	\$25,000
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$294,200</b>	<b>\$208,721</b>	<b>\$162</b>	<b>\$208,883</b>	<b>\$310,800</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to General Fund)	\$0	(\$156,245)	(\$33,123)	(\$189,367)	(\$161,585)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>(\$156,245)</b>	<b>(\$33,123)</b>	<b>(\$189,367)</b>	<b>(\$161,585)</b>
<b>EXCESS REVENUES</b>	<b>\$611,237</b>	<b>\$446,233</b>	<b>(\$33,065)</b>	<b>\$413,167</b>	<b>\$299,453</b>

	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>
<b>RESERVES</b>					
Beginning Balance	\$621,915	\$421,870	\$277,485	\$585,285	\$893,085
Reserves	\$283,522	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$294,200)	(\$310,800)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$189,367)	(\$161,585)	\$0	\$0	\$0
Ending Balance	<b>\$421,870</b>	<b>\$277,485</b>	<b>\$585,285</b>	<b>\$893,085</b>	<b>\$1,200,885</b>
<b>RESERVE STUDY</b>					
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>

# Lake Ashton

## Community Development District

## Debt Service Fund

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Special Assessments - Levy	\$450,835	\$450,312	(\$4,835) <sup>(1)</sup>	\$445,478	\$435,837
Special Assessments - PPMT A-1	\$0	\$50,930	\$0	\$50,930	\$0
Special Assessments - PPMT A-2	\$0	\$10,673	\$0	\$10,673	\$0
Interest Income	\$500	\$9	\$9	\$19	\$500
Carry Forward Surplus <sup>(2)</sup>	\$135,570	\$200,596	\$0	\$200,596	\$156,320
<b>TOTAL REVENUES</b>	<b>\$586,905</b>	<b>\$712,521</b>	<b>(\$4,825)</b>	<b>\$707,695</b>	<b>\$592,658</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$88,875	\$88,875	\$0	\$88,875	\$81,625
Interest - 05/01	\$88,875	\$0	\$87,000	\$87,000	\$81,625
Principal - 05/01	\$220,000	\$0	\$215,000	\$215,000	\$230,000
Special Call - 11/01	\$15,000	\$75,000	\$0	\$75,000	\$0
Special Call - 05/01	\$0	\$0	\$40,000	\$40,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,750	\$12,750	\$0	\$12,750	\$12,250
Interest - 05/01	\$12,750	\$0	\$12,750	\$12,750	\$12,250
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$458,250</b>	<b>\$176,625</b>	<b>\$374,750</b>	<b>\$551,375</b>	<b>\$437,750</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer	(\$500)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>(\$500)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$128,155</b>	<b>\$535,896</b>	<b>(\$379,575)</b>	<b>\$156,320</b>	<b>\$154,908</b>

<sup>(1)</sup> Property appraiser for 1% of total assessment roll. Fees are billed in August 2021.

<sup>(2)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$ 75,875.00
2015A-2	\$ 11,750.00
<b>11/22 Interest</b>	<b>\$87,625</b>

No. of Units	Per Unit	2015A-1	2015A-2
287	\$0.00	\$0.00	\$0.00
134	\$539.74	\$72,325.16	\$0.00
16	\$684.62	\$10,953.92	\$0.00
274	\$765.82	\$209,834.68	\$0.00
22	\$1,092.43	\$0.00	\$24,033.46
61	\$1,028.98	\$36,219.36	\$26,548.42
81	\$977.74	\$79,196.94	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
875		\$418,060.46	\$50,581.88
Discounts/Collection Fees (7%)		(\$29,264.23)	(\$3,540.73)
<b>Net Assessment Total</b>		<b>\$388,796.23</b>	<b>\$47,041.15</b>



# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$3,480,000.00	\$ 215,000.00	\$ 87,000.00	\$ -
11/01/21	\$3,265,000.00	\$ -	\$ 81,625.00	\$ 383,625.00
05/01/22	\$3,265,000.00	\$ 230,000.00	\$ 81,625.00	\$ -
11/01/22	\$3,035,000.00	\$ -	\$ 75,875.00	\$ 387,500.00
05/01/23	\$3,035,000.00	\$ 240,000.00	\$ 75,875.00	\$ -
11/01/23	\$2,795,000.00	\$ -	\$ 69,875.00	\$ 385,750.00
05/01/24	\$2,795,000.00	\$ 250,000.00	\$ 69,875.00	\$ -
11/01/24	\$2,545,000.00	\$ -	\$ 63,625.00	\$ 383,500.00
05/01/25	\$2,545,000.00	\$ 265,000.00	\$ 63,625.00	\$ -
11/01/25	\$2,280,000.00	\$ -	\$ 57,000.00	\$ 385,625.00
05/01/26	\$2,280,000.00	\$ 280,000.00	\$ 57,000.00	\$ -
11/01/26	\$2,000,000.00	\$ -	\$ 50,000.00	\$ 387,000.00
05/01/27	\$2,000,000.00	\$ 295,000.00	\$ 50,000.00	\$ -
11/01/27	\$1,705,000.00	\$ -	\$ 42,625.00	\$ 387,625.00
05/01/28	\$1,705,000.00	\$ 310,000.00	\$ 42,625.00	\$ -
11/01/28	\$1,395,000.00	\$ -	\$ 34,875.00	\$ 387,500.00
05/01/29	\$1,395,000.00	\$ 325,000.00	\$ 34,875.00	\$ -
11/01/29	\$1,070,000.00	\$ -	\$ 26,750.00	\$ 386,625.00
05/01/30	\$1,070,000.00	\$ 340,000.00	\$ 26,750.00	\$ -
11/01/30	\$ 730,000.00	\$ -	\$ 18,250.00	\$ 385,000.00
05/01/31	\$ 730,000.00	\$ 355,000.00	\$ 18,250.00	\$ -
11/01/31	\$ 375,000.00	\$ -	\$ 9,375.00	\$ 382,625.00
05/01/32	\$ 375,000.00	\$ 375,000.00	\$ 9,375.00	\$ 384,375.00
		\$ 3,480,000.00	\$ 1,146,750.00	\$ 4,626,750.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 510,000.00	\$ 20,000.00	\$ 12,750.00	\$ -
11/01/21	\$ 490,000.00	\$ -	\$ 12,250.00	\$ 45,000.00
05/01/22	\$ 490,000.00	\$ 20,000.00	\$ 12,250.00	\$ -
11/01/22	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 44,000.00
05/01/23	\$ 470,000.00	\$ 20,000.00	\$ 11,750.00	\$ -
11/01/23	\$ 450,000.00	\$ -	\$ 11,250.00	\$ 43,000.00
05/01/24	\$ 450,000.00	\$ 20,000.00	\$ 11,250.00	\$ -
11/01/24	\$ 430,000.00	\$ -	\$ 10,750.00	\$ 42,000.00
05/01/25	\$ 430,000.00	\$ 25,000.00	\$ 10,750.00	\$ -
11/01/25	\$ 405,000.00	\$ -	\$ 10,125.00	\$ 45,875.00
05/01/26	\$ 405,000.00	\$ 25,000.00	\$ 10,125.00	\$ -
11/01/26	\$ 380,000.00	\$ -	\$ 9,500.00	\$ 44,625.00
05/01/27	\$ 380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/27	\$ 355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/28	\$ 355,000.00	\$ 30,000.00	\$ 8,875.00	\$ -
11/01/28	\$ 325,000.00	\$ -	\$ 8,125.00	\$ 47,000.00
05/01/29	\$ 325,000.00	\$ 30,000.00	\$ 8,125.00	\$ -
11/01/29	\$ 295,000.00	\$ -	\$ 7,375.00	\$ 45,500.00
05/01/30	\$ 295,000.00	\$ 30,000.00	\$ 7,375.00	\$ -
11/01/30	\$ 265,000.00	\$ -	\$ 6,625.00	\$ 44,000.00
05/01/31	\$ 265,000.00	\$ 30,000.00	\$ 6,625.00	\$ -
11/01/31	\$ 235,000.00	\$ -	\$ 5,875.00	\$ 42,500.00
05/01/32	\$ 235,000.00	\$ 35,000.00	\$ 5,875.00	\$ -
11/01/32	\$ 200,000.00	\$ -	\$ 5,000.00	\$ 45,875.00
05/01/33	\$ 200,000.00	\$ 35,000.00	\$ 5,000.00	\$ -
11/01/33	\$ 165,000.00	\$ -	\$ 4,125.00	\$ 44,125.00
05/01/34	\$ 165,000.00	\$ 40,000.00	\$ 4,125.00	\$ -
11/01/34	\$ 125,000.00	\$ -	\$ 3,125.00	\$ 47,250.00
05/01/35	\$ 125,000.00	\$ 40,000.00	\$ 3,125.00	\$ -
11/01/35	\$ 85,000.00	\$ -	\$ 2,125.00	\$ 45,250.00
05/01/36	\$ 85,000.00	\$ 40,000.00	\$ 2,125.00	\$ -
11/01/36	\$ 45,000.00	\$ -	\$ 1,125.00	\$ 43,250.00
05/01/37	\$ 45,000.00	\$ 45,000.00	\$ 1,125.00	\$ 46,125.00
		\$ 510,000.00	\$ 248,750.00	\$ 758,750.00

## Exhibit B

			Operations and Maintenance Assessment*	Debt Assessment*
Folio	Legal Description			
272918865152000010	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 1		1,969.00	765.82
272918865152000020	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 2		1,969.00	0.00
272918865152000030	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 3		1,969.00	539.74
272918865152000040	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 4		1,969.00	539.74
272918865152000050	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 5		1,969.00	539.74
272918865152000060	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 6		1,969.00	0.00
272918865152000070	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 7		1,969.00	0.00
272918865152000080	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 8		1,969.00	0.00
272918865152000090	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 9		1,969.00	539.74
272918865152000100	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 10		1,969.00	765.82
272918865152000110	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 11		1,969.00	0.00
272918865152000120	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 12		1,969.00	765.82
272918865152000130	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 13		1,969.00	765.82
272918865152000140	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 14		1,969.00	765.82
272918865152000150	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 15		1,969.00	765.82
272918865152000160	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 16		1,969.00	765.82
272918865152000170	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 17		1,969.00	765.82
272918865152000180	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 18		1,969.00	765.82
272918865152000190	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 19		1,969.00	765.82
272918865152000200	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 20		1,969.00	0.00
272918865152000210	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 21		1,969.00	0.00
272918865152000220	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 22		1,969.00	0.00
272918865152000230	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 23		1,969.00	765.82
272918865152000240	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 24		1,969.00	765.82
272918865152000250	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 25		1,969.00	765.82
272918865152000260	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 26		1,969.00	0.00
272918865152000270	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 27		1,969.00	0.00
272918865152000280	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 28		1,969.00	765.82
272918865152000290	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 29		1,969.00	765.82
272918865152000300	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 30		1,969.00	0.00
272918865152000310	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 31		1,969.00	0.00
272918865152000320	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 32		1,969.00	0.00
272918865152000330	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 33		1,969.00	765.82
272918865152000340	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 34		1,969.00	0.00
272918865152000350	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 35		1,969.00	0.00
272918865152000360	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 36		1,969.00	765.82
272918865152000370	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 37		1,969.00	0.00
272918865152000380	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 38		1,969.00	0.00
272918865152000390	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27LOT 39		1,969.00	539.74
272918865152000400	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27LOT 40		1,969.00	539.74
272918865152000410	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 41		1,969.00	0.00
272918865152000420	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27LOT 42		1,969.00	0.00
272918865152000430	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 43		1,969.00	765.82
272918865152000440	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 44		1,969.00	0.00
272918865152000450	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 45		1,969.00	0.00
272918865152000460	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 46		1,969.00	539.74
272918865152000470	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 47		1,969.00	0.00
272918865152000480	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 48		1,969.00	0.00
272918865152000490	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 49		1,969.00	539.74
272918865152000500	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 50		1,969.00	539.74
272918865152000510	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 51		1,969.00	0.00
272918865152000520	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 52		1,969.00	539.74
272918865152000530	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 53		1,969.00	765.82
272918865152000540	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 54		1,969.00	539.74
272918865152000550	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 55		1,969.00	0.00
272918865152000560	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 56		1,969.00	539.74
272918865152000570	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 57		1,969.00	0.00
272918865152000580	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 58		1,969.00	0.00
272918865152000590	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 59		1,969.00	0.00
272918865152000600	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 60		1,969.00	0.00
272918865152000610	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 61		1,969.00	539.74
272918865152000620	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 62		1,969.00	0.00
272918865152000630	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 63		1,969.00	0.00

Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
272918865152002590	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 259	1,969.00	539.74
272918865152002600	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 260	1,969.00	539.74
272918865152002610	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 261	1,969.00	539.74
272918865152002620	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 262	1,969.00	0.00
272918865152002630	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 263	1,969.00	0.00
272918865152002640	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 264	1,969.00	539.74
272918865152002650	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 265	1,969.00	539.74
272918865152002660	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 266	1,969.00	0.00
272918865152002670	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 LOT 267	1,969.00	0.00
272918865152002690	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT B	0.00	0.00
272918865152002700	TAXABLE PORTION (RESTAURANT) OF FOLL DESC PROP:LAKE	0.00	0.00
272918865152002701	*****EXEMPT PORTION OF FOLL DESC PROP*****LAKE	0.00	0.00
272918865152002710	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT	0.00	0.00
272918865152002720	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT	0.00	0.00
272918865152002730	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT	0.00	0.00
272918865152002740	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT	0.00	0.00
272918865152002750	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT	0.00	0.00
272918865152002760	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27TRACTS GC-	0.00	0.00
272918865152002770	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT GC-	0.00	0.00
272918865152002780	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 WETLAND	0.00	0.00
272918865152002800	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27 TRACT GC-	1,969.00	539.74
272918865152002810	LAKE ASHTON GOLF CLUB PHASE I PB 117 PGS 19-27GC-3 &	9,845.00	3,971.00
272918865153001010	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001020	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001030	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001040	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001050	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001060	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	684.62
272918865153001070	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	0.00
272918865153001080	PALMS OF ASHTON A CONDOMINIUM, PHASE ONE CONDO BK	1,969.00	0.00
272918865153002010	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002020	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002030	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002040	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002050	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002060	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002070	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002080	***DEED APPEARS IN ERROR***15 PGS 38 & 39 OR 5268 PGS	1,969.00	684.62
272918865153002090	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002100	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	0.00
272918865153002110	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	684.62
272918865153002120	PALMS OF ASHTON A CONDOMINIUM, PHASE TWO CONDO BK	1,969.00	0.00
272918865153010000	PALMS OF ASHTON A CONDOMINIUM CB 15 PGS 38 &OR	0.00	0.00
272918865153020000	PALMS OF ASHTON A CONDOMINIUM,CONDO BK 15 PGS 38	0.00	0.00
272918865154006000	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 600	1,969.00	765.82
272918865154006010	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 601	1,969.00	765.82
272918865154006020	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 602	1,969.00	0.00
272918865154006030	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 603	1,969.00	765.82
272918865154006040	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 604	1,969.00	0.00
272918865154006050	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 605	1,969.00	0.00
272918865154006060	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 606	1,969.00	765.82
272918865154006070	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 607	1,969.00	765.82
272918865154006080	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 608	1,969.00	0.00
272918865154006090	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 609	1,969.00	765.82
272918865154006100	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 610	1,969.00	765.82
272918865154006110	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 611	1,969.00	0.00
272918865154006120	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 612	1,969.00	0.00
272918865154006130	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 613	1,969.00	0.00
272918865154006140	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 614	1,969.00	0.00
272918865154006150	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 615	1,969.00	0.00
272918865154006160	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 616	1,969.00	0.00
272918865154006170	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 617	1,969.00	765.82
272918865154006180	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 618	1,969.00	0.00
272918865154006190	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 619	1,969.00	0.00
272918865154006200	LAKE ASHTON GOLF CLUB PHASE III-A PB 123 PGS 6 & 7LOT 620	1,969.00	765.82

Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
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Folio	Legal Description	Operations and Maintenance Assessment*	Debt Assessment*
272919865202011700	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1170	1,969.00	0.00
272919865202011710	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1171	1,969.00	1,028.98
272919865202011720	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1172	1,969.00	1,028.98
272919865202011730	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1173	1,969.00	0.00
272919865202011740	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1174	1,969.00	1,028.98
272919865202011750	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1175	1,969.00	1,092.43
272919865202011760	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1176	1,969.00	1,092.43
272919865202011770	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1177	1,969.00	0.00
272919865202011780	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1178	1,969.00	1,092.43
272919865202011790	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1179	1,969.00	1,092.43
272919865202011800	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1180	1,969.00	0.00
272919865202011810	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1181	1,969.00	1,092.43
272919865202011820	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1182	1,969.00	1,028.98
272919865202011830	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1183	1,969.00	0.00
272919865202011840	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1184	1,969.00	1,028.98
272919865202011850	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1185	1,969.00	1,028.98
272919865202011860	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1186	1,969.00	0.00
272919865202011870	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1187	1,969.00	1,092.43
272919865202011880	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1188	1,969.00	1,092.43
272919865202011890	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1189	1,969.00	1,092.43
272919865202011900	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1190	1,969.00	0.00
272919865202011910	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1191	1,969.00	1,028.98
272919865202011920	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1192	1,969.00	1,028.98
272919865202011930	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1193	1,969.00	0.00
272919865202011940	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1194	1,969.00	1,028.98
272919865202011950	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1195	1,969.00	1,028.98
272919865202011960	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1196	1,969.00	0.00
272919865202011970	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 LOT 1197	1,969.00	1,092.43
272919865202011980	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14TRACT GC-	0.00	0.00
272919865202011990	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14TRACT WA-	0.00	0.00
272919865202012000	LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14TRACT CDD-	0.00	0.00
		1,917,806.00	469,182.08

\*This amount has been grossed up to cover early payment discounts and Polk County collection fees, currently 7%.

# SECTION C

## **RESOLUTION 2021-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021/2022; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lake Ashton Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Lake Wales, Polk County, Florida; and

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August 2021

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Lake Ashton Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859 at 9:30 a.m. on the 3<sup>rd</sup> Monday of each month, unless otherwise indicated as follows:

**October 18, 2021  
November 15, 2021  
December 20, 2021  
January 24, 2022 (4<sup>th</sup> Monday)  
February 28, 2022 (4<sup>th</sup> Monday)  
March 21, 2022  
April 18, 2022  
May 16, 2022  
June 20, 2022  
July 18, 2022  
August 15, 2022  
September 19, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

# SECTION D

**EXTENSION TO POOL MAINTENANCE AGREEMENT**  
(Lake Ashton CDD)

**THIS EXTENSION OF POOL MAINTENANCE AGREEMENT** (the "Extension"), dated October 1, 2020, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **HEARTLAND COMMERCIAL POOL SERVICES, INC.**, a Florida corporation (the "Contractor").

**WHEREAS**, the Owner and the Contractor are parties to that certain Pool Maintenance Agreement (the "Agreement"), dated November 8, 2013, as amended annually thereafter, relating to the provision of pool maintenance services for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

**WHEREAS**, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2021.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Agreement is in full force and effect.
3. That, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2021, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2021.
4. For the remaining term of the Agreement, Owner shall pay Contractor the amount of \$17,580.00, which shall be paid in monthly payments of \$1,465.00 ( \$1250.00 for pool services plus \$215.00 for fountain services).
5. Services shall be provided as follows: Pool services shall be provided 5 x per week, Monday - Friday. Services include testing and adjusting of chemicals per Florida and Polk County guidelines, weekly inspection of pumps, filters, chemical feeders, automation systems and operating equipment, reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment, tile cleaning, brushing and vacuuming as needed, cleaning of filter systems to keep them in optimal operating condition. Fountain cleaning shall be once a week and include balancing of chemicals, brushing and netting of the two (2) fountains (one located at the front of clubhouse and one located at the front entrance to the District).
6. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or

on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.


7. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2020.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of Pool Maintenance Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

Attest:

  
Secretary/Asst. Secretary

LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT,  
a Florida community development district

By:   
Print: MICHAEL D. COSTELLO  
Chairman/Vice-Chairman  
Board of Supervisors

HEARTLAND COMMERCIAL POOL  
SERVICES, INC., a Florida corporation

  
Witness  
  
Witness

By:   
Print: Kevin Kingery  
Title: President





**Heartland Commercial Pool Services Inc.**

4736 US Hwy 98 North

Lakeland, FL 33809

863-648-9400

info@heartlandpoolsfl.com

**Agreement for Pool/Spa/Fountain Cleaning Service for: Lake Ashton  
for 2021 year.**

**Services will include:**

- 5 x per week service. (Monday – Friday) Pool, Spa & 2 fountains.
- Testing and Adjusting of chemicals per State and County guidelines.
- Inspection of pumps, filters, chemical feeders, automation systems and operating equipment.
- Reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment.
- Tile Cleaning, Brushing and Vacuuming as needed.
- Cleaning of filter systems to keep them in optimal operating condition.
- An additional charge of \$125/hour for emergency after hour or weekend calls.
- Pool shocking, cleaning and closing for fecal incidents on weekends or after hours will be billed out at \$150/hr. from office to office.

**Monthly Investment:**

- Pool & Spa 5 x week \$1250.00/Monthly
- Fountains 1x week \$215.00/Monthly

Pricing and agreement are for (1) year as of the date signed below. Agreement can be canceled with written 30-day notice by either party.

Acceptance of services:

Signature

Title

Print name

Date

\*COI and Licensing available upon request.

**Be sure you are using a licensed contractor that is licensed for the work.**

<http://www.myfloridalicense.com/DBPR/construction-industry/>

## SECTION VIII

# SECTION A

# SECTION 1

## MEMORANDUM

To: Board of Supervisors & District Manager

From: Jan Carpenter, Esq. and Kristen Trucco, Esq.  
District Counsel

Re: Follow up from July Meeting

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At the last board meeting, the board asked us to look into two issues.

1. The first issue is whether there is a possibility for Lake Ashton CDD to refinance its bonds. The Lake Ashton CDD refinanced its bonds in 2015 to achieve a lower interest rate. The question is when can the board again refinance its bond debt?

The answer to this is “on or after May 1, 2025. As we suspected (and as is typical), there is a 10 year “no call” provision on the bonds (i.e., no optional redemption of the bonds is permitted until May1, 2025)

2. The second issue is to determine the responsibility for irrigation maintenance and repairs on the Golf Course. Generally, irrigation maintenance and repair for irrigation related to the golf course, is a golf course operational expense and should be paid for by the Tenant, Lake Ashton II.

For general background, the Interlocal Agreement and Lease Agreement provide that Lake Ashton CDD will have no responsibility other than for the Pathways/Bridges and Ponds within its boundaries. Here is a sample provision from the Interlocal:

**SECTION 3. OPERATION, MAINTENANCE, MANAGEMENT, REPAIR AND REPLACEMENT OF THE GOLF CLUB; LEASE.**

**3.1** Except as provided in this Interlocal Agreement and absent an amendment to this Interlocal Agreement: (i) Lake Ashton I shall have no financial or other responsibility for the operation, maintenance, management, repair and replacement of the Golf Club as a golf course; and (ii) Lake Ashton II, its successors and assigns as permitted under the Lease, shall be responsible for the operation, maintenance, management, repair and replacement of the Golf Club as a golf course for so long as the Lease is in effect, including the East Course and the Boundary Amendment Parcels.

As to the current road repairs the cause of the current road “collapse” needs to be determined before we can give a recommendation on whether all or any part of the cost is related to the golf course tenant’s obligations.

# SECTION C



Photo by Dennis Krupinski



# Lake Ashton Community Development District

## Community Director Report

Submitted by: Christine Wells – Community Director

Meeting Date: August 16, 2021



## Events and Activities

Rock the Block (September 10) is free to residents thanks to our sponsor. It will feature outdoor elements inside the Ballroom and a DJ playing hits from all the decades. Residents are encouraged to bring their own portable outdoor chairs and enjoy the Ballroom like they never have before. Ashton Tap and Grill will be providing a concession stand and cash bar in the Ballroom featuring the following for purchase: sausage and peppers, meatball subs, grilled veggie kebabs, street corn, strawberry shortcake, and fruit cups.

**Residents are asked to get a ticket at the Clubhouse Activities Desk even though the event is FREE.**



Oktoberfest will be on September 29 at 6 pm and will feature authentic German food and live entertainment from the famous Willow Tree Café in Sanford, Jimmy and Eckhard. Each ticket includes live entertainment a platter of food for each person consisting of wiener schnitzel with spaetzle, bratwursts with sauerkraut, German potato salad, pickled red cabbage, and apple strudel, as well as a beer, house wine, or non-alcoholic beverage (cash bar available). **Tickets are on sale now.**

The following additional activities and classes are planned for August and September 2021:

**August 18:** The Science Behind CBD

**August 19:** Monthly Market (in the Ballroom)

**August 23-27:** Camp Lake Ashton

**Monday** Camp Breakfast at Monday Coffee, Tennis Lesson with the LA Tennis Group, Campfire Marshmallow Roast

**Tuesday** Bocce Ball Lessons with the Bocce Ball Group, Get Diggin' with the Garden Club, Beaded Suncatchers with The Art of Beading Group

**Wednesday** Kayaking & Canoeing with the LA Kayak Group, Camp Pool Party

**Thursday** Tie-Dye Activity, Camp Grill Cooking Class,

**Friday** Outdoor Water Games, Camp Lake Ashton Jamboree





**September 7:** Growing & Cooking Common Herbs

**September 10:** Rock the Block Party

**September 14:** Chef's Special Cooking Class

**September 15:** Monthly Market

**September 15:** New Resident Social

**September 21:** Canvas Painting w/ Stephanie

**September 24:** Falls & Fire Prevention

**September 29:** Oktoberfest

## UPCOMING EVENTS AT THE CLUBHOUSE:

**OCTOBER 30: FALL FESTIVAL**

**NOVEMBER 9: HOME IMPROVEMENT  
EXPO**

**NOVEMBER 20: LA CRUISE-IN**

**DECEMBER 31: NEW YEAR'S EVE PARTY**

## 2022 Entertainment Series

Dates for the 2022 Entertainment Series and ticket on sale dates will be distributed in the September LA Times. The specific shows will be advertised in the October LA Times. There will be an open call via email blast advertising the renewal period for current season ticket holders. Residents are able to purchase their tickets for the 2022 Entertainment Series in person or over the phone with a credit card. Tickets will be given out to the ticket holder only and a photo id will be required to purchase.

The Doo Wop Reunion was rescheduled to **March 3, 2022** and Celebrate was rescheduled to **April 1, 2022**. These two shows will not be part of the 2022 season ticket however **2020 ticket holders that have not received refunds for these two shows will not pay any additional fees for these two shows** and a limited number of individual tickets will be sold in Fall 2021 for these two shows. The on-sale date will be announced in an upcoming edition of the LA Times.

Bus Trips Scheduled: **Sept 17:** Fisherman's Village **Oct 27:** Price is Right Live **Nov 4:** Tootsie **Dec 5th-11th:** Nashville & Memphis "Country Christmas". Small World Tours will be at Monday Coffee in October to promote bus trips for 2022. More overnight trips will be featured in 2022 in addition to 2 extended trips.

## Ashton Tap and Grill:

- The advertisement to the left was included in the August LA Times.
- On **August 23**, at Monday Coffee, Ashton Tap and Grill will be facilitating a Pancake Breakfast for free to the first 50 people that sign up for the Camp LA Camp Breakfast Kickoff. It will include 2 pancakes, scrambled eggs, choice of sausage or bacon, and coffee.
- Ashton Tap and Grill will be part of the Camp Lake Ashton week of events. They are hosting a special Camp Grill Cooking Class at the Pavilion on **August 26** that will teach residents how to cook "foil packs" on the grill.



**ASHTON  
TAP & GRILL**

### AUGUST'S EVENTS

**MENDOCINO WINE COMPANY  
WINE DINNER - AUGUST 4<sup>TH</sup>**  
.....  
Join us for a Cooking Class on  
August 10<sup>th</sup>  
.....  
Weekly Entertainment Includes:  
August 1<sup>st</sup> - TwoSmooth  
August 8<sup>th</sup> - Carlos and Company  
August 11<sup>th</sup> - Karaoke  
August 15<sup>th</sup> - Randy Sullins  
August 22<sup>nd</sup> - Mickenzie  
August 29<sup>th</sup> - Rick Arnold  
.....  
Join us Every Sunday for Brunch  
from 10:00 a.m. - 3:00 p.m.  
**DAILY DELIVERY SERVICES FROM 4:00 - 8:00 PM.**  
DELIVERY SPONSORED IN PART BY ART'S GOLF CARS  
[www.ashtontapandgrill.com](http://www.ashtontapandgrill.com)



## Newsletter:

The August Lake Ashton community newsletter was sent out via email blast along with the monthly calendar of events on July 30. There has been an abundance of positive feedback regarding the newsletter being distributed electronically and having paper copies available for residents to pick-up so we are going to continue throughout November and will reevaluate at that time.

This issue featured a tropical cover advertising the Cheeseburgers in Paradise event at the Clubhouse and the Aloha

Paradise event at the HFC (above) and the back cover featured an advertisement for Camp Lake Ashton (right). This month's Joint Amenity Policy highlight outlined the policies in place regarding the Golf Course tract. The distribution date for the September newsletter will be on **Wednesday, September 1.**

## Monday Coffee Schedule:

The Shufflin' Squares group is selling donuts and coffee for \$2. On the 4th Monday of the month Ashton Tap and Grill hosts a pancake breakfast for \$6. Tickets are sold at the Activities Desk. The month of August features a FREE pancake breakfast for the first 50 people that sign up, thanks to our sponsors.

**August 9:** Visit Central Florida – Polk County Trivia with Giveaways

**August 23:** Camp Lake Ashton Kick-Off with Giveaways and LABBA Group Highlight

**August 30:** Marsha Faux – Polk County Property Appraiser

There will be no Monday Coffee on the following dates: **August 16:** Board of Supervisors Meeting, **September 6:** Labor Day Holiday, and **September 20:** Board of Supervisors Meeting.

## Other:

- The following procedures have been added to the cleaning procedures at the Clubhouse:
  - All floors will be cleaned with a sanitizing cleaning agent daily.
  - High touch surfaces including, but not limited to, light switches, door handles, and countertops will be sanitized at least once daily.
  - All tables/chairs/countertops in amenity rooms will be sanitized at least once daily.
  - Sanitizing cleaner will be available in all amenity rooms for resident use.
- New hands-free soap dispensers have been added to all restrooms.
- Additional hand sanitizer dispensers have been added throughout the Clubhouse.



## 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
<b>Clubhouse Projects</b>							
Bowling Alley Well Point System	Insurance Claim		Insurance Claim	7/13/2020	Sep-21	Plants will be installed the second week of September. Minor drywall repairs and painting is needed in the Kitchen and bar area.	8/9/2021
Game Room Chairs	NTE \$6,500		6/21/2021			The chairs have been ordered. They should arrive in 5-8 weeks.	8/9/2021
Handicap Door Opener	NTE \$1,200		7/19/2021			The handicap door opener has been ordered and will be installed once received.	8/9/2021
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
<b>Landscape Management and Other Grounds Projects</b>							
Fallen Tree in Conservation Area - Berwick Drive						Alan marked the property boundary and Yellowstone will be cutting the tree at the property line and disposing of it.	8/9/2021
<b>Restaurant</b>							
Pizza Oven Replacement	\$9,500.00		4/19/2021			The pizza oven has been received but the stone has not been received yet.	8/9/2021
<b>Pavement Management/Stormwater Management</b>							
Broken Flumes on Golf Course Ponds	\$12,480.00		6/21/2021			Supervisors approved the repair of 4 broken golf course flumes by S&S. Construction will begin after the paver repair project	8/9/2021
SWFWMD Certification Repairs						Bids have been requested.	7/12/2021
Repair to Bridge by the Putting Green						The replacement boards have been received and Matt is working with the Golf Course on scheduling a date to install.	8/9/2021
Golf Course Bridges - Running Boards						The District Engineer is working on getting quotes for the installation of running boards. No bids have been returned to date.	7/12/2021
Applying Sealant to the East Golf Course Bridges						Staff is gathering pricing for the recommended sealant and cost of labor to apply. The materials cost is approximately \$3,800. Staff is working on a cost for labor to apply.	8/9/2021
Depression in Paver Area	NTE \$5,000		6/21/2021	8/10/2021		Construction is scheduled to begin on August 10. Traffic rerouting plans have been sent out via email blasts to residents and included as an insert in the LA Times.	8/9/2021
Depression on Ashton Palms Drive						The District Engineer has put out a request for bids and will provide when received.	8/9/2021

## 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
Depression on Turnberry						The District Engineer is monitoring for changes in depression.	8/9/2021
Depression on Heath Land Lane (near 4336)						Quote requested; additional survey work completed and scope refined	8/9/2021
Cooking Oil Spill in the East Parking Lot						The District Engineer has made contact with the Cooking Oil Company and sent pictures of the affected area. Communication is ongoing. Staff has made contact with the insurance provider for the District.	8/9/2021
Pavement Management - Various Areas Throughout the Community	NTE \$21,020		6/21/2021			4109 Stone Creek Loop: Pavement and curbing repairs 3612/3608 Blackmoor Lane: Pavement and curbing repairs 3616/3620 Blackmoor Lane: Pavement and curbing repairs 3762 Litchfield Loop at inlet: Curbing repair 4084/4088 Ashton Club Drive: Curbing repair 4032/4036 Ashton Club Drive: Curbing repair Inlet at Ashton Club Drive & Ashton Palms Drive: Curbing repair 4069 Sable Loop Drive: Curbing repair 4129 Stone Creek Loop: Curbing repair  Construction will begin once the paver repair project is complete.	8/9/2021

### Completed Projects

Main Entrance Landscape Refurbishment	\$17,477.60	\$17,477.60	2/8/2021	Week of 3/15/21	Completed on 7/23/21	Rock was installed on 7/23/21 to complete this project	8/9/2021
Rock in Landscape Beds	Included in Contract Mulch will be Removed in Sept 2024		6/21/2021		Completed on 7/23/21	Rock was installed in identified landscape beds. Some minor adjustments will be made in the coming months.	8/9/2021
Dead Queen Palm Trees						Two dead Queen Palm Trees were removed. One in the west parking lot and one by the Bocce Ball Court.	8/9/2021
Palm Trimming	Included in Contract					Palm trimming on the blvd was completed on 8/6/21	8/9/2021
FWC Permit						The FWC permit for lake shore maintenance was renewed on 6/17/21	8/9/2021
Pool/Spa Permits						The pool and spa permits were renewed on July 26	8/9/2021

### Projects on Hold

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

## 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
Ice Machine Bin Replacement	\$1,497.60		12/21/2020			Metz informed staff that the ordering and installation of the ice bin machine bin has been put on hold and will be completed at a later date	8/9/2021
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
Lake Ashton Lake Level Management	\$14,441.20		On-Going	On-Going		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 RAYL ENGINEERING & SURVEYING, LLC 20-161-1 - 11/30/20 - \$1,179.80 LATHAM, LUNA, EDEN & BEAUDINE, LLP 95469 - 12/14/20 - \$498.75 RAYL ENGINEERING & SURVEYING, LLC 20-108-10 - 12/31/20 - \$287.50 HOPPING GREEN SAMS 119910 - 12/31/21 - \$ 941.32	4/12/2021
	\$2,750.00	\$2105 as of 2/28/21	On-Going	On-Going		<b>At the 12/21/20 Board Meeting Supervisors agreed to an addtional amount of \$2,750 to be spent on this project.</b> HOPPING GREEN SAMS 120450 - 1/31/21 - \$468.25 RAYL ENGINEERING & SURVEYING, LLC 20-108-11 - 1/31/21 - \$228.75 LATHAM, LUNA, EDEN & BEAUDINE, LLP 97222 - 2/24/21 - \$114.00 HOPPING GREEN & SAMS 121296 - 2/28/21 - \$1,293.75	4/12/2021

# SECTION D



## Lake Ashton Community Development District *Operations Manager Report*

**DATE:** August 16, 2021

**FROM:** Matthew Fisher  
Operations Manager

**RE:** Lake Ashton CDD Monthly Managers Report – August 16, 2021

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

### Aquatic Maintenance

Staff met with the Applied Aquatic's site manager. Pond GC 7 near hole 10 had a large body of algae located on the Southern end of the pond which was reported last meeting. Progress is being made on reducing the algae presence.

After inspecting the CDD maintained ponds it was noted that the majority have a minor algae presence. Staff and Applied Aquatics are ensuring that all measures are being taken to reduce the amount visible.

Attached below are the treatments completed by Applied Aquatic's on July 12, 2021 through July 22, 2021.

Applied Aquatic Management Inc.		P.O. BOX 1469 EAGLE LAKE, FLORIDA 33839 (800) 408-8882 (863) 533-8882		MANAGEMENT REPORT													
		Customer: Lake Ashton Eagle CDD Equipment No.: 1465/135-1302 Date: 7-12-21 Time: 8:30 Applicator: Fisher W															
Site	INSPECTION	TREATMENT	HAND SPREAD	BOAT	ATV	BACKPACK	Submerged	EMERSED	FLOATING	ALGAE	BRUSH / GRASSES	DYE	WATER LEVEL	WEATHER	POSTING	# DAYS	RESTRICTION
1. E 5		/			/						/		WD	P. Cloudy			
2. E 14		/			/						/						
3. E 13		/			/						/						
4. E 12		/			/						/						
5. E 10		/			/						/						
6. Lakefront 2		/			/						/						



**Applied  
Aquatic  
Management Inc.**

P.O. BOX 1469  
EAGLE LAKE, FLORIDA 33839  
(800) 408-8882  
(863) 533-8882

**MANAGEMENT REPORT**

Customer: Lake Ashton CDD  
Equipment No.: 1803-KB2101  
Date: 7/12/21 Time: 8:30  
Applicator: Travis - Dusty

Site	INSPECTION	TREATMENT	HAND SPREAD	BOAT	ATV	BACKPACK	SUBMERSED	EMERSED	FLOATING	ALGAE	BRUSH / GRASSES	DYE	WATER LEVEL	WEATHER	POSTING	# DAYS	RESTRICTION
1. <u>GL2</u>		<u>1</u>			<u>1</u>		<u>1</u>						<u>high</u>	<u>partly Cloudy</u>			
2. <u>GL3</u>		<u>1</u>			<u>1</u>		<u>1</u>						<u>high</u>	<u>partly Cloudy</u>			
3. <u>GL7</u>		<u>1</u>			<u>1</u>					<u>1</u>			<u>high</u>	<u>partly Cloudy</u>			
4. <u>EL1</u>		<u>1</u>			<u>1</u>		<u>1</u>						<u>high</u>	<u>partly Cloudy</u>			
5. <u>E2</u>		<u>1</u>			<u>1</u>					<u>1</u>			<u>normal</u>	<u>partly cloudy</u>			
6. <u>E7</u>		<u>1</u>			<u>1</u>					<u>1</u>			<u>high</u>	<u>partly cloudy</u>			

**Applied  
Aquatic  
Management Inc.**

P.O. BOX 1469  
EAGLE LAKE, FLORIDA 33839  
(800) 408-8882  
(863) 533-8882

**MANAGEMENT REPORT**

Customer: Lake Ashton  
Equipment No.: 2001/AA-1  
Date: 7-19-21 Time: 11:50  
Applicator: David

Site	INSPECTION	TREATMENT	HAND SPREAD	BOAT	ATV	BACKPACK	SUBMERSED	EMERSED	FLOATING	ALGAE	BRUSH / GRASSES	DYE	WATER LEVEL	WEATHER	POSTING	# DAYS	RESTRICTION
1. <u>Lakefront</u>		<u>X</u>		<u>X</u>							<u>X</u>		<u>low</u>	<u>M. Cloudy</u>			
2.																	

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EAGLE LAKE, FLORIDA 33839  
(800) 408-8882  
(863) 533-8882

**MANAGEMENT REPORT**

Customer: Lake Ashton  
Equipment No.: 2001/AL-7  
Date: 7-22-21 Time: 7:15  
Applicator: David

Site	INSPECTION	TREATMENT	HAND SPREAD	BOAT	ATV	BACKPACK	SUBMERSED	EMERSED	FLOATING	ALGAE	BRUSH / GRASSES	DYE	WATER LEVEL	WEATHER	POSTING	# DAYS	RESTRICTION
1. <u>Lakefront</u>		<u>X</u>		<u>X</u>							<u>X</u>		<u>low</u>	<u>P. Cloudy</u>			



## **Facility Maintenance and Field Services Updates**

4<sup>th</sup> Element Fire Safety inspected the suppression system in the Restaurant kitchen.

Amerigas located a gas leak in the restaurant kitchen. The leak was to a valve located in the six burner stove. Leak repaired by Alternative Gas Construction.

Country Boy Pest Control treated Dog Park with a granular ant killer.

Staff repaired leaking toilet in Northern dressing room in the Ballroom.

Cypress Plumbing replaced broken toilet flange in the men's restroom in main hallway.

Staff replaced fan speed switch in Ballroom.

Staff replaced marine battery in Pool vacuum.

## **Pressure Washing Tracker**

### **Pending**

- Concrete pad East of the Shuffle Board Court.
- Pavers located on false bridge near Gate House.
- Clubhouse soffits and fascia
- Portico balustrades
- Pool pavers

## **Stop Bar Painting Tracker**

### **Pending**

- Lake Ashton Blvd/ Ashton Club Dr.
- Ashton Palms Dr./ Sable Loop Dr.
- Ashton Palms Dr./ Roebelenii Dr.
- Ashton Palms Dr./ Coconut Dr.
- Sable Loop Dr./ Coconut Dr.
- Sable Loop Dr./ Roebelenii Dr.
- Ashton club Dr./ Berwick (Two stop bars at this intersection)
- Berwick Dr./ Waterford
- Berwick Dr./ Aberdeen
- Berwick Dr./ Turnberry Lane
- Strathmore Dr./ Turnberry Lane
- Dunmore Dr./ Mulligan Ln. (Two stop bars at this intersection)
- Stonecreek Loop/ Grayhawk Dr.

## **Golf Course Bridge Board Replacement Tracker**

### **Pending**

Bridge #1 located near tee #1.

Staff retrieved 10 custom cut boards from McCain Sawmill. Before installing, a coat of sealer will be applied to the boards.

Boards that appear to be chipping are going to be replaced. Staff counted 25 boards that need replacement. Below are a couple pictures of the chipping.



## SECTION IX

# SECTION A

# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

June 30, 2021

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
<b>ASSETS:</b>				
Cash-Wells Fargo	\$47,472	---	\$65,495	\$112,967
Due from Other Funds	\$42,003	\$17,706	---	\$59,710
Investment - State Board	\$482,041	---	---	\$482,041
Investment - State Board Capital Reserve	---	---	\$430,321	\$430,321
Investments:				
<i>Series 2015</i>				
Reserve A	---	\$217,438	---	\$217,438
Revenue A	---	\$88,823	---	\$88,823
Prepayment A-1	---	\$29,548	---	\$29,548
Prepayment A-2	---	\$14,388	---	\$14,388
<b>TOTAL ASSETS</b>	<b>\$571,516</b>	<b>\$367,903</b>	<b>\$495,816</b>	<b>\$1,435,236</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$75,069	---	\$7,581	\$82,650
Due to Other Funds	\$17,706	---	\$42,003	\$59,710
Deposits-Room Rentals	\$7,225	---	---	\$7,225
<b>TOTAL LIABILITIES</b>	<b>\$100,001</b>	<b>\$0</b>	<b>\$49,584</b>	<b>\$149,585</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$367,903	---	\$367,903
Assigned:				
Capital Reserve	---	---	\$446,233	\$446,233
Assigned	\$57,271	---	---	\$57,271
Unassigned	\$414,244	---	---	\$414,244
<b>TOTAL FUND BALANCES</b>	<b>\$471,515</b>	<b>\$367,903</b>	<b>\$446,233</b>	<b>\$1,285,651</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$571,516</b>	<b>\$367,903</b>	<b>\$495,816</b>	<b>\$1,435,236</b>

## SECTION B

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS RESERVE FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$5,000	\$3,750	\$657	(\$3,093)
Capital Reserve-Transfer In FY 21	\$278,522	\$278,522	\$278,522	\$0
Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$283,522</u></b>	<b><u>\$282,272</u></b>	<b><u>\$279,179</u></b>	<b><u>(\$3,093)</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$18,750	\$0	\$18,750
Capital Reserves-FY21	\$4,700	\$3,525	\$0	\$3,525
Pavement Management	\$0	\$0	\$2,638	(\$2,638)
Restaurant Equipment Allowance	\$15,000	\$15,000	\$20,675	(\$5,675)
Tennis Court Color Coat	\$17,000	\$12,750	\$0	\$12,750
Stormwater Management	\$25,000	\$18,750	\$7,862	\$10,888
Golf Course Transfer to LA2	\$115,000	\$115,000	\$115,000	\$0
HVAC	\$25,000	\$16,744	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$33,750	\$0	\$33,750
Handicap Ramp	\$7,000	\$5,250	\$0	\$5,250
Convert Tennis Court/Shuffleboard Court lights to LED	\$15,000	\$11,250	\$0	\$11,250
Bathroom Refurbishment	\$0	\$0	\$23,624	(\$23,624)
Signs	\$0	\$0	\$4,215	(\$4,215)
Landscape	\$0	\$0	\$17,478	(\$17,478)
Other Current Charges	\$500	\$375	\$485	(\$110)
Capital Reserves	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$294,200</u></b>	<b><u>\$251,144</u></b>	<b><u>\$208,721</u></b>	<b><u>\$42,423</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$10,678)</u></b>	<b><u>\$31,128</u></b>	<b><u>\$70,458</u></b>	<b><u>\$39,330</u></b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Interfund Transfer In/(Out)-Restaurant	\$0	\$0	(\$156,245)	(\$156,245)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$156,245)</u></b>	<b><u>(\$156,245)</u></b>
Net change in fund balance	<b><u>(\$10,678)</u></b>	<b><u>\$31,128</u></b>	<b><u>(\$85,787)</u></b>	<b><u>(\$116,915)</u></b>
FUND BALANCE - Beginning	\$621,915		\$532,019	
FUND BALANCE - Ending	<b><u>\$611,237</u></b>		<b><u>\$446,233</u></b>	

# SECTION C



**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Levy <sup>(1)</sup>	\$1,703,644	\$1,703,644	\$1,721,787	\$18,143
Rental Income	\$40,000	\$30,000	\$27,095	(\$2,905)
Special Events Revenue	\$130,000	\$97,500	\$37,465	(\$60,035)
Newsletter Ad Revenue	\$70,000	\$52,500	\$85,017	\$32,517
Interest Income	\$1,000	\$750	\$567	(\$183)
Retail Sales-Restaurant <sup>(2)</sup>	\$0	\$0	\$501,467	\$501,467
Contributions <sup>(2)</sup>	\$0	\$0	\$36,748	\$36,748
Miscellaneous Income	\$5,000	\$3,750	\$12,020	\$8,270
<b>TOTAL REVENUES</b>	<b>\$1,949,644</b>	<b>\$1,888,144</b>	<b>\$2,422,167</b>	<b>\$534,023</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$4,000	\$3,000	\$2,025	\$975
FICA Expense	\$306	\$230	\$155	\$74
Engineering	\$40,000	\$30,000	\$61,300	(\$31,300)
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,000	\$750	\$1,250	(\$500)
Attorney	\$50,000	\$37,500	\$30,685	\$6,815
Annual Audit	\$4,500	\$3,375	\$3,750	(\$375)
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$60,236	\$45,177	\$45,177	\$0
Computer Time	\$1,000	\$750	\$765	(\$15)
Postage	\$3,200	\$2,400	\$1,143	\$1,257
Printing & Binding	\$1,000	\$750	\$77	\$673
Newsletter Printing	\$35,000	\$26,250	\$32,131	(\$5,881)
Rentals & Leases	\$5,500	\$4,125	\$4,673	(\$548)
Insurance	\$40,411	\$40,411	\$48,639	(\$8,228)
Legal Advertising	\$1,500	\$1,125	\$1,543	(\$418)
Other Current Charges	\$1,250	\$938	\$897	\$41
Property Taxes	\$13,500	\$13,500	\$13,325	\$175
Office Supplies	\$125	\$94	\$21	\$72
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$267,613</b>	<b>\$215,459</b>	<b>\$252,641</b>	<b>(\$37,182)</b>

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>Field:</u></b>				
Field Management Services	\$352,219	\$264,164	\$260,195	\$3,970
Gate/Patrol/Pool Officers	\$225,000	\$168,750	\$166,423	\$2,327
Pest Control	\$2,340	\$1,755	\$2,240	(\$485)
Security/Fire Alarm/Gate Repairs	\$7,500	\$5,625	\$1,285	\$4,340
Telephone/Internet	\$13,600	\$10,200	\$9,908	\$292
Electric	\$216,000	\$162,000	\$146,096	\$15,904
Water	\$25,000	\$18,750	\$9,849	\$8,901
Gas	\$18,000	\$13,500	\$28,590	(\$15,090)
Refuse	\$11,000	\$8,250	\$10,909	(\$2,659)
Clubhouse Maintenance	\$110,000	\$82,500	\$59,703	\$22,797
Cart Path & Bridge Repairs	\$7,000	\$5,250	\$11,961	(\$6,711)
Golf Cart Preventative Maintenance	\$1,140	\$855	\$1,710	(\$855)
Pool and Fountain Maintenance	\$20,000	\$15,000	\$19,129	(\$4,129)
Landscape Maintenance	\$184,940	\$138,705	\$141,401	(\$2,696)
Plant Replacement	\$7,000	\$5,250	\$6,230	(\$980)
Irrigation Repairs	\$3,500	\$2,625	\$7,006	(\$4,381)
Lake Maintenance	\$46,740	\$35,055	\$38,025	(\$2,970)
Wetland Mitigation and Maintenance	\$34,800	\$26,100	\$14,600	\$11,500
Permits/Inspections	\$1,500	\$1,125	\$1,611	(\$486)
Office Supplies/Printing/Binding	\$6,000	\$4,500	\$1,889	\$2,611
Operating Supplies	\$23,000	\$17,250	\$18,114	(\$864)
Credit Card Processing Fees	\$4,000	\$3,000	\$1,650	\$1,350
Dues & Subscriptions	\$8,500	\$6,375	\$7,938	(\$1,563)
Decorations	\$2,000	\$1,500	\$859	\$641
Special Events	\$130,000	\$97,500	\$34,350	\$63,150
Water Damage Repairs	\$0	\$0	\$51,325	(\$51,325)
Restaurant Expenditures <sup>(2)</sup>	\$0	\$0	\$694,460	(\$694,460)
<b>TOTAL FIELD</b>	<b>\$1,460,779</b>	<b>\$1,095,584</b>	<b>\$1,747,456</b>	<b>(\$651,872)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,728,393</b>	<b>\$1,311,043</b>	<b>\$2,000,097</b>	<b>(\$689,054)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$221,251</b>	<b>\$577,100</b>	<b>\$422,069</b>	<b>(\$155,031)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital Reserve-Transfer Out	(\$278,522)	(\$278,522)	(\$278,522)	\$0
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$156,245	\$156,245
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$278,522)</b>	<b>(\$278,522)</b>	<b>(\$122,277)</b>	<b>\$156,245</b>
<b>Net change in fund balance</b>	<b>(\$57,271)</b>	<b>\$298,578</b>	<b>\$299,792</b>	<b>\$1,214</b>
FUND BALANCE - Beginning	\$57,271		\$171,723	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$471,515</b>	

<sup>(1)</sup> Assessments are shown net of Discounts and Collection Fees.

<sup>(2)</sup> See page 4 for breakdown of restaurant revenues and expenses.

**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS THRU JUNE 2021**

	December-20	January-21	February-21	March-21	April-21	May-21	June-21	TOTAL
<b>PURCHASES:</b>								
FOOD	\$ 17,253	\$ 26,821	\$ 22,523	\$ 38,868	\$ 29,094	\$ 28,830	\$ 26,470	\$ 189,860
DISPOSABLES	\$ 3,494	\$ 2,056	\$ 1,351	\$ 2,660	\$ 2,135	\$ 1,977	\$ 1,862	\$ 15,535
EQUIPMENT	\$ 5,399	\$ 1,171	\$ 545	\$ 1,029	\$ 527	\$ 509	\$ 665	\$ 9,843
CLEANING	\$ 1,444	\$ 80	\$ (66)	\$ 696	\$ 601	\$ 379	\$ 687	\$ 3,821
OTHER OPERATING EXPENSES	\$ 19,533	\$ 12,425	\$ 8,114	\$ 8,336	\$ 9,754	\$ 6,380	\$ 13,412	\$ 77,953
<b>TOTAL</b>	<b>\$ 47,122</b>	<b>\$ 42,552</b>	<b>\$ 32,467</b>	<b>\$ 51,589</b>	<b>\$ 42,111</b>	<b>\$ 38,075</b>	<b>\$ 43,096</b>	<b>\$ 297,012</b>
<b>LABOR:</b>								
MANAGEMENT PAYROLL & BENEFITS	\$ 21,012	\$ 17,945	\$ 13,850	\$ 17,313	\$ 13,850	\$ 13,850	\$ 17,313	\$ 115,133
BASE PAYROLL (HOURLY)	\$ 23,546	\$ 33,913	\$ 24,729	\$ 32,935	\$ 23,805	\$ 22,532	\$ 21,578	\$ 183,038
BASE TAXES/FRINGES	\$ 6,593	\$ 9,496	\$ 6,924	\$ 9,222	\$ 6,665	\$ 6,309	\$ 6,042	\$ 51,251
CONTRACT LABOR (OTHER)	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
<b>TOTAL</b>	<b>\$ 51,152</b>	<b>\$ 63,854</b>	<b>\$ 45,503</b>	<b>\$ 59,470</b>	<b>\$ 44,320</b>	<b>\$ 42,691</b>	<b>\$ 44,932</b>	<b>\$ 351,922</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>								
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 40,833
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ 750	\$ 808	\$ 603	\$ 842	\$ 572	\$ 537	\$ 582	\$ 4,694
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 6,583</b>	<b>\$ 6,641</b>	<b>\$ 6,437</b>	<b>\$ 6,675</b>	<b>\$ 6,405</b>	<b>\$ 6,370</b>	<b>\$ 6,415</b>	<b>\$ 45,527</b>
<b>SALES CREDIT</b>								
RETAIL SALES	\$ 33,009	\$ 69,995	\$ 61,951	\$ 97,371	\$ 80,284	\$ 62,021	\$ 67,205	\$ 471,837
CATERING	\$ -	\$ 4,025	\$ 3,507	\$ 4,188	\$ 2,482	\$ 5,845	\$ 8,664	\$ 28,711
VENDING COMMISSIONS	\$ -	\$ -	\$ -	\$ 544	\$ 375	\$ -	\$ -	\$ 919
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ 36,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,748
<b>TOTAL</b>	<b>\$ 69,757</b>	<b>\$ 74,021</b>	<b>\$ 65,458</b>	<b>\$ 102,104</b>	<b>\$ 83,141</b>	<b>\$ 67,866</b>	<b>\$ 75,869</b>	<b>\$ 538,215</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (35,099)</b>	<b>\$ (39,027)</b>	<b>\$ (18,948)</b>	<b>\$ (15,630)</b>	<b>\$ (9,696)</b>	<b>\$ (19,270)</b>	<b>\$ (18,574)</b>	<b>\$ (156,245)</b>

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2015**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$17	\$17
Assessments - Levy	\$450,835	\$450,312	\$450,312	\$0
Assessments - Prepayments A-1	\$0	\$0	\$50,930	\$50,930
Assessments - Prepayments A-2	\$0	\$0	\$10,673	\$10,673
<b>TOTAL REVENUES</b>	<b>\$450,835</b>	<b>\$450,312</b>	<b>\$511,932</b>	<b>\$61,620</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015A-1</u></b>				
Interest - 11/01	\$88,875	\$88,875	\$88,875	\$0
Interest - 5/01	\$88,875	\$88,875	\$87,000	\$1,875
Principal - 5/01	\$220,000	\$220,000	\$215,000	\$5,000
Special Call - 11/01	\$15,000	\$15,000	\$75,000	(\$60,000)
Special Call - 5/01	\$0	\$0	\$50,000	(\$50,000)
<b><u>Series 2015A-2</u></b>				
Interest - 11/01	\$12,750	\$12,750	\$12,750	\$0
Interest - 5/01	\$12,750	\$12,750	\$12,750	\$0
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 5/01	\$0	\$0	\$5,000	(\$5,000)
<b>TOTAL EXPENDITURES</b>	<b>\$458,250</b>	<b>\$458,250</b>	<b>\$566,375</b>	<b>(\$108,125)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$7,415)</b>	<b>(\$7,938)</b>	<b>(\$54,443)</b>	<b>(\$46,505)</b>
Net change in fund balance	<b>(\$7,415)</b>	<b>(\$7,938)</b>	<b>(\$54,443)</b>	<b>(\$46,505)</b>
FUND BALANCE - Beginning	\$135,570		\$422,346	
FUND BALANCE - Ending	<u>\$128,155</u>		<u>\$367,903</u>	

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

<b>Series 2015-1, Special Assessment Bonds</b>		
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)	(\$215,000.00)
	May 1, 2021 (Special Call)	(\$50,000.00)
<b>Current Bonds Outstanding</b>		<b>\$3,215,000.00</b>

<b>Series 2015-2, Special Assessment Bonds</b>		
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
	May 1, 2021 (Mandatory)	(\$20,000.00)
	May 1, 2021 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$485,000.00</b>

<b>Total Current Bonds Outstanding</b>	<b>\$3,700,000.00</b>
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**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

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

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2020	2020	2020	2021	2021	2021	2021	2021	2021	

*Revenues*

Maintenance Assessments	\$0	\$191,660	\$1,444,424	\$22,382	\$13,062	\$40,807	\$5	\$3,723	\$5,724	\$1,721,787
Rental Income	\$1,500	\$5,000	\$1,000	\$1,750	\$8,250	\$2,000	\$2,500	\$750	\$4,345	\$27,095
Special Events Revenue	\$1,385	\$490	\$2,381	\$5,588	\$3,830	\$4,919	\$5,270	\$5,922	\$7,680	\$37,465
Newsletter Ad Revenue	\$13,486	\$11,036	\$16,186	\$5,612	\$11,611	\$4,975	\$5,742	\$5,426	\$10,946	\$85,017
Interest Income	\$24	\$2	\$14	\$168	\$105	\$92	\$69	\$56	\$37	\$567
Contributions (2)	\$0	\$0	\$0	\$36,748	\$0	\$0	\$0	\$0	\$0	\$36,748
Retail Sales-Restaurant (2)	\$0	\$0	\$33,009	\$74,021	\$65,458	\$102,104	\$83,141	\$67,866	\$75,869	\$501,467
Miscellaneous Income	\$599	\$527	\$1,570	\$1,899	\$711	\$2,301	\$1,299	\$1,760	\$1,356	\$12,020
<b>Total Revenues</b>	<b>\$16,994</b>	<b>\$208,715</b>	<b>\$1,498,583</b>	<b>\$148,169</b>	<b>\$103,026</b>	<b>\$157,197</b>	<b>\$98,026</b>	<b>\$85,501</b>	<b>\$105,956</b>	<b>\$2,422,167</b>

ADMINISTRATIVE:

Supervisor Fees	\$300	\$100	\$225	\$275	\$225	\$225	\$0	\$225	\$450	\$2,025
FICA Expense	\$23	\$8	\$17	\$21	\$17	\$17	\$0	\$17	\$34	\$155
Engineering	\$10,693	\$6,266	\$3,822	\$11,435	\$10,535	\$7,667	\$2,661	\$4,070	\$4,151	\$61,300
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$600
Dissemination	\$83	\$83	\$83	\$83	\$83	\$333	\$333	\$83	\$83	\$1,250
Attorney	\$0	\$16,549	\$2,781	\$2,931	\$3,312	\$971	\$1,469	\$912	\$1,762	\$30,685
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	\$3,750
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$0	\$4,310
Management Fees	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$45,177
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$98	\$83	\$83	\$765
Postage	\$121	\$91	\$163	\$100	\$209	\$83	\$102	\$87	\$186	\$1,143
Printing & Binding	\$25	\$1	\$0	\$0	\$3	\$7	\$3	\$29	\$8	\$77
Newsletter Printing	\$3,297	\$3,514	\$3,374	\$3,186	\$3,565	\$3,560	\$4,032	\$4,113	\$3,490	\$32,131
Rentals & Leases	\$163	\$163	\$443	\$0	\$266	\$2,003	\$163	\$163	\$1,311	\$4,673
Insurance	\$48,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,639
Legal Advertising	\$380	\$347	\$140	\$0	\$41	\$140	\$280	\$127	\$90	\$1,543
Other Current Charges	\$90	\$129	\$107	\$49	\$63	\$119	\$134	\$109	\$97	\$897
Property Taxes	\$0	\$13,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,325
Office Supplies	\$3	\$3	\$4	\$0	\$0	\$3	\$3	\$3	\$5	\$21
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$69,094</b>	<b>\$45,680</b>	<b>\$16,262</b>	<b>\$23,184</b>	<b>\$23,422</b>	<b>\$20,230</b>	<b>\$18,608</b>	<b>\$15,641</b>	<b>\$20,522</b>	<b>\$252,641</b>

# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT

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

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2020	2020	2020	2021	2021	2021	2021	2021	2021	

Field:

Field Management Services	\$30,330	\$27,134	\$27,175	\$26,221	\$26,999	\$27,015	\$41,176	\$27,256	\$26,888	\$260,195
Gate/Patrol/Pool Officers	\$18,228	\$17,913	\$18,906	\$19,429	\$16,959	\$19,057	\$19,244	\$18,767	\$17,920	\$166,423
Pest Control	\$195	\$340	\$195	\$0	\$450	\$0	\$305	\$450	\$305	\$2,240
Security/Fire Alarm/Gate Repairs	\$130	\$195	\$230	\$130	\$195	\$210	\$0	\$195	\$0	\$1,285
Telephone/Internet	\$1,077	\$1,063	\$1,063	\$1,064	\$1,151	\$1,112	\$1,112	\$1,125	\$1,142	\$9,908
Electric	\$14,668	\$14,769	\$16,425	\$17,231	\$15,899	\$16,100	\$16,837	\$17,103	\$17,063	\$146,096
Water	\$589	\$801	\$746	\$1,782	\$1,056	\$1,042	\$2,130	\$1,584	\$120	\$9,849
Gas	\$1,131	\$1,381	\$4,258	\$6,776	\$3,895	\$4,537	\$2,235	\$1,961	\$2,416	\$28,590
Refuse	\$997	\$1,168	\$1,168	\$1,295	\$1,160	\$1,160	\$1,158	\$1,153	\$1,650	\$10,909
Clubhouse Maintenance	\$3,760	\$1,659	\$7,096	\$6,233	\$4,170	\$13,540	\$3,248	\$16,992	\$3,005	\$59,703
Cart Path & Bridge Repairs	\$118	\$0	\$0	\$0	\$11,843	\$0	\$0	\$0	\$0	\$11,961
Golf Cart Preventative Maintenance	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$1,710
Pool and Fountain Maintenance	\$1,465	\$3,305	\$1,465	\$1,465	\$2,160	\$1,840	\$1,749	\$3,065	\$2,615	\$19,129
Landscape Maintenance	\$15,442	\$16,037	\$15,442	\$15,442	\$15,442	\$16,037	\$15,442	\$16,678	\$15,442	\$141,401
Plant Replacement	\$0	\$0	\$0	\$3,367	\$0	\$0	\$0	\$1,604	\$1,259	\$6,230
Irrigation Repairs	\$85	\$0	\$285	\$3,201	\$0	\$447	\$2,170	\$819	\$0	\$7,006
Lake Maintenance	\$3,895	\$3,895	\$6,865	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$38,025
Wetland Mitigation and Maintenance	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$0	\$0	\$0	\$14,600
Permits/Inspections	\$0	\$0	\$0	\$891	\$0	\$720	\$0	\$0	\$0	\$1,611
Office Supplies/Printing/Binding	\$118	\$104	\$585	\$452	\$131	\$66	\$172	\$100	\$161	\$1,889
Operating Supplies	\$2,777	\$1,553	\$3,667	\$1,969	\$1,096	\$2,727	\$475	\$1,649	\$2,203	\$18,114
Credit Card Processing Fees	\$229	\$143	\$84	\$258	\$227	\$172	\$140	\$151	\$247	\$1,650
Dues & Subscriptions	\$0	\$56	\$24	\$1,336	\$255	\$1,238	\$4,180	\$652	\$198	\$7,938
Decorations	\$0	\$313	\$0	\$0	\$0	\$67	\$179	\$450	(\$150)	\$859
Special Events	\$248	\$2,426	\$1,280	\$3,946	\$7,012	\$4,185	\$9,346	\$2,756	\$3,152	\$34,350
Water Damage Repairs	\$0	\$31,325	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$51,325
Restaurant Expenditures (2)	\$0	\$0	\$104,857	\$113,048	\$84,406	\$117,734	\$92,836	\$87,136	\$94,443	\$694,460

<b>TOTAL FIELD</b>	<b>\$95,672</b>	<b>\$125,767</b>	<b>\$219,304</b>	<b>\$229,621</b>	<b>\$198,591</b>	<b>\$240,390</b>	<b>\$238,219</b>	<b>\$205,730</b>	<b>\$194,163</b>	<b>\$1,747,456</b>
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OTHER FINANCING SOURCES/(USES)

Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$278,522)	\$0	\$0	\$0	\$0	\$0	(\$278,522)
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$35,099	\$39,027	\$18,948	\$15,630	\$9,696	\$19,270	\$18,574	\$156,245

<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,099</b>	<b>(\$239,495)</b>	<b>\$18,948</b>	<b>\$15,630</b>	<b>\$9,696</b>	<b>\$19,270</b>	<b>\$18,574</b>	<b>(\$122,277)</b>
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<b>Subtotal Operating Expenses</b>	<b>\$164,766</b>	<b>\$171,447</b>	<b>\$200,467</b>	<b>\$492,300</b>	<b>\$203,064</b>	<b>\$244,990</b>	<b>\$247,131</b>	<b>\$202,100</b>	<b>\$196,111</b>	<b>\$2,122,374</b>
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Excess Revenues (Expenditures)	(\$147,772)	\$37,267	\$1,298,116	(\$344,131)	(\$100,038)	(\$87,793)	(\$149,105)	(\$116,598)	(\$90,154)	\$299,792
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# SECTION D



# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

**August 16, 2021**

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
<u><b>General Fund</b></u>		
7/15/21	7653-7674	\$46,854.29
7/16/21	7675	\$900.00
7/21/21	7676-7677	\$17,332.80
7/26/21	7678-7679	\$420.70
7/27/21	7680-7688	\$51,685.08
<b>General Fund Total</b>		<b><u><u>\$117,192.87</u></u></b>
<u><b>Capital Projects Fund</b></u>		
7/16/21	325-326	\$950.50
<b>Capital Projects Fund Total</b>		<b><u><u>\$950.50</u></u></b>

AP300R  
\*\*\* CHECK NOS. 007653-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKE ASHTON CDD - GF  
BANK A LAKE ASHTON - GF

RUN 8/06/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/15/21	00522	6/29/21 31238479	202106 320-57200-43200	PROPANE-RESTAURANT AMERIGAS	*	556.00	556.00 007653
7/15/21	00057	6/30/21 195069	202106 320-53800-46800	SVCS 06/21 APPLIED AQUATIC MANAGEMENT, INC.	*	3,895.00	3,895.00 007654
7/15/21	00673	7/06/21 13011097	202107 320-57200-52000	SUPPLIES AUS CENTRAL LOCKBOX	*	46.74	46.74 007655
7/15/21	00676	6/28/21 354706	202106 310-51300-32200	SVCS 06/21 BERGER, TOOMBS, ELAM, GAINES & FRANK	*	3,750.00	3,750.00 007656
7/15/21	00062	7/01/21 57949601	202107 320-57200-41000	SVCS 07/21 BRIGHT HOUSE NETWORKS	*	1,045.19	1,045.19 007657
7/15/21	00678	6/14/21 3933000	202106 310-51300-48000	NOTICE OF MEETING-5940235 CA FLORIDA HOLDINGS LLC	*	89.60	89.60 007658
7/15/21	00621	7/15/21 888849	202107 320-57200-54501	SVCS-PET PLAY PARK COUNTRY BOY PEST CONTROL	*	150.00	150.00 007659
7/15/21	00466	7/01/21 44982	202107 310-51300-42501	JULY LA TIMES CUSTOMTRADEPRINTING.COM	*	3,515.00	3,515.00 007660
7/15/21	00677	7/12/21 07122021	202107 300-22000-10000	REFUND-WEDDING 07/10/21	*	1,000.00	
		7/12/21 07122021	202107 300-36200-10500	REFUND-WEDDING 07/10/21	*	87.50-	
				JACQUES DORSANT			912.50 007661
7/15/21	00036	7/01/21 198	202107 310-51300-34000	MGMT FEES 07/21	*	5,019.67	
		7/01/21 198	202107 310-51300-35100	COMPUTER TIME	*	83.33	
		7/01/21 198	202107 310-51300-31300	DISSEMINATION AGT SVCS	*	83.33	
		7/01/21 198	202107 310-51300-51000	OFFICE SUPPLIES	*	144.75	

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 007653-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKE ASHTON CDD - GF  
BANK A LAKE ASHTON - GF

RUN 8/06/21

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/21 198 COPIES	202107 310-51300-42500		*	224.00	
				GMS - SO FLORIDA, LLC			5,555.08 007662
7/15/21 00504		7/06/21 100644 SVCS 06/21	202106 320-57200-54500		*	543.51	
				KINCAID ELECTRICAL SERVICES			543.51 007663
7/15/21 00512		6/01/21 2007211 PHONE SVCS-06/21	202106 320-57200-41000		*	47.69	
		7/01/21 2025925 PHONE SVCS 07/21	202106 320-57200-41000		*	47.69	
				KINGS III OF AMERICA, INC.			95.38 007664
7/15/21 00665		7/04/21 1101 SVCS-06/08/21	202106 320-57200-54500		*	225.00	
				ORCHID CLEANING SERVICES INC.			225.00 007665
7/15/21 00538		7/01/21 10056 SVCS 07/21	202107 320-57200-54506		*	190.00	
				PERFORMAMCE PLUS CARTS			190.00 007666
7/15/21 00345		4/07/21 33679 SVCS 04/21	202104 320-57200-54500		*	185.00	
				PRECISION SAFE & LOCK, LLC			185.00 007667
7/15/21 00631		6/30/21 1916518 SVCS 06/21	202106 310-51300-31100		*	4,151.45	
				RAYL ENGINEERING & SURVEYING, LLC			4,151.45 007668
7/15/21 00217		6/30/21 65400102 SVCS 06/21	202106 320-57200-43300		*	408.93	
				REPUBLIC SERVICES #654			408.93 007669
7/15/21 00234		6/25/21 16363623 SUPPLIES	202106 320-57200-51000		*	128.88	
		6/25/21 16363623 SUPPLIES	202106 320-57200-52000		*	220.08	
				STAPLES BUSINESS CREDIT			348.96 007670
7/15/21 00664		7/02/21 1561-062 PURCHASES	202106 320-57200-54000		*	63.01	
		7/02/21 1561-062 PURCHASES	202106 320-57200-51000		*	31.99	
		7/02/21 1561-062 PURCHASES	202106 320-57200-49400		*	396.80	

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 007653-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKE ASHTON CDD - GF  
BANK A LAKE ASHTON - GF

RUN 8/06/21

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/02/21	1561-062 202106 320-57200-52000	PURCHASES	*	921.22	
		7/02/21	1561-062 202106 320-57200-54500	PURCHASES	*	1,063.00	
		7/02/21	1561-062 202106 320-57200-52005	PURCHASES	*	149.98-	
				WELLS FARGO			2,326.04 007671
7/15/21	00587	7/12/21	21019 202105 320-57200-54500	MONITORING 05/21	*	1,128.75	
				XS BOWLING SERVICE LLC			1,128.75 007672
7/15/21	00445	7/01/21	OS239684 202107 320-57200-46200	MAINT 07/21	*	15,441.67	
		7/13/21	OS242425 202107 320-57200-46200	INSTALL-ANNUALS SUMMER	*	1,982.54	
				YELLOWSTONE LANDSCAPE			17,424.21 007673
7/15/21	00346	7/06/21	2117035 202107 320-57200-54100	REPAIRS&SEMI-ANNU MAINT	*	311.95	
				4TH ELEMENT FIRE & SAFETY, INC.			311.95 007674
7/16/21	00679	7/15/21	07162021 202107 320-57200-49400	1969 MOON LANDING PARTY	*	900.00	
				NEW DEAL ENTERTAINMENT			900.00 007675
7/21/21	00003	7/06/21	74270323 202106 310-51300-42000	DELIVERIES THRU 06/30/21	*	28.00	
				FEDEX			28.00 007676
7/21/21	00061	7/14/21	0721 202107 320-57200-43000	SVCS 07/21	*	17,304.80	
				TECO			17,304.80 007677
7/26/21	00322	7/26/21	53600066 202107 320-57200-54000	POOL PERMIT#53-60-00668	*	280.35	
				FLORIDA DEPARTMENT OF HEALTH			280.35 007678
7/26/21	00322	7/26/21	53600066 202107 320-57200-54000	POOL PERMIT#53-60-00669	*	140.35	
				FLORIDA DEPARTMENT OF HEALTH			140.35 007679
7/27/21	00673	7/20/21	13011478 202107 320-57200-52000	SUPPLIES	*	46.74	
				AUS CENTRAL LOCKBOX			46.74 007680
				LAKA LAKE ASHTON SHENNING			

AP300R  
\*\*\* CHECK NOS. 007653-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKE ASHTON CDD - GF  
BANK A LAKE ASHTON - GF

RUN 8/06/21

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/27/21	00502	7/15/21 1892	202108 320-57200-34501	SECURITY	*	18,822.50	
				COMMUNITY WATCH SOLUTIONS, LLC			18,822.50 007681
7/27/21	00215	7/23/21 431	202107 320-57200-34000	FACILITY MANAGEMENT	*	27,274.34	
				GMS-CENTRAL FLORIDA, LLC			27,274.34 007682
7/27/21	00067	7/15/21 210809	202107 320-57200-34500	FIRE ALARM MONITORING	*	195.00	
				THE HARTLINE ALARM COMPANY, INC.			195.00 007683
7/27/21	00059	7/06/21 31419	202107 320-57200-45300	POOL MAINTENANCE	*	1,150.00	
		7/15/21 31548	202107 320-57200-45300	TILE FLOORING	*	150.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,300.00 007684
7/27/21	00098	6/07/21 4624297	202106 320-57200-52000	OPERATING SUPPLIES	*	330.94	
		6/15/21 6020046	202106 320-57200-52000	OPERATING SUPPLIES	*	190.92	
		6/17/21 4520200	202106 320-57200-52000	OPERATING SUPPLIES	*	111.70	
		6/17/21 4520236	202106 320-57200-52000	OPERATING SUPPLIES	*	62.42	
		6/22/21 9620127	202106 320-57200-52000	OPERATING SUPPLIES	*	209.21	
		6/28/21 3255619	202106 320-57200-52000	OPERATING SUPPLIES	*	16.00	
		7/02/21 9521417	202107 320-57200-52000	OPERATING SUPPLIES	*	60.32	
				HOME DEPOT CREDIT SERVICES			981.51 007685
7/27/21	00164	7/22/21 98730	202106 310-51300-31500	JUNE 2021 LEGAL FEES	*	1,762.49	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			1,762.49 007686
7/27/21	00663	7/21/21 20771000	202107 320-57200-49400	MOON LIGHT PARTY	*	1,140.00	
				METZ CULINARY MANAGEMENT			1,140.00 007687
7/27/21	00430	7/07/21 50158654	202107 310-51300-42502	KONICA MINOLTA COPIER	*	162.50	
				WELLS FARGO VENDOR FINANCIAL SVCS			162.50 007688
				TOTAL FOR BANK A		117,192.87	
				LAKA LAKE ASHTON			
				SHENNING			

AP300R  
\*\*\* CHECK NOS. 000325-050000

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

RUN 8/06/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/16/21	00003	2/11/21 202804	202102 600-53800-60097		*	950.50	
		SVCS 02/21					
		2/11/21 202804	202102 600-53800-60097		V	950.50-	
		SVCS 02/21					
TERRY ROBERTS SITE WORK, INC.							.00 000325
7/16/21	00105	2/11/21 202804	202102 600-53800-60097		*	950.50	
		SVCS 02/21					
QUALITY BEVERAGE SERVICES							950.50 000326
TOTAL FOR BANK B						950.50	
TOTAL FOR REGISTER						950.50	

LAKA LAKE ASHTON SHENNING

**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
										.36300.10100	2015-1	2015-2	
Date	Collection	O&M	O&M	Debt Svc	Debt Svc	O&M	Debt	Commissions	Net Amount	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Total
Received	Period	Receipts	Interest	Receipts	Interest	Discounts/ Penalties	Discounts/ 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
01/29/21	INTEREST	\$ -	\$ 110.43	\$ -	\$ 28.85	\$ -	\$ -	\$ -	\$ 139.28	\$ 110.43	\$ 25.73	\$ 3.12	\$ 28.85
02/15/21	01/01/21-01/31/21	\$ 23,125.00	\$ -	\$ 5,171.74	\$ -	\$ 412.50	\$ 103.44	\$ 555.62	\$ 27,225.18	\$ 22,272.06	\$ 4,417.20	\$ 535.92	\$ 4,953.12
03/15/21	02/01/21-02/28/21	\$ 13,490.65	\$ -	\$ 4,252.94	\$ -	\$ 150.00	\$ 42.54	\$ 351.02	\$ 17,200.03	\$ 13,062.40	\$ 3,689.95	\$ 447.68	\$ 4,137.63
04/15/21	03/01/21-03/31/21	\$ 41,637.28	\$ -	\$ 10,755.30	\$ -	\$ -	\$ -	\$ 1,047.86	\$ 51,344.72	\$ 40,806.64	\$ 9,397.88	\$ 1,140.20	\$ 10,538.08
04/30/21	INTEREST	\$ -	\$ 5.09	\$ -	\$ 1.32	\$ -	\$ -	\$ -	\$ 6.41	\$ 5.09	\$ 1.18	\$ 0.14	\$ 1.32
05/15/21	04/01/21-04/30/21	\$ 3,750.00	\$ -	\$ 1,450.44	\$ -	\$ (56.25)	\$ (22.97)	\$ 105.60	\$ 5,174.06	\$ 3,722.54	\$ 1,294.47	\$ 157.05	\$ 1,451.52
06/15/21	05/01/21-05/31/21	\$ 1,875.00	\$ -	\$ -	\$ -	\$ (56.25)	\$ -	\$ 38.63	\$ 1,892.62	\$ 1,892.62	\$ -	\$ -	\$ -
06/21/21	TAX SALE	\$ 3,750.00	\$ -	\$ 1,531.64	\$ -	\$ (168.74)	\$ (68.92)	\$ 110.38	\$ 5,408.92	\$ 3,831.25	\$ 1,406.98	\$ 170.70	\$ 1,577.68
		\$ 1,826,250.00	\$ 115.52	\$ 477,590.73	\$ 30.17	\$ 69,433.53	\$ 18,127.86	\$ 44,325.61	\$ 2,172,099.42	\$ 1,721,787.16	\$ 401,589.42	\$ 48,722.84	\$ 450,312.26
BALANCE REMAINING		\$0.00		\$0.00									

Gross Percent Collected	100.00%
Balance Due	\$0.00