

*Lake Ashton
Community Development District*

Meeting Agenda

April 19, 2021

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 - Fax: 407-839-1526

April 12, 2021

Board of Supervisors
Lake Ashton
Community Development District

Dear Board Members:

The Budget Workshop of the **Lake Ashton Community Development District** will be held **Monday, April 19, 2021 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**. A regular meeting of the Board of Supervisors will then be held at **10:00 AM**, following the Budget Workshop. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to **100** people, on a first come, first served basis. All others will need to participate using the remote participation options specified below, which allow for full public participation and comment.

Members of the public may attend and participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to jburns@gmscfl.com, or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Friday, April 16, 2021**.

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

Zoom Call-In Information: 1-646-876-9923
Meeting ID: 969 5923 1158

Following is the advance agenda for the meeting:

Budget Workshop

1. Review of Draft Fiscal Year 2022 Budget
 - a. Fiscal Year 2021 Adopted Budget
 - b. District Financials through February
 - i. Combined Balance Sheet
 - ii. Capital Projects Reserve Fund
 - iii. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - c. Discussion and Review of Restaurant Fiscal Year 2022 Annual Plan and Budget Proposed by Metz
 - d. Review of Draft Fiscal Year 2022 Capital Projects Report
 - e. Review of Preliminary Proposed Fiscal Year 2022 Budget

Board of Supervisors Meeting

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address.*¹)
4. Consideration of Minutes from the March 15, 2021 Board of Supervisors Meeting
5. Restaurant Update – Ashton Tap & Grill
 - A. Presentation of Restaurant Financials for March (*to be provided under separate cover*)
 - B. Consideration of Quotes for Pizza Oven
6. Discussion Regarding COVID-19 Procedures
7. New Business/Supervisors Requests
 - A. Discussion and Review of Restaurant Fiscal Year 2022 Annual Plan and Budget Proposed by Metz
 - B. Discussion of Lake Ashton CDD Proposed Capital Projects List and Fiscal Year 2022 Budget (*requested by Supervisor Realmuto*)

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

8. Monthly Reports

A. Attorney

B. Engineer

I. Consideration of Quote to Grade Pool Equipment Area to Drain

C. Lake Ashton Community Director

D. Operations Manager

I. Consideration of Aquatic Plant Agreements from Applied Aquatic
for Vegetation Clean-Up

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

Budget Workshop

SECTION I

SECTION A

***Adopted Budget
Fiscal Year 2021***



LAKE ASHTON

Community Development District

August 17, 2020



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Projected 9/30/20	Adopted Budget FY 2021
Revenues					
Special Assessments - Levy	\$1,719,338	\$1,744,535	\$0	\$1,744,535	\$1,703,644
Rental Income	\$50,000	\$37,675	\$0	\$37,675	\$40,000
Entertainment Fees ⁽¹⁾	\$130,000	\$184,278	\$0	\$184,278	\$130,000
Newsletter Ad Revenue	\$70,000	\$71,469	\$6,000	\$77,469	\$70,000
Interest Income	\$1,000	\$5,597	\$300	\$5,897	\$1,000
Miscellaneous Income	\$5,000	\$10,612	\$0	\$10,612	\$5,000
Restaurant Lease	\$12,000	\$5,580	\$0	\$5,580	\$0
HOA Contributions	\$0	\$8,409	\$0	\$8,409	\$0
Insurance Proceeds	\$0	\$0	\$13,990	\$13,990	\$0
Carryforward	\$164,826	\$443,950	\$0	\$443,950	\$57,271
TOTAL REVENUES	\$2,152,163	\$2,512,106	\$20,290	\$2,532,396	\$2,006,915
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$3,000	\$3,550	\$750	\$4,300	\$4,000
FICA Expense	\$230	\$272	\$57	\$329	\$306
Engineering	\$20,000	\$82,419	\$1,000	\$83,419	\$40,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,000	\$1,350	\$250	\$1,600	\$1,000
Attorney	\$25,000	\$48,113	\$16,038	\$64,151	\$50,000
Attorney-Golf Course	\$25,000	\$30,632	\$1,950	\$32,582	\$0
Annual Audit	\$4,223	\$4,300	\$0	\$4,300	\$4,500
Trustee Fees	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	\$60,236	\$45,177	\$15,059	\$60,236	\$60,236
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Postage	\$3,200	\$2,073	\$691	\$2,764	\$3,200
Printing & Binding	\$2,000	\$679	\$226	\$905	\$1,000
Newsletter Printing	\$35,000	\$28,619	\$9,540	\$38,158	\$35,000
Rentals & Leases	\$6,500	\$3,251	\$1,084	\$4,335	\$5,500
Insurance	\$40,411	\$38,956	\$0	\$38,956	\$40,411
Legal Advertising	\$1,200	\$871	\$290	\$1,161	\$1,500
Other Current Charges	\$1,250	\$844	\$281	\$1,125	\$1,250
Contingency-Golf Course	\$15,000	\$136,150	\$0	\$136,150	\$0
Property Taxes	\$13,500	\$13,325	\$0	\$13,325	\$13,500
Office Supplies	\$125	\$21	\$7	\$28	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$262,960	\$445,836	\$48,073	\$493,910	\$267,613

Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<u>Maintenance</u>					
Field Management Services	\$341,960	\$252,370	\$89,590	\$341,960	\$352,219
Gate/Patrol/Pool Officers	\$195,565	\$165,806	\$55,269	\$221,075	\$225,000
Pest Control	\$1,800	\$10,687	\$585	\$11,272	\$2,340
Security/Fire Alarm/Gate Repairs	\$7,500	\$7,298	\$2,433	\$9,730	\$7,500
Telephone/Internet	\$13,600	\$9,569	\$3,157	\$12,726	\$13,600
Electric	\$216,000	\$144,157	\$48,052	\$192,209	\$216,000
Water	\$15,000	\$17,027	\$5,676	\$22,702	\$25,000
Gas	\$22,000	\$12,570	\$4,190	\$16,760	\$18,000
Refuse	\$10,500	\$9,059	\$3,020	\$12,079	\$11,000
Clubhouse Maintenance	\$110,000	\$107,356	\$27,904	\$135,260	\$110,000
Cart Path & Bridge Repairs	\$0	\$0	\$0	\$0	\$7,000
Stormwater Preventive Maintenance	\$15,000	\$0	\$0	\$0	\$0
Golf Cart Preventative Maintenance	\$1,140	\$1,140	\$570	\$1,710	\$1,140
Pool and Fountain Maintenance	\$20,000	\$18,755	\$4,395	\$23,150	\$20,000
Landscape Maintenance	\$164,007	\$125,891	\$46,235	\$172,126	\$184,940
Plant Replacement	\$7,000	\$441	\$6,559	\$7,000	\$7,000
Irrigation Repairs	\$3,500	\$1,634	\$1,500	\$3,134	\$3,500
Lake Maintenance	\$18,540	\$29,860	\$11,685	\$41,545	\$46,740
Wetland/Mitigation Maintenance	\$34,800	\$10,100	\$24,700	\$34,800	\$34,800
Permits/Inspections	\$1,500	\$600	\$1,500	\$2,100	\$1,500
Office Supplies/Printing/Binding	\$7,000	\$2,602	\$867	\$3,470	\$6,000
Operating Supplies	\$23,000	\$16,640	\$5,547	\$22,187	\$23,000
Credit Card Processing Fees	\$4,000	\$3,161	\$1,054	\$4,215	\$4,000
Dues & Subscriptions	\$8,500	\$8,010	\$0	\$8,010	\$8,500
Decorations	\$2,000	\$918	\$0	\$918	\$2,000
Special Events ⁽¹⁾	\$130,000	\$149,296	\$0	\$149,296	\$130,000
Water Damage Repairs	\$0	\$16,490	\$0	\$16,490	\$0
TOTAL MAINTENANCE	\$1,373,912	\$1,121,437	\$344,487	\$1,465,924	\$1,460,779
TOTAL EXPENDITURES	\$1,636,872	\$1,567,273	\$392,560	\$1,959,833	\$1,728,393
Other Sources and Uses					
Capital Reserve-Transfer Out	(\$515,291)	(\$515,291)	\$0	(\$515,291)	(\$278,522)
TOTAL OTHER SOURCES AND USES	(\$515,291)	(\$515,291)	\$0	(\$515,291)	(\$278,522)
EXCESS REVENUES	\$0	\$429,541	(\$372,270)	\$57,271	\$0

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Net Assessment	\$1,572,076	\$1,572,076	\$1,572,076	\$1,719,338	\$1,703,644
Plus Collection Fees (7%)	\$118,328	\$118,328	\$118,328	\$129,413	\$128,231
Gross Assessment	\$1,690,404	\$1,690,404	\$1,690,404	\$1,848,750	\$1,831,875
No. of Units	986	986	986	986	977
Gross Per Unit Assessment	\$1,714.41	\$1,714.41	\$1,714.41	\$1,875.00	\$1,875.00

⁽¹⁾ Remaining shows planned for FY2020 have been postpone until FY 2021. Revenues have been collected for these shows, but expenses for the shows will be paid near the performance dates.

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2021

REVENUES:

Special Assessments

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

Rental fees charged for rental of facilities for events.

Entertainment Fees

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

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

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

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 Lease Income

Monthly lease payment for lease of the Restaurant.

EXPENDITURES:

Supervisor Fees

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

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

Engineering Fees

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021

Arbitrage

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

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

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

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

Trustee Fees

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

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.

Computer Time

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

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding

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

Newsletter Printing

Cost of preparing and printing monthly newsletter for CDD residents.

Rentals & Leases

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.

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2021

Insurance

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

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

Other Current Charges

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

Property Taxes

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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.

MAINTENANCE:

Field Management Fees

Governmental Management Services will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$352,219. This amount represents a 3% proposed increase.

Gate/Patrol/Pool Officers

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

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

Security/Fire Alarm/Gate Repairs

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

Telephone/Internet

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.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021

Electric

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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
TOTAL		<u><u>\$216,000.00</u></u>

Water

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
20735	4141 ASHTON CLUB DRIVE	\$20,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
TOTAL		<u><u>\$25,000.00</u></u>

Gas

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

Refuse Service

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021

Maintenance

Repairs and Maintenance

Regular repairs and maintenance to the District's Facilities throughout the community.

Pool and Fountain Maintenance

The District is currently contracted with Heartland Commercial Pool Services. The monthly amount to maintain the pool is \$1,290. A contingency of \$4,520 is included for special maintenance and repairs.

Landscape Maintenance

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

Replacement of plants needed throughout the District.

Irrigation Repairs

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

Lake Maintenance

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2021

Permits/Inspections

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

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

Operating Supplies

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

Credit Card Processing Fee

The District processes credit cards with Bank of America.

Dues & Licenses

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

Decorations

The District funds seasonal decorations for the Clubhouse.

Special Events

The District will have shows and events throughout the year.

Capital Projects

Represents the estimated capital reserve funding for capital expenditures that will be transferred to the Capital Projects Fund. See page 9 for the Capital Projects Fund Budget.

Lake Ashton

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Projected 9/30/20	Adopted Budget FY 2021
Revenues					
Capital Reserve-Transfer In	\$515,291	\$515,291	\$0	\$515,291	\$278,522
Capital Reserve-Transfer In (FY 2015)	\$0	\$0	\$0	\$0	\$0
Capital Reserve-Transfer Out (Additional FY 2016)	\$0	\$0	\$0	\$0	\$0
Interest Income	\$100	\$3,306	\$780	\$4,086	\$5,000
Carryforward Surplus	\$173,239	\$285,842	\$0	\$285,842	\$621,915
TOTAL REVENUES	\$688,630	\$804,440	\$780	\$805,220	\$905,437
Expenditures					
Capital Projects-FY 20					
Capital Reserves-FY 20	\$4,700	\$868	\$0	\$868	\$0
Restaurant Equipment Allowance	\$15,000	\$12,057	\$0	\$12,057	\$0
Stormwater Management	\$0	\$3,700	\$100,000	\$103,700	\$0
Pet Park	\$0	\$9,681	\$0	\$9,681	\$0
Guardhouse Exterior Painting	\$0	\$2,085	\$0	\$2,085	\$0
Flooring Replacement	\$0	\$50,477	\$0	\$50,477	\$0
Partitions	\$0	\$1,017	\$0	\$1,017	\$0
Furniture	\$0	\$3,000	\$0	\$3,000	\$0
Other Current Charges	\$500	\$420	\$0	\$420	\$0
Capital Projects-FY 21					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$25,000
Capital Reserves-FY 21	\$0	\$0	\$0	\$0	\$4,700
Restaurant Equipment Allowance	\$0	\$0	\$0	\$0	\$15,000
Tennis Court Color Coat	\$0	\$0	\$0	\$0	\$17,000
Stormwater Management	\$0	\$0	\$0	\$0	\$25,000
Golf Course Transfer to LA2	\$0	\$0	\$0	\$0	\$115,000
HVAC	\$0	\$0	\$0	\$0	\$25,000
Ballroom Carpet Replacement	\$0	\$0	\$0	\$0	\$45,000
Handicap Ramp	\$0	\$0	\$0	\$0	\$7,000
Convert Tennis Court and Shuffleboard Court light	\$0	\$0	\$0	\$0	\$15,000
Other Current Charges	\$0	\$0	\$0	\$0	\$500
TOTAL EXPENDITURES	\$20,200	\$83,305	\$100,000	\$183,305	\$294,200
Other Sources/(Uses)					
Capital Reserve Transfer In	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$668,430	\$721,135	(\$99,220)	\$621,915	\$611,237

RESERVES	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Beginning Balance	\$285,842	\$621,915	\$611,237	\$919,037	\$1,226,837
Reserves	\$519,377	\$283,522	\$328,000	\$328,000	\$328,000
Expenditures	(\$183,305)	(\$294,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	\$621,915	\$611,237	\$919,037	\$1,226,837	\$1,534,637
RESERVE STUDY	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Beginning Balance	\$287,028	\$594,828	\$902,628	\$1,210,428	\$1,518,228
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Projected 9/30/20	Adopted Budget FY 2021
Revenues					
Special Assessments - Levy	\$470,241	\$468,188	\$0	\$468,188	\$450,835
Special Assessments - PPMT A-1	\$0	\$76,075	\$0	\$76,075	\$0
Special Assessments - Direct	\$0	\$1,741	\$0	\$1,741	\$0
Interest Income	\$500	\$240	\$10	\$250	\$500
Carry Forward Surplus ⁽¹⁾	\$137,638	\$220,815	\$0	\$220,815	\$135,570
TOTAL REVENUES	\$608,379	\$767,060	\$10	\$767,070	\$586,905
Expenditures					
<u>Series 2015A-1</u>					
Interest - 11/01	\$98,125	\$98,125	\$0	\$98,125	\$88,875
Interest - 05/01	\$98,125	\$96,375	\$0	\$96,375	\$88,875
Principal - 05/01	\$220,000	\$215,000	\$0	\$215,000	\$220,000
Special Call - 11/01	\$10,000	\$70,000	\$0	\$70,000	\$15,000
Special Call - 05/01	\$0	\$85,000	\$0	\$85,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$13,750	\$13,750	\$0	\$13,750	\$12,750
Interest - 05/01	\$13,750	\$13,250	\$0	\$13,250	\$12,750
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$20,000	\$0	\$20,000	\$0
TOTAL EXPENDITURES	\$473,750	\$631,500	\$0	\$631,500	\$458,250
EXCESS REVENUES	\$134,629	\$135,560	\$10	\$135,570	\$128,155

⁽¹⁾ Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$83,375
2015A-2	\$12,250
11/21 Interest	\$95,625

No. of Units	Per Unit	2015A-1	2015A-2
317	\$0.00	\$0.00	\$0.00
139	\$539.74	\$75,023.86	\$0.00
16	\$684.62	\$10,953.92	\$0.00
285	\$765.82	\$218,258.70	\$0.00
23	\$1,092.43	\$0.00	\$25,125.89
61	\$1,028.98	\$36,219.36	\$26,548.42
85	\$977.74	\$83,107.90	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
926		\$433,094.14	\$51,674.31
Discounts/Collection Fees (7%)		(\$30,316.59)	(\$3,617.20)
Net Assessment Total		\$402,777.55	\$48,057.11

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$3,855,000.00	\$ 300,000.00	\$ 96,375.00	\$ -
11/01/20	\$3,555,000.00	\$ -	\$ 88,875.00	\$ 485,250.00
05/01/21	\$3,555,000.00	\$ 220,000.00	\$ 88,875.00	\$ -
11/01/21	\$3,335,000.00	\$ -	\$ 83,375.00	\$ 392,250.00
05/01/22	\$3,335,000.00	\$ 235,000.00	\$ 83,375.00	\$ -
11/01/22	\$3,100,000.00	\$ -	\$ 77,500.00	\$ 395,875.00
05/01/23	\$3,100,000.00	\$ 245,000.00	\$ 77,500.00	\$ -
11/01/23	\$2,855,000.00	\$ -	\$ 71,375.00	\$ 393,875.00
05/01/24	\$2,855,000.00	\$ 255,000.00	\$ 71,375.00	\$ -
11/01/24	\$2,600,000.00	\$ -	\$ 65,000.00	\$ 391,375.00
05/01/25	\$2,600,000.00	\$ 270,000.00	\$ 65,000.00	\$ -
11/01/25	\$2,330,000.00	\$ -	\$ 58,250.00	\$ 393,250.00
05/01/26	\$2,330,000.00	\$ 285,000.00	\$ 58,250.00	\$ -
11/01/26	\$2,045,000.00	\$ -	\$ 51,125.00	\$ 394,375.00
05/01/27	\$2,045,000.00	\$ 300,000.00	\$ 51,125.00	\$ -
11/01/27	\$1,745,000.00	\$ -	\$ 43,625.00	\$ 394,750.00
05/01/28	\$1,745,000.00	\$ 315,000.00	\$ 43,625.00	\$ -
11/01/28	\$1,430,000.00	\$ -	\$ 35,750.00	\$ 394,375.00
05/01/29	\$1,430,000.00	\$ 330,000.00	\$ 35,750.00	\$ -
11/01/29	\$1,100,000.00	\$ -	\$ 27,500.00	\$ 393,250.00
05/01/30	\$1,100,000.00	\$ 350,000.00	\$ 27,500.00	\$ -
11/01/30	\$ 750,000.00	\$ -	\$ 18,750.00	\$ 396,250.00
05/01/31	\$ 750,000.00	\$ 365,000.00	\$ 18,750.00	\$ -
11/01/31	\$ 385,000.00	\$ -	\$ 9,625.00	\$ 393,375.00
05/01/32	\$ 385,000.00	\$ 385,000.00	\$ 9,625.00	\$ 394,625.00
		\$ 3,855,000.00	\$ 1,357,875.00	\$ 5,212,875.00

Lake Ashton

Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 530,000.00	\$ 20,000.00	\$ 13,250.00	\$ -
11/01/20	\$ 510,000.00	\$ -	\$ 12,750.00	\$ 46,000.00
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
	\$ 530,000.00	\$ 274,750.00	\$ 804,750.00	

SECTION B

SECTION 1

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2021

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$93,249	---	\$18,763	\$112,011
Assessments Receivable	\$13,062	\$4,138	---	\$17,200
Due from Other Funds	\$93,075	\$14,651	---	\$107,726
Investment - State Board	\$863,386	---	---	\$863,386
Investment - State Board Capital Reserve	---	---	\$623,524	\$623,524
Investments:				
Series 2015				
Reserve A	---	\$221,750	---	\$221,750
Revenue A	---	\$418,582	---	\$418,582
Prepayment A-1	---	\$37,229	---	\$37,229
Prepayment A-2	---	\$7,700	---	\$7,700
TOTAL ASSETS	\$1,062,772	\$704,049	\$642,286	\$2,409,108
LIABILITIES:				
Accounts Payable	\$124,442	---	---	\$124,442
Due to Other Funds	\$4,982	\$9,669	\$93,075	\$107,726
Deposits-Room Rentals	\$5,225	--	---	\$5,225
Deferred Revenue	\$2,345	---	---	\$2,345
TOTAL LIABILITIES	\$136,994	\$9,669	\$93,075	\$239,739
FUND BALANCES:				
Restricted:				
Debt Service	---	\$694,380	---	\$694,380
Assigned:				
Capital Reserve	---	---	\$549,211	\$549,211
Assigned	\$57,271	---	---	\$57,271
Unassigned	\$868,506	---	---	\$868,506
TOTAL FUND BALANCES	\$925,778	\$694,380	\$549,211	\$2,169,369
TOTAL LIABILITIES & FUND BALANCES	\$1,062,772	\$704,049	\$642,286	\$2,409,108

SECTION 2

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$5,000	\$2,083	\$459	(\$1,625)
Capital Reserve-Transfer In FY 21	\$278,522	\$278,522	\$278,522	\$0
Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$283,522</u>	<u>\$280,605</u>	<u>\$278,981</u>	<u>(\$1,625)</u>
<u>EXPENDITURES:</u>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$10,417	\$0	\$10,417
Capital Reserves-FY21	\$4,700	\$1,958	\$0	\$1,958
Restaurant Equipment Allowance	\$15,000	\$6,250	\$15,047	(\$8,797)
Tennis Court Color Coat	\$17,000	\$7,083	\$0	\$7,083
Stormwater Management	\$25,000	\$10,417	\$132	\$10,284
Golf Course Transfer to LA2	\$115,000	\$47,917	\$115,000	(\$67,083)
HVAC	\$25,000	\$16,744	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$18,750	\$0	\$18,750
Handicap Ramp	\$7,000	\$2,917	\$0	\$2,917
Convert Tennis Court/Shuffleboard Court lights to LED	\$15,000	\$6,250	\$0	\$6,250
Bathroom Tile (FY20)	\$0	\$0	\$19,465	(\$19,465)
Signs	\$0	\$0	\$2,063	(\$2,063)
Other Current Charges	\$500	\$208	\$263	(\$55)
TOTAL EXPENDITURES	<u>\$294,200</u>	<u>\$128,910</u>	<u>\$168,714</u>	<u>(\$39,803)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$10,678)</u>	<u>\$151,695</u>	<u>\$110,267</u>	<u>(\$41,428)</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)-Restaurant	\$0	\$0	(\$93,075)	(\$93,075)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$93,075)</u>	<u>(\$93,075)</u>
Net change in fund balance	<u>(\$10,678)</u>	<u>\$151,695</u>	<u>\$17,192</u>	<u>(\$134,503)</u>
FUND BALANCE - Beginning	\$621,915		\$532,019	
FUND BALANCE - Ending	<u>\$611,237</u>		<u>\$549,211</u>	

SECTION 3

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$1,703,644	\$1,671,529	\$1,671,529	\$0
Rental Income	\$40,000	\$16,667	\$17,500	\$833
Special Events Revenue	\$130,000	\$54,167	\$13,674	(\$40,493)
Newsletter Ad Revenue	\$70,000	\$29,167	\$57,929	\$28,763
Interest Income	\$1,000	\$417	\$312	(\$104)
Retail Sales-Restaurant ⁽²⁾	\$0	\$0	\$172,488	\$172,488
Contributions ⁽²⁾	\$0	\$0	\$36,748	\$36,748
Miscellaneous Income	\$5,000	\$2,083	\$5,305	\$3,222
TOTAL REVENUES	\$1,949,644	\$1,774,029	\$1,975,486	\$201,457
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$1,667	\$1,125	\$542
FICA Expense	\$306	\$128	\$86	\$41
Engineering	\$40,000	\$16,667	\$42,751	(\$26,084)
Arbitrage	\$600	\$250	\$0	\$250
Dissemination	\$1,000	\$417	\$417	\$0
Attorney	\$50,000	\$20,833	\$22,260	(\$1,426)
Annual Audit	\$4,500	\$1,875	\$0	\$1,875
Trustee Fees	\$4,310	\$1,796	\$0	\$1,796
Management Fees	\$60,236	\$25,099	\$25,098	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Postage	\$3,200	\$1,333	\$684	\$649
Printing & Binding	\$1,000	\$417	\$31	\$386
Newsletter Printing	\$35,000	\$14,583	\$16,936	(\$2,352)
Rentals & Leases	\$5,500	\$2,292	\$1,034	\$1,258
Insurance	\$40,411	\$40,411	\$48,639	(\$8,228)
Legal Advertising	\$1,500	\$625	\$907	(\$282)
Other Current Charges	\$1,250	\$521	\$437	\$84
Property Taxes	\$13,500	\$13,500	\$13,325	\$175
Office Supplies	\$125	\$52	\$9	\$43
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$267,613	\$143,056	\$174,329	(\$31,274)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>Field:</u>				
Field Management Services	\$352,219	\$146,758	\$137,860	\$8,898
Gate/Patrol/Pool Officers	\$225,000	\$93,750	\$91,435	\$2,316
Pest Control	\$2,340	\$975	\$1,180	(\$205)
Security/Fire Alarm/Gate Repairs	\$7,500	\$3,125	\$880	\$2,245
Telephone/Internet	\$13,600	\$5,667	\$5,417	\$250
Electric	\$216,000	\$90,000	\$78,992	\$11,008
Water	\$25,000	\$10,417	\$4,973	\$5,443
Gas	\$18,000	\$7,500	\$17,442	(\$9,942)
Refuse	\$11,000	\$4,583	\$5,789	(\$1,205)
Clubhouse Maintenance	\$110,000	\$45,833	\$22,918	\$22,915
Cart Path & Bridge Repairs	\$7,000	\$2,917	\$11,961	(\$9,044)
Golf Cart Preventative Maintenance	\$1,140	\$475	\$950	(\$475)
Pool and Fountain Maintenance	\$20,000	\$8,333	\$9,860	(\$1,526)
Landscape Maintenance	\$184,940	\$77,058	\$77,803	(\$745)
Plant Replacement	\$7,000	\$2,917	\$3,367	(\$451)
Irrigation Repairs	\$3,500	\$1,458	\$3,571	(\$2,113)
Lake Maintenance	\$46,740	\$19,475	\$22,445	(\$2,970)
Wetland Mitigation and Maintenance	\$34,800	\$14,500	\$0	\$14,500
Permits/Inspections	\$1,500	\$625	\$891	(\$266)
Office Supplies/Printing/Binding	\$6,000	\$2,500	\$1,390	\$1,110
Operating Supplies	\$23,000	\$9,583	\$11,061	(\$1,478)
Credit Card Processing Fees	\$4,000	\$1,667	\$940	\$726
Dues & Subscriptions	\$8,500	\$3,542	\$1,671	\$1,871
Decorations	\$2,000	\$833	\$313	\$521
Special Events	\$130,000	\$54,167	\$14,912	\$39,255
Water Damage Repairs	\$0	\$0	\$31,325	(\$31,325)
Restaurant Expenditures ⁽²⁾	\$0	\$0	\$302,311	(\$302,311)
TOTAL FIELD	\$1,460,779	\$608,658	\$861,655	(\$252,997)
TOTAL EXPENDITURES	\$1,728,393	\$751,714	\$1,035,984	(\$284,271)
Excess (deficiency) of revenues over (under) expenditures	\$221,251	\$1,022,315	\$939,502	(\$82,814)
OTHER FINANCING SOURCES/(USES)				
Capital Reserve-Transfer Out	(\$278,522)	(\$278,522)	(\$278,522)	\$0
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$93,075	\$93,075
TOTAL OTHER FINANCING SOURCES/(USES)	(\$278,522)	(\$278,522)	(\$185,447)	\$93,075
Net change in fund balance	(\$57,271)	\$743,793	\$754,054	\$10,261
FUND BALANCE - Beginning	\$57,271		\$171,723	
FUND BALANCE - Ending	\$0		\$925,778	

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

⁽²⁾ See page 4 for breakdown of restaurant revenues and expenses.

LAKE ASHTON CDD
RESTAURANT OPERATIONS THRU FEBRUARY 2021

	December-20	January-21	February-21	TOTAL
PURCHASES:				
FOOD	\$ 17,252.83	\$ 26,820.62	\$ 22,523.26	\$ 66,596.71
DISPOSABLES	\$ 3,493.94	\$ 2,055.82	\$ 1,350.82	\$ 6,900.58
EQUIPMENT	\$ 5,398.85	\$ 1,170.50	\$ 544.82	\$ 7,114.17
CLEANING	\$ 1,444.10	\$ 80.49	\$ (66.36)	\$ 1,458.23
OTHER OPERATING EXPENSES	\$ 19,532.52	\$ 12,424.81	\$ 8,114.43	\$ 40,071.76
TOTAL	\$ 47,122.24	\$ 42,552.24	\$ 32,466.97	\$ 122,141.45
LABOR:				
MANAGEMENT PAYROLL & BENEFITS	\$ 21,012.37	\$ 17,945.20	\$ 13,850.04	\$ 52,807.61
BASE PAYROLL (HOURLY)	\$ 23,546.21	\$ 33,913.36	\$ 24,728.57	\$ 82,188.14
BASE TAXES/FRINGES	\$ 6,592.94	\$ 9,495.74	\$ 6,924.00	\$ 23,012.68
CONTRACT LABOR (OTHER)	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00
TOTAL	\$ 51,151.52	\$ 63,854.30	\$ 45,502.61	\$ 160,508.43
FEES, INVESTMENTS & ADJUSTMENTS				
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 5,833.35	\$ 5,833.31	\$ 5,833.32	\$ 17,499.98
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ 749.57	\$ 808.13	\$ 603.38	\$ 2,161.08
DEPRECIATION/AMORTIZATION				\$ -
TOTAL	\$ 6,582.92	\$ 6,641.44	\$ 6,436.70	\$ 19,661.06
SALES CREDIT				
RETAIL SALES	\$ 33,009.00	\$ 69,995.42	\$ 61,950.74	\$ 164,955.16
CATERING	\$ -	\$ 4,025.49	\$ 3,507.05	\$ 7,532.54
VENDING COMMISSIONS	\$ -	\$ -	\$ -	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ 36,748.42	\$ -	\$ -	\$ 36,748.42
TOTAL	\$ 69,757.42	\$ 74,020.91	\$ 65,457.79	\$ 209,236.12
EXCESS REVENUES (EXPENDITURES)	\$ (35,099.26)	\$ (39,027.07)	\$ (18,948.49)	\$ (93,074.82)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$7	\$7
Assessments - Levy	\$450,835	\$436,744	\$436,744	\$0
Assessments - Prepayments A-1	\$0	\$0	\$11,909	\$11,909
TOTAL REVENUES	\$450,835	\$436,744	\$448,659	\$11,916
<u>EXPENDITURES:</u>				
<u>Series 2015A-1</u>				
Interest - 11/01	\$88,875	\$88,875	\$88,875	\$0
Interest - 5/01	\$88,875	\$0	\$0	\$0
Principal - 5/01	\$220,000	\$0	\$0	\$0
Special Call - 11/01	\$15,000	\$15,000	\$75,000	(\$60,000)
<u>Series 2015A-2</u>				
Interest - 11/01	\$12,750	\$12,750	\$12,750	\$0
Interest - 5/01	\$12,750	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$458,250	\$116,625	\$176,625	(\$60,000)
Excess (deficiency) of revenues over (under) expenditures	(\$7,415)	\$320,119	\$272,034	(\$48,084)
Net change in fund balance	(\$7,415)	\$320,119	\$272,034	(\$48,084)
FUND BALANCE - Beginning	\$135,570		\$422,346	
FUND BALANCE - Ending	<u>\$128,155</u>		<u>\$694,380</u>	

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

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

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

Total Current Bonds Outstanding		\$3,990,000.00
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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	TOTAL
2020	2020	2020	2021	2021	

Revenues

Maintenance Assessments	\$0	\$191,660	\$1,444,424	\$22,382	\$13,062	\$1,671,529
Rental Income	\$1,500	\$5,000	\$1,000	\$1,750	\$8,250	\$17,500
Special Events Revenue	\$1,385	\$490	\$2,381	\$5,588	\$3,830	\$13,674
Newsletter Ad Revenue	\$13,486	\$11,036	\$16,186	\$5,612	\$11,611	\$57,929
Interest Income	\$24	\$2	\$14	\$168	\$105	\$312
Contributions (2)	\$0	\$0	\$0	\$36,748	\$0	\$36,748
Retail Sales-Restaurant (2)	\$0	\$0	\$33,009	\$74,021	\$65,458	\$172,488
Miscellaneous Income	\$599	\$527	\$1,570	\$1,899	\$711	\$5,305

Total Revenues

\$16,994	\$208,715	\$1,498,583	\$148,169	\$103,026	\$1,975,486
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ADMINISTRATIVE:

Supervisor Fees	\$300	\$100	\$225	\$275	\$225	\$1,125
FICA Expense	\$23	\$8	\$17	\$21	\$17	\$86
Engineering	\$10,693	\$6,266	\$3,822	\$11,435	\$10,535	\$42,751
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$83	\$83	\$417
Attorney	\$0	\$16,549	\$2,781	\$2,931	\$0	\$22,260
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$25,098
Computer Time	\$83	\$83	\$83	\$83	\$83	\$417
Postage	\$121	\$91	\$163	\$100	\$209	\$684
Printing & Binding	\$25	\$1	\$0	\$0	\$3	\$31
Newsletter Printing	\$3,297	\$3,514	\$3,374	\$3,186	\$3,565	\$16,936
Rentals & Leases	\$163	\$163	\$443	\$0	\$266	\$1,034
Insurance	\$48,639	\$0	\$0	\$0	\$0	\$48,639
Legal Advertising	\$380	\$347	\$140	\$0	\$41	\$907
Other Current Charges	\$90	\$129	\$107	\$49	\$63	\$437
Property Taxes	\$0	\$13,325	\$0	\$0	\$0	\$13,325
Office Supplies	\$3	\$3	\$4	\$0	\$0	\$9
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$175

Total Administrative

\$69,094	\$45,680	\$16,262	\$23,184	\$20,110	\$174,329
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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	TOTAL
2020	2020	2020	2021	2021	

Field:

Field Management Services	\$30,330	\$27,134	\$27,175	\$26,221	\$26,999	\$137,860
Gate/Patrol/Pool Officers	\$18,228	\$17,913	\$18,906	\$19,429	\$16,959	\$91,435
Pest Control	\$195	\$340	\$195	\$0	\$450	\$1,180
Security/Fire Alarm/Gate Repairs	\$130	\$195	\$230	\$130	\$195	\$880
Telephone/Internet	\$1,077	\$1,063	\$1,063	\$1,064	\$1,151	\$5,417
Electric	\$14,668	\$14,769	\$16,425	\$17,231	\$15,899	\$78,992
Water	\$589	\$801	\$746	\$1,782	\$1,056	\$4,973
Gas	\$1,131	\$1,381	\$4,258	\$6,776	\$3,895	\$17,442
Refuse	\$997	\$1,168	\$1,168	\$1,295	\$1,160	\$5,789
Clubhouse Maintenance	\$3,760	\$1,659	\$7,096	\$6,233	\$4,170	\$22,918
Cart Path & Bridge Repairs	\$118	\$0	\$0	\$0	\$11,843	\$11,961
Golf Cart Preventative Maintenance	\$190	\$190	\$190	\$190	\$190	\$950
Pool and Fountain Maintenance	\$1,465	\$3,305	\$1,465	\$1,465	\$2,160	\$9,860
Landscape Maintenance	\$15,442	\$16,037	\$15,442	\$15,442	\$15,442	\$77,803
Plant Replacement	\$0	\$0	\$0	\$3,367	\$0	\$3,367
Irrigation Repairs	\$85	\$0	\$285	\$3,201	\$0	\$3,571
Lake Maintenance	\$3,895	\$3,895	\$6,865	\$3,895	\$3,895	\$22,445
Wetland Mitigation and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
Permits/Inspections	\$0	\$0	\$0	\$891	\$0	\$891
Office Supplies/Printing/Binding	\$118	\$104	\$585	\$452	\$131	\$1,390
Operating Supplies	\$2,777	\$1,553	\$3,667	\$1,969	\$1,096	\$11,061
Credit Card Processing Fees	\$229	\$143	\$84	\$258	\$227	\$940
Dues & Subscriptions	\$0	\$56	\$24	\$1,336	\$255	\$1,671
Decorations	\$0	\$313	\$0	\$0	\$0	\$313
Special Events	\$248	\$2,426	\$1,280	\$3,946	\$7,012	\$14,912
Water Damage Repairs	\$0	\$31,325	\$0	\$0	\$0	\$31,325
Restaurant Expenditures (2)	\$0	\$0	\$302,311	\$0	\$0	\$302,311

TOTAL FIELD

\$95,672	\$125,767	\$409,458	\$116,573	\$114,185	\$861,655
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OTHER FINANCING SOURCES/(USES)

Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$278,522)	\$0	(\$278,522)
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$35,099	\$39,027	\$18,948	\$93,075

TOTAL OTHER FINANCING SOURCES/(USES)

\$0	\$0	\$35,099	(\$239,495)	\$18,948	(\$185,447)
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Subtotal Operating Expenses

\$164,766	\$171,447	\$390,621	\$379,252	\$115,346	\$1,221,432
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Excess Revenues (Expenditures)

(\$147,772)	\$37,267	\$1,107,962	(\$231,083)	(\$12,320)	\$754,054
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SECTION C

Lake Ashton

Budget Analysis and Business Plan

Period: October 2021 – September 2022

Revenue:

1. Projected yearly revenue in Ashton Tap and Grill to total \$1,017,670 or an average of \$2811 per day. This represents an increase of approximately 8% from our original 1st 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 \$89,700 for 2021 – 22. We currently have very limited history to project this figure and could have possible upside.
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. 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 32.8% 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 62.1% of sales, or \$687,504. 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. \$6000 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.

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 \$169,651.

Metz Culinary Management Budget 2020/21 Lake Ashton

[illegible]

Metz Culinary Management
Budget 2020/21 Lake Ashton

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Total</u>
Service Contracts	288	288	288	288	288	288	288	288	288	288	288	288	3,450
Misc	419	444	563	446	468	570	467	419	496	363	363	454	5,471
Total Controllable Cost \$	10,323	7,549	8,771	7,488	7,678	8,702	7,668	7,227	8,021	6,716	6,716	7,638	94,497
Total Controllable Cost %	12.16%	8.39%	7.69%	8.31%	8.13%	7.56%	8.13%	8.52%	7.99%	9.13%	9.13%	8.30%	8.53%
<u>Non-Controllable Costs</u>													
Equipment Rental	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Taxes, Licenses & Fees	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700
Admin %	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Management/Admin Fee	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Computer Exp (Inc Cruchh Time)	248	248	248	248	248	248	248	248	248	248	248	248	2,976
CC Fees	2,656	2,813	3,593	2,850	2,978	3,623	2,970	2,654	3,137	2,293	2,293	2,866	34,727
Insurance - G/L	635	616	781	636	645	762	637	611	733	583	576	741	7,957
Total Non-Controllable Cost	12,239	10,677	11,623	10,734	10,871	11,633	10,855	10,513	11,118	10,124	10,117	10,855	131,360
Total Non-Controllable Cost	14.41%	11.86%	10.19%	11.92%	11.50%	10.10%	11.51%	12.40%	11.07%	13.76%	13.75%	11.80%	11.86%
Net Income	(16,462)	(8,703)	(11,285)	(12,194)	(9,187)	(7,255)	(8,021)	(13,337)	(17,293)	(20,046)	(18,911)	(26,961)	(169,655)
Net Income	-19%	-10%	-10%	-14%	-10%	-6%	-9%	-16%	-17%	-27%	-26%	-29%	-15%



Budget 2021
Lake Ashton
October 2021 - September 2022

	<u>Total</u>	
	<u>\$</u>	<u>%</u>
<u>Sales</u>		
Retail	1,017,670	91.9%
Catering	89,700	8.1%
Total Sales and Revenue	1,107,370	100.0%
<u>Cost of Goods Sold</u>		
Retail	335,831	30.3%
Catering	27,833	2.5%
Total COGS	363,664	32.8%
Gross Profit	743,706	67.2%
<u>Labor Cost</u>		
Management Salaries	138,038	12.5%
Hourly Wages	385,558	34.8%
Vacation Salaries & Wages	4,351	0.4%
Bonus	6,902	0.6%
Taxes & Benefits	152,656	13.8%
Total Labor Cost	687,504	62.1%
<u>Controllable Costs</u>		
Laundry	20,518	1.9%
Cleaning & Mtce	8,791	0.8%
Paper Goods	16,568	1.5%
Menus/Printing	800	0.1%
Office Supplies/Postage	3,500	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	8,200	0.7%
Drug Testing/Employee Training	1,300	0.1%
Marketing/Advertising	3,000	0.3%
Travel & Lodging	3,000	0.3%
Service Contracts	3,450	0.3%
Misc	5,471	0.5%



Budget 2021
Lake Ashton
October 2021 - September 2022

	<u>Total</u>	
	<u>\$</u>	<u>%</u>
Total Controllable Cost	\$94,497	8.5%
<u>Non-Controllable Costs</u>		
Equipment Rental	4,000	0.4%
Taxes, Licenses & Fees	1,700	0.2%
Admin Fee %	40,000	3.6%
Management/Admin Fee	40,000	3.6%
Computer Exp (Inc Crucnh Time)	2,976	0.3%
CC Fees	34,727	3.1%
<u>Insurance - G/L</u>	<u>7,957</u>	<u>0.7%</u>
Total Non-Controllable Cost	\$131,360	11.9%
Sub-Total Cost of On-going Operations	\$1,277,025	115.3%
<u>Net Income</u>	<u>(169,655)</u>	<u>-15.3%</u>

SECTION D



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Additional Pool Table in Game Room	\$2500 - \$5000	Resident Request from Pool League				
Amenity Signage	\$1,950.00	Replace Amenity Signs to Match New Signage in Clubhouse				
Exercise Equipment - Cardio	\$30,990.00	Price is for 4 treadmills and 2 ellipticals Lease Option also available - 36 month lease - \$35,892 48 month lease - \$37,440 60 month lease - \$38,880				
Indoor Furniture	\$3,300.00	Need a total of 12 chairs for Game Room (\$3300 - \$275 each).				
Convert Dressing Room Restroom to Family Restroom						
Walkway from golf cart path to Bocce Court	\$1,845.00	This is for a paver walkway.				
Walkway from parking lot to Tennis Court	\$2,250.00	This is for a concrete pathway				
Security Golf Carts	\$15,300.00	Includes 2 new golf carts. The carts quoted were recommended by the retailer to last 10 years based on our current usage.				
Enclose Activities Desk	\$26,000.00	Includes enclosed structure, drop ceiling, lighting, electrical outlets, demo of current office wall, and window that is assesible in Foyer.				



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Enclosed Storage Area	\$126,000.00	Includes structure, roof, minor electric (lights and outlets only). Removal of asphalt and new concrete slab. This would be 24'x33' and the proposed location is in the east parking lot near the golf cart parking area.				
Self-Priming Pool Pump	\$9,500.00					
Lake Ashton Blvd Landscape Refurbishment	\$28,250.00	Includes removal of Magnolias (40 total) and replacement with Japanese Blueberry (40 total)				
Pavement Management	\$90,000.00	Includes \$60,000 for Berwick Drive repairs and \$30,000 for miscellaneous pavement repairs, as needed.				
Replace Restaurant Awning	See Notes	New cover for the existing structure from 18oz vinyl \$14,578.75 Additional new awning section approximately 21'-1/2' wide X 23' projection with support posts as required \$9041.50 11 motorized power screens framed sides and remote control \$53,360.00 11 motorized vertical curtains free hanging \$36,244.00 11 manual drop curtains \$13,535.50				



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Restaurant Dining Room Redesign	\$5,000.00					
Restaurant Kitchen Redesign	\$15,000.00					
Restaurant Equipment	\$25,000.00	Contingency				
Stormwater Management	\$25,000.00	Contingency				
HVAC	\$25,000.00	Contingency				

SECTION E

***Preliminary Budget
Fiscal Year 2022***



LAKE ASHTON
Community Development District

Budget Workshop - April 19, 2021



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$1,703,644	\$1,658,467	\$45,177	\$1,703,644	\$1,703,644
Rental Income	\$40,000	\$12,250	\$17,150	\$29,400	\$40,000
Entertainment Fees ⁽¹⁾	\$130,000	\$13,674	\$10,000	\$23,674	\$130,000
Newsletter Ad Revenue	\$70,000	\$57,929	\$25,000	\$82,929	\$70,000
Interest Income	\$1,000	\$312	\$437	\$750	\$1,000
Restaurant Retail Sales	\$0	\$172,488	\$0	\$172,488	\$1,107,370
Contributions	\$0	\$36,748	\$0	\$36,748	\$0
Miscellaneous Income	\$5,000	\$5,305	\$7,427	\$12,732	\$5,000
Carryforward	\$57,271	\$171,723	\$0	\$171,723	\$95,772
TOTAL REVENUES	\$2,006,915	\$2,128,897	\$105,192	\$2,234,088	\$3,152,786
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$1,125	\$1,575	\$2,700	\$4,000
FICA Expense	\$306	\$86	\$120	\$207	\$306
Engineering	\$40,000	\$42,751	\$59,852	\$102,603	\$40,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,000	\$417	\$583	\$1,000	\$1,000
Attorney	\$50,000	\$22,260	\$44,520	\$66,779	\$50,000
Annual Audit	\$4,500	\$0	\$4,500	\$4,500	\$3,750
Trustee Fees	\$4,310	\$0	\$4,310	\$4,310	\$4,310
Management Fees	\$60,236	\$25,098	\$35,138	\$60,236	\$60,236
Accounting System Software	\$1,000	\$417	\$583	\$1,000	\$1,000
Postage	\$3,200	\$684	\$958	\$1,643	\$3,200
Printing & Binding	\$1,000	\$31	\$43	\$73	\$1,000
Newsletter Printing	\$35,000	\$16,936	\$23,710	\$40,646	\$35,000
Rentals & Leases	\$5,500	\$1,034	\$1,447	\$2,481	\$5,500
Insurance	\$40,411	\$48,639	\$0	\$48,639	\$48,639
Legal Advertising	\$1,500	\$907	\$1,269	\$2,176	\$1,500
Other Current Charges	\$1,250	\$437	\$612	\$1,049	\$1,250
Property Taxes	\$13,500	\$13,325	\$0	\$13,325	\$13,500
Office Supplies	\$125	\$9	\$12	\$21	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$267,613	\$174,329	\$179,833	\$354,162	\$275,091

Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Maintenance</u>					
Field Management Services	\$352,219	\$137,860	\$214,359	\$352,219	\$362,786
Gate/Patrol/Pool Officers	\$225,000	\$91,435	\$128,008	\$219,443	\$260,614
Pest Control	\$2,340	\$1,180	\$1,652	\$2,832	\$2,340
Security/Fire Alarm/Gate Repairs	\$7,500	\$880	\$1,232	\$2,111	\$7,500
Telephone/Internet	\$13,600	\$5,417	\$7,584	\$13,001	\$13,600
Electric	\$216,000	\$78,992	\$110,589	\$189,582	\$216,000
Water	\$25,000	\$4,973	\$6,963	\$11,936	\$25,000
Gas	\$18,000	\$17,442	\$4,064	\$21,505	\$18,000
Refuse	\$11,000	\$5,789	\$8,122	\$13,910	\$11,000
Clubhouse Maintenance	\$110,000	\$22,918	\$32,085	\$55,003	\$110,000
Cart Path & Bridge Repairs	\$7,000	\$11,961	\$0	\$11,961	\$7,000
Golf Cart Preventative Maintenance	\$1,140	\$950	\$1,330	\$2,280	\$1,140
Pool Maintenance	\$20,000	\$9,860	\$13,804	\$23,663	\$20,000
Landscape Maintenance	\$184,940	\$77,803	\$108,925	\$186,728	\$189,006
Plant Replacement	\$7,000	\$3,367	\$3,500	\$6,867	\$7,000
Irrigation Repairs	\$3,500	\$3,571	\$0	\$3,571	\$3,500
Lake Maintenance	\$46,740	\$22,445	\$27,265	\$49,710	\$46,740
Wetland/Mitigation Maintenance	\$34,800	\$0	\$34,800	\$34,800	\$34,800
Permits/Inspections	\$1,500	\$891	\$609	\$1,500	\$1,500
Office Supplies/Printing/Binding	\$6,000	\$1,390	\$1,946	\$3,335	\$6,000
Operating Supplies	\$23,000	\$9,638	\$13,493	\$23,131	\$23,000
Credit Card Processing Fees	\$4,000	\$940	\$1,317	\$2,257	\$4,000
Dues & Subscriptions	\$8,500	\$1,671	\$6,829	\$8,500	\$8,500
Decorations	\$2,000	\$313	\$0	\$313	\$2,000
Special Events	\$130,000	\$14,912	\$10,000	\$24,912	\$130,000
Restaurant Operations	\$0	\$302,311	\$0	\$302,311	\$1,277,025
Water Damage Repairs	\$0	\$31,325	\$0	\$31,325	\$0
TOTAL MAINTENANCE	\$1,460,779	\$860,232	\$738,475	\$1,598,707	\$2,788,051
TOTAL EXPENDITURES	\$1,728,393	\$1,034,561	\$918,308	\$1,952,869	\$3,063,142
Other Sources and Uses					
Capital Reserve-Transfer Out	(\$278,522)	(\$278,522)	\$0	(\$278,522)	(\$259,299)
Capital Reserve-Transfer In (Restaurant)	\$0	\$93,075	\$0	\$93,075	\$169,655
TOTAL OTHER SOURCES AND USES	(\$278,522)	(\$185,447)	\$0	(\$185,447)	(\$89,644)
EXCESS REVENUES	\$0	\$908,888	(\$813,116)	\$95,772	\$0

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

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

REVENUES:

Special Assessments

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

Rental fees charged for rental of facilities for events.

Entertainment Fees

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

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

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

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

EXPENDITURES:

Supervisor Fees

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

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

Engineering Fees

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022

Arbitrage

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

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

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

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

Trustee Fees

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

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.

Computer Time

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

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding

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

Newsletter Printing

Cost of preparing and printing monthly newsletter for CDD residents.

Rentals & Leases

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.

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Insurance

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

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

Other Current Charges

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

Property Taxes

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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.

MAINTENANCE:

Field Management Fees

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

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

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

Security/Fire Alarm/Gate Repairs

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

Telephone/Internet

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.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022

Electric

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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
TOTAL		<u><u>\$216,000.00</u></u>

Water

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
20735	4141 ASHTON CLUB DRIVE	\$20,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
TOTAL		<u><u>\$25,000.00</u></u>

Gas

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

Refuse Service

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

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Maintenance

Repairs and Maintenance

Regular repairs and maintenance to the District's Facilities throughout the community.

Pool Maintenance

The District is currently contracted with Heartland Commercial Pool Services. The monthly amount to maintain the pool is \$1,290. A contingency of \$4,520 is included for special maintenance and repairs.

Landscape Maintenance

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

Replacement of plants needed throughout the District.

Irrigation Repairs

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

Lake Maintenance

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2022

Permits/Inspections

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

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

Operating Supplies

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

Credit Card Processing Fee

The District processes credit cards with Bank of America.

Dues & Licenses

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

Decorations

The District funds seasonal decorations for the Clubhouse.

Special Events

The District will have shows and events throughout the year.

Capital Projects

Represents the estimated capital reserve funding for capital expenditures that will be transferred to the Capital Projects Fund. See page 9 for the Capital Projects Fund Budget.

Lake Ashton

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Capital Reserve-Transfer In	\$278,522	\$278,522	\$0	\$278,522	\$259,299
Interest Income	\$5,000	\$459	\$642	\$1,101	\$5,000
Carryforward Surplus	\$621,915	\$532,019	\$0	\$532,019	\$642,692
TOTAL REVENUES	\$905,437	\$811,000	\$642	\$811,642	\$906,991
Expenditures					
Capital Projects-FY 21					
Golf Course Reserves	\$25,000	\$0	\$0	\$0	\$25,000
Capital Reserves-FY 21	\$4,700	\$0	\$0	\$0	\$0
Restaurant Equipment Allowance	\$15,000	\$15,047	\$0	\$15,047	\$0
Tennis Court Color Coat	\$17,000	\$0	\$0	\$0	\$0
Stormwater Management	\$25,000	\$0	\$0	\$0	\$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 light	\$15,000	\$0	\$0	\$0	\$0
Bathroom Tile	\$0	\$19,465	\$0	\$19,465	\$0
Signs	\$0	\$2,063	\$0	\$2,063	\$0
Other Current Charges	\$500	\$263	\$368	\$632	\$0
Capital Projects-FY 22					
Capital Reserves-FY 22	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$294,200	\$168,582	\$368	\$168,950	\$25,650
Other Sources/(Uses)					
Capital Reserve Transfer Out- Restaurant	\$0	(\$93,075)	\$0	\$0	(\$169,655)
TOTAL OTHER	\$0	(\$93,075)	\$0	\$0	(\$169,655)
EXCESS REVENUES	\$611,237	\$549,344	\$274	\$642,692	\$711,686

RESERVES	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Beginning Balance	\$621,915	\$611,237	\$919,037	\$1,226,837	\$1,534,637
Reserves	\$283,522	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$294,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	\$611,237	\$919,037	\$1,226,837	\$1,534,637	\$1,842,437
RESERVE STUDY	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
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	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028	\$2,133,828

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$450,835	\$432,606	\$17,631	\$450,237	\$450,835
Special Assessments - PPMT A-1	\$0	\$11,909	\$0	\$11,909	\$0
Special Assessments - Direct	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$7	\$10	\$17	\$500
Carry Forward Surplus ⁽¹⁾	\$135,570	\$200,596	\$0	\$200,596	\$111,383
TOTAL REVENUES	\$586,905	\$645,117	\$17,640	\$662,758	\$562,717
Expenditures					
<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
TOTAL EXPENDITURES	\$458,250	\$176,625	\$374,750	\$551,375	\$437,750
Other Sources/(Uses)					
Interfund Transfer	(\$500)	\$0	\$0	\$0	\$0
TOTAL OTHER	(\$500)	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$128,155	\$468,492	(\$357,110)	\$111,383	\$124,967

⁽¹⁾ Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$ 75,875.00
2015A-2	\$ 11,750.00
11/21 Interest	\$87,625

No. of Units	Per Unit	2015A-1	2015A-2
317	\$0.00	\$0.00	\$0.00
139	\$539.74	\$75,023.86	\$0.00
16	\$684.62	\$10,953.92	\$0.00
285	\$765.82	\$218,258.70	\$0.00
23	\$1,092.43	\$0.00	\$25,125.89
61	\$1,028.98	\$36,219.36	\$26,548.42
85	\$977.74	\$83,107.90	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
926		\$433,094.14	\$51,674.31
Discounts/Collection Fees (7%)		(\$30,316.59)	(\$3,617.20)
Net Assessment Total		\$402,777.55	\$48,057.11

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

BOS Meeting

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, **March 15, 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
Matt Fisher	Field Operations Manager
Annie Toth	Metz Culinary Management
Jeff Brown	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 at roll call.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Plummer: We have approval of the meeting agenda and we would like to change that a little bit and move the attorney report to the beginning. Other than that change, does anybody have anything else for the agenda? Hearing none,

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Meeting Agenda, as amended to move the attorney report to the beginning, 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: I received no forms. Jill, do you have any forms?

Ms. Burns: No, and there is no one on the line.

Mr. Plummer: Okay, we will move on to the next item.

NINTH ORDER OF BUSINESS

Attorney's Report (This item was taken out of order)

Ms. Carpenter: Thank you very much. I hope I don't have to jump, but I may have to so I appreciate the change. It was a very quiet month. The only thing I'm reporting on is for Supervisor Realmuto, the question on the liquor license. We confirmed with Metz that they still have the temporary license. We were hoping that the permanent would come, but the temporary license and the type of license they applied for is a typical license. There are no restraints on it. So, there does not appear to be any conditions for allowing people or not allowing people in the license the way it's currently drafted. Metz is getting with their counsel to make sure that there's something that they are unaware of. I have not yet heard back, but I will report when I do. I doubt there will be any issues with it. Are there any questions on that?

Mr. Realmuto: No, thank you for that Jan. Is there any update on Vernick?

Ms. Carpenter: No update at all. Apparently, there's been no communications between he and the Lake Aston II folks. I think we're status quo at this point.

Mr. Plummer: Anything else for Jan? If not, thank you for your report and if you need to go, feel free to do so.

Ms. Carpenter: Alright, thanks very much, I appreciate it.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the February 8, 2021 Board of Supervisors Meeting

Mr. Plummer: Next on the agenda is the consideration of the minutes from the February 8th Board meeting. Those have been presented electronically, are there any corrections, or additions to the minutes? Seeing none, I'd entertain a motion to approve.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the Minutes of the February 8, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Restaurant Update – Ashton Tap & Grill

A. Presentation of Restaurant Financials for January

Mr. Plummer: Next on the agenda is the restaurant update. I believe that Annie and Jeff are both here.

Mr. Brown: Morning everybody. January's invoice was pretty high, it was impacted as I had mentioned last time by some opening costs and some adjustments that were carried over from December. Some of our specials tended to run kind of high, which is having an impact. We are doing an analysis of all sales. We pulled a report and I can share with anybody that really wants it; it shows every item that is sold from the day we opened. As we go through it we are going to be looking at items that sell well, and those that don't sell well, and looking to make any adjustments we need to make. In February we start to see things kind of stabilize. Food costs are already coming down a little bit, and those February sales was on the low side. There was an adjustment in February of \$2,020 in sales that we due to error in input from December 27th. We lost one of our busiest days, generally Fridays are by far our busiest day, each Friday. We lost one of those days due to the plumbing issues, so that probably impacted that bottom line as well. But we did see February had fairly slow sales. Just to give you the trends, January was \$2,518 a day, February was \$2,369, March to date is \$2,637. We have seen sales increase, in fact in the last few days it really increased. Our labor was much better, and we see a pretty significant decrease in labor in February from January. That's kind of what you would expect when you open up a restaurant. First few months you will get hit with a lot of charges, because you have a lot of training labor and a lot of time put into it. I tried to get just some notes for everybody. Does everybody have those notes?

Mr. Plummer: I think we do.

Mr. Brown: I tried to give you some notes so you can kind of understand what's going on month to month. We will try to do that and provide you with just notes as to what

happened with sales, anything that's happened with food costs, or be different for the month.

Mr. Plummer: I know in February we had like three or four days where it was cold. Going forward, we are not going to have many cold days anymore, but we do have bugs. How do you stand to be out there after 6:00 p.m.? Because we are going to have to address that in some way or another.

Mr. Brown: Do you have the same issue at the pool itself?

Mr. Plummer: I don't know.

Mr. Realmuto: That time is not popular with people to be in the pool for that reason and also because they are eating.

Mr. Plummer: That's a good point.

Mr. Brown: It's hard to take control of an area like that, and the ceiling fans will tend to help if you turn the fans on. It will probably help some. We are probably going to have to look at some way to spray the area or something to get that under control.

Mr. Costello: Instead of spraying the area, would we want to do bug zappers?

Mr. Brown: They might help some, I'm not sure how much they would help. I'm not sure if they are still available but I have used a unit one time with a propane tank. Mosquitos are very territorial and won't go more than 100 yards in their whole life. So, if you can kill a generation, then they don't tend to come back. We had looked into getting one of those, I think those are about \$500 or \$600.

Mr. Costello: The only reason I say that is because food and chemicals usually don't mix. When you talk about spraying, people are going to become a little bit leery when they see somebody out there spraying something. I'm not saying that it will be done through the course of their meal, but all I'm saying is people will know that place has been sprayed. I thought that maybe the bug zappers would be a better choice.

Mr. Brown: Well, we can try that. We can try what I'm talking about if those are still available.

Mr. Realmuto: I just want to point out before we consider too many solutions like that. There are perhaps some longer-term solutions too. I know a lot of people have expressed an interest in seeing some screening in the outdoor area, that would address both the sun and the birds getting in and the bugs. So that might be the longer-term

solution, granted it would be a much greater cost. We should keep in mind that might be what we want eventually.

Mr. Costello: We've looked at screening in the past and we were quiet surprised at the numbers that were given to us for screening. For a solution to the problem right now I would think we could either spray, or like I said, bug zappers would be maybe a better choice.

Mr. Plummer: Are there questions for Jeff or Annie?

Mr. Krumrie: Annie, you want to talk a little bit about the latest on the surveys?

Ms. Toth: We had another 100 come, and we started them Friday. Overall it was 90% great feedback on the food and service. We are looking to get center pieces on the table. Other than that it is going great.

Mr. Plummer: Christine and I have been talking about forming a focus committee and pertaining to those items as well. We've put together maybe a half dozen people or so, who have had some experience in something to do with food and restaurant. We want to get that going in the next week or two hopefully. We are not talking about operational things, we are talking about structural things that do well so we can improve the restaurant.

Mr. Realmuto: First of all, I just wanted to thank both of you for making an effort in getting us that February statement. Quite frankly the January statement was a real cause for concern, so the February statement alleviated a lot of those concerns that shows we are definitely heading in the right direction. I thank you , I know it was no small effort to get there. That said, it's clear we still have a lot of work to do to get to even get to the performance which is the proposed budget. I know you are working hard at that, and I can see that when you point where we are on the daily numbers. So, I look forward to seeing the future improvements both in income, and I hope we can help you with that by having more events here and booking more events that would utilize catering services, I think we need to make a real effort to do that. I'd also like to see the restaurant watching the bottom line very closely. I think you know the work you have to do in getting the costs of sales down and perhaps labor. I'd appreciate it if you'd keep a close eye on that and keep pointing out any opportunities for improvement that you see. I personally found your commentary provided with the February numbers very useful. It provided a lot of insights,

but the one I bring to the Board's attention is the opportunity to reduce costs. I didn't realize that essentially the linen table cloths were costing us \$800 a month or actually, every 4 weeks. If we are looking to do a better job in balancing the budget, maybe we could make less use of that. There's a lot of insight that might come from you guys pointed out, to help with improvements in the future. You mentioned you were running a sales analogy report, I'm not so much interested in detailed sale report, but I would be interested in your analysis of it and ways you can improve the cost of itself. Thank you.

Mr. Plummer: I assume then that you guys will move forward on the mosquito issue? It doesn't need any Board action because that will be a restaurant project. Anything else for the restaurant? If not, thank you for that report. We appreciate that. Have a good day.

SIXTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding the Fiscal Year 2025 Survey Update (Requested by Supervisor Realmuto)

Mr. Plummer: Next on the agenda is under old business, discussion regarding the Focus 2025 Survey update.

Mr. Realmuto: As I think you all know, the work of the Focus 2025 was divided essentially into three phases. The first of which was brainstorming and putting together the survey. The second of which was actually putting the survey out there and administering it to residents. The third phase will be analyzing the results and providing the data and analysis of the data to Supervisors and the community. I'm pleased to report that the group itself first of all, the response has been very enthusiastic by residents. We started out with roughly 25 residents from the entire community. Even at recent meetings we've been having a pretty steady group of 16 people that report diligently on it throughout the time. Those are divided equally between Lake Ashton and Lake Ashton II. So again, there's been a lot of interest in residents in putting forward the work to get this survey out to the members of the community. I'm pleased to report that we were a little bit ahead of our goal and released the survey in very early March. The response has been nothing short of phenomenal. We've had at last count; I believe over 870 responses. Compared to any previous surveys that we've done, the response rate far exceeds what we've gotten in the past. The survey is still open, so if anyone is listening to this and hasn't responded,

or taken the survey yet, I urge you to set aside 15 or 20 minutes and do it. I don't believe the committee has set the end date for it, but what they want to do is be sure there is an article in the LA Times about it to reach those folks who might not use electronic media, and leave it open for approximately a week after that. I anticipate them closing the survey somewhere between April 7th and April 9th to give those folks who don't use electronic media the chance to complete it on paper. I do want to say the committee strongly encourages everyone to complete it electronically, it's a lot more work for the members of the committee to receive a paper survey. Essentially what they have to do, is enter what you've put on the piece of paper into the computer the same as if you had taken it. So if you at all can complete it electronically, I'm sure they would appreciate that. I believe the committee plans to put out an internal report, which is essentially providing the data as collected as soon as they can after the survey closes in time for our April meeting and at least get a sense of what the community is feelings are on different things. They also want to put out a more detailed report that of course, will take them longer to do the analysis and write it. This is a great time for Supervisors to get any feedback to the group and influence the remaining phases. Any questions? Feedback?

Mr. Plummer: Any questions? Thanks Steve to you and the committee and the persons that who have helped with putting that survey together and collect that data and all the other items that go along with that. Thank you very much.

SEVENTH ORDER OF BUSINESS

Discussion Regarding COVID-19 Procedures

Mr. Plummer: Moving to the next item on the agenda is discussion regarding COVID-19 procedures. The first thing that I would like to say before we get into procedures is we have been investigating for the last three months or so to bring the vaccine site to Lake Ashton and have run into road block after road block after road block. However, having said that, we knew all along that notice for us bringing vaccine site was going to be on very short notice and it is on very short notice because we will have a vaccine site here tomorrow. There will be a company that comes in and does that. The time frame is up in the air at the moment, but as soon as we get that time frame for tomorrow it will be here. I believe on the survey we showed 289 folks requesting vaccines.

I don't have the number on how many have had vaccines. Do you have that number, Christine?

Mr. Realmuto: It was 80% that responded.

Mr. Plummer: It seems like it was close to 900, is what I think, but I just don't have the number in my hand. I caught her when she wasn't prepared.

Ms. Wells: There are 991 that have received the vaccine and that's out of 1,251 responses.

Mr. Plummer: Okay. The vaccine will be given in the ballroom tomorrow. The site will be in the facility. We will also provide that for staff as well, so that we all are getting the vaccines. I know there's a lot of question about that. There will be a blast that goes out shortly after this meeting to try to answer those questions. We'll talk about time frame as well. The company that does it is not being evasive on time, they are just not being specific. So, we are not sure exactly the time and that will be explained again in the blast. Any questions from the Board?

Mr. Realmuto: I just want to be clear on our messaging to the community, I think I heard you say Bob that's it's open to anyone in Lake Ashton. So if someone in Lake Ashton has not had the vaccine yet and they want it, they should plan on coming tomorrow and the time to be announced. Correct?

Mr. Plummer: Correct. Any other questions? If not, under the COVID-19 Procedures, we need to discuss some items that we have before us that as far as restrictions that we have and if we want to relax some of those restrictions, increase some amenity use, policy numbers, etc. The first one I would like to talk about is the pool. That seems to be where I get the most questions. Right now 50 is the max in the pool. Now tell me what the max in the pool is without any kind of restriction?

Mr. Realmuto: In the pool itself the capacity max is 75, that's the pool itself not the area.

Mr. Costello: As far as I remember the capacity of the pool is determined by the filtration system. Am I right or wrong?

Ms. Wells: The bathing load is 75 for the pool.

Mr. Costello: But it's determined by the filtering capacity, not by square footage or anything else in the pool.

Ms. Wells: I'm not sure the exact formula. It's determined by the Department of Health.

Mr. Costello: The last time we went through it, we were told that it was determined by filtering capacity and capability of the pool. So, I don't know that you are going to get an honest count as far as how many people safely can be in that pool with the COVID.

Ms. Wells: When we talked to the pool operator when this first started to determine the capacity, they seemed pretty safe with the numbers that we had. The main thing was social distancing ability.

Mr. Costello: That's what I'm trying to say, yes.

Mr. Realmuto: First of all Bob, I wanted to say I agree with you and I think our most urgent need for adjusting capacities is in the pool. As one of the residents who's there during the peak time when we have hit the limit of the current one of 50 within the area, and in case you don't know we hit that limit each of the last 2 days. Mostly due to the weather and I suspect spring break visitors. Guests have been asked to leave right around, I think it was around 3:00/3:15 pre daylight savings time. The time shifted closer to 4:00 on Sunday. I think at 1 point, there were 58 to 60 people in there. So, guests were asked to leave, which is really a terrible thing to have to do. Then ½ hour later, we were well below the capacity limits. Having been in the pool during that time and felt entirely safe with the people in the pool itself, I have to say that I'm pretty confident there could be 50 people in the pool socially distancing safely. I would feel comfortable seeing the limit raised to that and I personally think that other than the requirement to maintain social distancing, there shouldn't be any other limits in the area. That would make the security officers job that's on duty a lot easier, and they put a lot of effort into counting and it's not an easy thing to do, because by the time you get from one end to the other the people have shifted around. So it would be a lot more consistent thing if we simply had a limit in the pool and I think it will still be enough to keep people safe.

Mr. Plummer: You threw the number 50, which is what we are already at. Are you meaning 75?

Mr. Realmuto: No, I mean 50 in the pool. There is a big difference between 50 within the fenced area and 50 people in the pool. Typically, there's no more than 25 to 30 people in the pool. I don't think we've ever hit 50 people actually in the pool, at least not

since COVID. So to me it makes a big difference if you are limiting the number within the fenced area. There's typically the same number or more people just sitting outside the pool as there are in the pool.

Mr. Plummer: So you are saying 50 actually in the water?

Mr. Realmuto: In the water. Unlimited around the pool as long as social distancing is being maintained. Yes, that would be my suggestion or if it needs action.

Ms. Burns: I can tell you that a lot of Districts have started lifting the capacity on their outdoor facilities. They are starting to go back to their regular bathing capacity and not putting additional limits on that number.

Mr. Costello: I think mostly that social distancing is going to be up to the individual. I mean whatever a person feels comfortable with, they're going to do it. And I mean let's face it, we are social people and we know our neighbors and we see a neighbor at the pool and we are not going to think twice about going over to talk to them or something of that nature. I can't say how many people are going to be in the pool at any given time. But by the same token, if we eliminate the mandate of 50 people, I think it's simply going to be up to the individual what they feel comfortable doing, period.

Mr. Realmuto: It's important to understand what we are talking about. What we are talking about is what number the guard is going to count before he ask people to leave. Then people's plans are going to be upset. It's not a pleasant situation. So, what I'm suggesting is that 50 people actually in the water can, if they choose to of course, socially distance. The pool is large enough to accommodate that. So, I'm suggesting that if we have a limit, 50 in the water, in the pool. The hot tub already has a capacity, or limit of 4, which I don't believe you can safely do.

Mr. Plummer: But by your same token, your estimation was is basically, or not more than about 35 in the pool at any given time?

Mr. Realmuto: Yes, that's during peak period.

Mr. Plummer: If that's the case, why don't we just go back and open the pool and go? If we are not at 50 capacity anyway, if the capacity is around the pool and they are social distancing, so be it.

Mr. Realmuto: I guess it's a matter of residents who are more concerned about that feeling safe in their pool, is the other side of the equation. It doesn't take many parties

of more than 5 people to quickly change that number. When someone brings a large number of guests in the pool, it quickly increases by 10 or more. I'm open to either suggestion.

Mr. Plummer: What's the pleasure of the Board?

Mr. Krumrie: Let's increase capacity up to a max of 75, I think.

Mr. Plummer: So you are saying take, basically take the restriction off, is what you are saying? Go back to what it was before? Go back to normal?

Mr. Krumrie: Yes.

Mr. Realmuto: And that 75 refers to in the water, right? So we are not having any limit within the center?

Mr. Krumrie: Yes.

On MOTION by Mr. Krumrie, seconded by Mr. Costello, with all in favor, Lifting the Capacity Limit in Place at the Pool and Returning to Regular Bathing Loads, was approved.

Mr. Plummer: While we are still under COVID procedures let's talk about capacity of other venues such as the Ballroom, the card rooms, everything else. Let 's get a discussion going on that as well and make those adjustments as we see to believe they should be. Do you want to address any of the Christine since you deal with the capacity in those rooms most of the time?

Ms. Wells: Do you just want to go room by room, or do you want to address the rooms we are having capacity issues with now?

Mr. Plummer: What's the Board's pleasure?

Mr. Krumrie: We should include the restaurant as well. Annie and Jeff here too.

Mr. Plummer: Yes, that's part of the amenities as well.

Mr. Realmuto: Perhaps we could start with the rooms we are having issues with.

Mr. Costello: And at this time, are there any restrictions being handed down by the state? I thought they had opened it up.

Mr. Plummer: Yeah, the state has taken away their restrictions as far as that goes.

Ms. Wells: I will start with the Ballroom, it is probably the most capacity restricted right now. The normal fire capacity is 550. Currently our capacity is 125. We do have

some outside events that have went elsewhere due to the capacity restrictions. I talked to Sheila and judging by some of the resident only events we have had here and outside, I think we could safely increase it to 200. We've never had an event with 550 people. The most that we've had is our entertainment series which we are not having this year and with outside events the most that we normally do it 350. So, 200 would still be a restriction.

Mr. Plummer: What is our average on outside events?

Ms. Wells: It's usually about 250. 300 to 350 is one of those that we have every once in a while. The majority are probably between 150 and 250.

Mr. Realmuto: I would like to suggest that we consider different for resident events versus the rental of the Ballroom. My concern is that we are losing not only rental business but the catering that would go along with it. Residents aren't in here when it is rented out and it is thoroughly cleaned, so there is really no risk to residents. In the case of rentals, I'd like the number to be essentially what people are interested in. From what Christine has said, it sounds like that is 300 to 350.

Ms. Wells: We could set the capacity at 350. It's very difficult to have a group of 400 in here because of parking and things like that. Normally when someone calls to book the room we don't even recommend them having it here if they are going to have 400, just because it creates so many issues with parking. I agree with Steve that there is no resident/nonresident interaction for the most part and it is cleaned thoroughly.

Mr. Costello: We are going to have to have security make sure that we don't have people wandering through the building when these events go on.

Ms. Wells: Security has been doing a really good job since we started allowing outside events to occur here, with keeping them in the Ballroom for that exact reason. When we clean, we clean all the way to the back entrance because that's where most of them go and come from.

Mr. Plummer: Let's talk about resident events, from what I understand we are going back to normal on the outside events. Right now we are at a 125 capacity for resident events.

Mr. Costello: What has been the average participation over the last few months?

Ms. Wells: We've been able to work within the capacities for a lot of the CDD events. I know some of the resident events have sold out. My concern is I have seen an

increase in the past couple of weeks of people buying tickets, and we are going to start hitting capacity very quickly, probably before our next meeting. So, I would suggest that we look at increasing resident events to that 200 mark where we can still socially distance. I would recommend increasing the table capacity from 4 to 6 with some events, or we could keep it at 4 and put more tables in. 125 is four rows across and seven rows back. If we can increase the table capacity from 4 to 6, that would help us get the amount of people up. And we can address this again in April if we are having issues with that 200 mark.

Mr. Realmuto: We are still keeping the mask requirement indoors I assume?

Mr. Plummer: That's the next item on the agenda.

Mr. Realmuto: We need to know that though. We might feel differently about the capacity if masks were required versus if they weren't. I would feel comfortable with what Christine is recommending and even giving more leeway for it to be adjusted as time goes on. Lake Ashton is already at the 80% vaccinated number for herd immunity. We may want to be able to adjust the capacity between meetings.

Mr. Plummer: 200 is the number for resident events.

Mr. Realmuto: Do we want to cap it at 200 or allow it to be increased?

Mr. Plummer: The max in this room is 550, half would be 250.

Mr. Realmuto: Christine, how many are here when the entertainment series is sold out?

Ms. Wells: 460.

Mr. Costello: But we have nothing schedule like that.

Ms. Wells: Our next theatre style seating is on April 10th, and we've only sold 140 for the show.

Mr. Costello: Have we sold out any of the shows?

Ms. Wells: Not right now. What we did was we went to the magic show and comedy show having 2 showtimes so we could accommodate a greater number of people. If we did 1 showtime we would have sold out.

Mr. Costello: At 200 it would more than likely cover the number of seats needed?

Ms. Wells: I feel like it would at this time. As more people are getting vaccinations, they are wanting to get out and do things. I see that number increasing over time. I think if we have the flexibility to increase it we should.

Mr. Costello: We are going to have another meeting next month and we can revisit and make adjustments that are needed then. For the most part, it's like the pool. If you're not comfortable you're not going to show up period. You're not going to buy the ticket.

Mr. Plummer: Are we fine with the 200 number for resident events and no limit on outside events?

Mr. Realmuto: Can we discuss the mask requirement?

Ms. Wells: Did you want to discuss any other capacity issues in the rooms?

Mr. Plummer: You tell us what needs to change in the other rooms.

Ms. Wells: The other two rooms I think of off the top of my head are the card room and the bowling alley, possibly the craft room and conference room. Right now the capacity of the conference room is 4, so we could increase that slightly. People have been coming to me about the bowling alley, we are starting to have capacity issues there.

Mr. Howison: I'm in favor of no restrictions. In the bowling you have to wear a mask currently, but what if you order a beer and want to drink it in the bowling alley? You still have to wear a mask? Some of this stuff doesn't make sense.

Mr. Plummer: The CDC is now recommending that if you are gathering in groups that are all vaccinated then masks are not required.

Mr. Realmuto: I believe that was small groups, maybe 6 to 10. I don't remember the exact number.

Ms. Burns: I think the intent was small family gatherings.

Mr. Howison: Does every room have a max capacity established?

Ms. Wells: Yes, by the fire code.

Mr. Howison: It seems like we are making this too complicated. Could we say 75% capacity or something like that and enforce social distancing and require a mask for now? We have another meeting in a month and if we want to change things then we can. People are coming out and have been vaccinated and you can see in the community that more people are comfortable gathering together. If people don't feel comfortable being around others, then they won't come out.

Mr. Costello: How are we cleaning and sanitizing the facility after it has been used?

Ms. Wells: After each event Matt and Jared sanitize all the tables, vacuum, hit the door knobs. They do the door knobs throughout the day, you'll see them walking around with a rag and sanitizing. At the restaurant they do the bathrooms. We have a pretty good grip on that in addition to the air purifying system that we have installed.

Mr. Costello: The air purifier system alone was probably one of the best investments we made. As far as I know we are sanitizing this place on a daily basis. We are doing everything within our capacity to try and make sure that we don't have a problem with this.

Mr. Realmuto: I agree with the idea of personal responsibility, but we don't just represent ourselves we are here representing all of the people in Lake Ashton and it is an older population with a lot of people who have various concerns. If we were to remove all limits including the mask requirement some people would no longer be safe. Yes, they could make the decision not to attend but they are our constituents who are paying for this. Shouldn't they be able to feel safe going to at least some of the events in their community? I feel the need to speak up on their behalf.

Mr. Costello: I agree. I think we should do everything to eliminate the problem within the community. I hope a month from now we can get rid of the masks.

Mr. Howison: Why don't we consider this, 75% capacity limit for resident events, remove the limit for outside groups in the Ballroom, maintain mask requirement and maintain required social distancing.

Mr. Plummer: I like the 75%.

Mr. Costello: How many people are waiting at any given time in the restaurant to get a seat?

Ms. Toth: As busy as we are on Fridays, Saturdays, and Mondays we have people sitting outside.

On MOTION by Mr. Howison, seconded by Mr. Krumrie, with all in favor, Allowing 75% Capacity in all indoor amenity areas and masks and social distancing remaining in place, was approved.

EIGHTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Discussion Regarding the Fiscal Year 2022 Budget and Capital Projects List

Mr. Plummer: Typically for the 2022 budget we have a workshop. Jill, can you remind me what month we normally do that?

Ms. Burns: It's usually in April.

Mr. Plummer: Thank you.

Mr. Realmuto: The idea of putting this on here was just to start a discussion so that we come more prepared to the April meeting where this will be brought up. I believe Christine was prepared to walk us through this.

Mr. Plummer: Before we get to the Capital Projects let's make a decision based on the budget meeting. Does the budget meeting need to be prior to the April meeting or just in April?

Ms. Burns: We can hold it in conjunction with the April meeting. Those meetings don't tend to run very long, so I don't see why we couldn't do a budget workshop immediately followed by a Board meeting if necessary because we have items that require Board action.

Mr. Costello: In the workshop we can't vote on anything.

Ms. Burns: In the past we have advertised it as a budget workshop with a Board meeting immediately followed if necessary. If something comes up that needs Board action then we can vote on it then. A lot of times we have the workshop in place of the Board meeting in April.

Mr. Realmuto: I believe we need to have an April Board meeting for one thing, to review what is required from the restaurant. Their plan for the next fiscal year is due to us on April 1st. So, we will need to have a Board meeting.

Mr. Plummer: I think having a budget workshop first followed by a Board meeting and getting that done in one day is my suggestion.

Mr. Realmuto: If we are going to do it the same day frankly I don't see the point in calling it a workshop. Let's just do it at the meeting.

Ms. Burns: There are two different reasons why you hold a workshop instead of just a regular Board meeting. At the workshop, the attorney and engineer don't attend so you aren't incurring their costs if you have discussion for an extended amount of time. If

we think the budget workshop will take a couple hours, then you might consider holding it separately from the Board meeting.

Mr. Plummer: We could do a 9:30 a.m. budget meeting and it could take around an hour, and then the attorney and engineer could come at 10:30 and we could have a regular meeting following it.

Mr. Realmuto: I think that makes sense, I'm okay with doing the workshop to save money. The other consideration is that April is also the scheduled date for a joint meeting. It would be the first joint meeting in six months, so I do believe we need to have that joint meeting. It's scheduled to be after our meeting at 11:30 a.m. If we are going to hold that we might consider starting a half hour earlier so we are not too constrained.

Ms. Burns: You're suggesting the workshop at 9:00 a.m., Board meeting at 10:00 a.m., and joint meeting at 11:30 a.m.

Mr. Plummer: That works for me.

Mr. Realmuto: I would be in favor of that.

Mr. Plummer: Moving on to Capital Projects.

Ms. Wells: I'll go line by line. First is a resident request from the Pool League for an additional pool table in the game room. They came up with a plan to change the setup of the room to accommodate the additional pool table. A used pool table similar to what we have is \$2,500 and a new one can be from \$3,500 and \$5,000. Next is additional card room/game room chairs. We need a total of 12 chairs, and I based that on full capacity. That's 8 for the card room and 4 for the game room. I don't have a quote yet on that, and I hope to have one by the next meeting. The next item is the walkway from the golf cart path to the bocce ball court, the price we were given is \$1,845 for a paver walkway. We did only receive one quote for this portion of it, so it is likely that there may be a cheaper quote if the Board approves this and we go out for more quotes. Almost all the ones I mentioned so far are requests from residents. The tennis court, bocce court, and pool table have all been resident requests. The walkway from the parking lot to the tennis court, right now there are stepping stones and mulch. It's kind of a maintenance nightmare, and we have to keep an eye on it so we avoid a tripping hazard. For a concrete pathway there it's \$2,250. The next item is a self-priming pool pump and this has been on the requested cap projects for a few years. The price is \$9,500. After that is security

golf carts, this will include 2 new golf carts. They are new carts and the retailer said that the carts quoted would last us up to 10 years. That quote was \$15,300. The next item that we touched on in the Reserve Study and could be part of a bigger Ballroom refurbishment would be to enclose the activities desk area. It includes an enclosed structure, drop ceiling, lighting, electrical outlets, demo of the current office wall, and window that is accessible from the foyer. That totals \$26,000. That was a high number, and it's a big thing to quote. They gave me a low of \$22,000 and a high of \$26,000. The next item would be an enclosed storage area. This would be in the East parking lot area where there is currently the green fence that attaches to the side of the bowling alley. It would include a structure that is 24'x33' with minor electric for outlets and lights only, removal of asphalt and a new concrete slab. It would take away about 4 to 6 golf cart parking spots. We talked about replacing the restaurant awning and adding retractable screens and also extending the awning to cover more area in the back. The retractable screens would be in sections, so you could close one section at a time or close them all. I am waiting on a quote, he was supposed to have one to me Friday. I added the Lake Ashton Blvd landscape refurbishment, we had talked about the refurbishment of the front entrance as well as the Blvd and it was recommended by staff to move forward with the entrance and hold off on the Blvd. This price, and it is a rough price, Dana said it would include the removal of the Magnolias and there are around 40 total and replacing those with 40 Japanese Blueberry. Staff has recommended doing that part first. The original plan that we presented included removal of the Magnolias and replacing with Japanese Blueberry and removal of all the hedges and replacing that with various items. I feel if we can move forward with this, the Magnolias are the big issue here, and then we can evaluate what it looks like after we've done that. That is a total of \$28,250. Next is pavement management, I got with Alan and he recommended that \$90,000 be placed in there. That includes \$60,000 for the Berwick repairs and \$30,000 for miscellaneous pavement repairs as needed. The last 3 items are just contingencies; stormwater management for \$25,000, restaurant equipment for \$25,000, HVAC for \$25,000.

Mr. Realmuto: I wanted to say that I have been working with Christine to make sure we got some of these numbers so that we have numbers to work with, it doesn't necessarily represent a recommendation by anyone to include the individual items. I

certainly have comments on a few of them. Before we go there I want to point out that there were two items from the Reserve Study that we talked about last month that I wasn't 100% clear on the direction for those. The most obvious one is the tennis and shuffleboard court painting. I think Mike you said their recommendation was that it could be deferred to 2022 or possibly 2023. My question would be, should it be included here?

Mr. Costello: From speaking with Phil Hines, I would think that we could hold off until 2023. I brought up the thing about the lights, we have got to look into that. We have to be ready and proactive so that when these contracts start ending we don't get stuck with a bill for \$200,000 or \$300,000. We have to be ready when these contracts start coming up.

Mr. Realmuto: I agree with you Mike. I think we need to go back and add it to the Reserve Study, but the first contract that would come up where we do that is 5 years out.

Mr. Costello: I don't want to wait until a year out.

Mr. Realmuto: I agree. That's a reason to add it to the reserve study now. The other thing was actually the Reserve Study itself or another Reserve Study. I think Jill has some information about this under the Manager's report, and there's a quote in there.

Ms. Burns: The last Reserve Study was done in 2017. Reserve Advisor's recommendation was to update every 5 years. Additionally we have acquired some new infrastructure like the bridges and cart paths that are not accounted for in that Reserve Study. I think Christine has done a great job of updating the one we have. I asked Reserve Advisors for a quote and it did increase a little bit because there are some new amenities.

Mr. Realmuto: I appreciate that quote. Now that we have it I want to suggest that as far as the amenities go we probably have a better idea of where we are with those than someone from the outside coming in. It did go up from their previous total of \$4,700 to \$6,700. I personally don't feel it would be that beneficial to do at this time. That's not to say we shouldn't in the future, but I think we have a good handle between our professional staff than a third party.

Mr. Plummer: I agree, I think staff has done a good job keeping up with the Reserve Study. I'm not sure that spending another \$7,000 outside is really a good expenditure.

Mr. Realmuto: This could be done at the workshop, I don't know if you want each of us to comment on the Capital Projects. There are some we probably feel shouldn't be

here, and I feel strongly about the contingency. For things like the self-priming pool pump, we shouldn't spend that money until it is necessary but the money should be in the budget. The \$126,000 for the storage area, that number is in there so we all understand the dollar amount to actually increase storage. Looking at how some of our current storage utilized, I believe there is work that can be done there before we spend that kind of money.

Mr. Plummer: Every item has some merit, I don't want to lose sight of Mike's thoughts about the street lights and making sure we do set aside "x" amount of dollars per year to make sure we have that proper amount when the contracts come due.

Ms. Wells: One of the items on the Reserve Study and was on the Capital Projects at first that I put aside for the moment was replacement of some of the cardio equipment. I reached out to our preventative maintenance provider and they are researching costs. If it's leased then it wouldn't be in the Capital Projects list, but I should have more information on that fairly soon. If you don't want to go the leasing route then we may want to consider replacement of at least a few treadmills and ellipticals.

Mr. Realmuto: Will we have the lease quotes for the budget workshop?

Ms. Wells: Yes, you will. I should have them this week. They were just clarifying what models we wanted and he is working on a quote as we speak.

Mr. Howison: Listening to all this and having studied quite a bit over the past month, this is important stuff. Is an hour adequate for a budget workshop to go over and craft a budget that is workable going forward that we can vote on in our meeting?

Mr. Costello: The majority are things that are carried over from the year prior. You should be able to review it at home, take a look at it, and see what way you want to go. Not every item will develop a question, some are non-issues they will simply move on to the next year.

Ms. Burns: We are not asking the Board to approve the preliminary budget at the budget workshop. A lot of the focus of the budget workshop is to give Sharon and myself direction on what the Board would like to see in the preliminary budget that is presented to you for approval at the May meeting. We'll discuss increasing and decreasing items and items that you ultimately want to add.

Mr. Costello: What's the deadline on submitting the actual budget?

Ms. Burns: The preliminary has to be adopted by June 15th, and you have to send it to the county at least 60 days prior to your public hearing date. The tax roll is due to Polk County by September 15th. We generally do the preliminary budget in May, final budget in August, and that gives us enough time to finalize it and submit it the tax roll before September 15th.

Mr. Realmuto: It's in May that we are setting the maximum that the budget can be.

Mr. Costello: We can change that in May and July.

Ms. Burns: It can be lowered. We need to set our cap because we have to send a mailed notice to all residents if we are going to increase the budget. If we are not increasing the assessment amount per unit then we do not need to send a mailed notice.

Mr. Realmuto: The entire budget is a lot to go through, and that's why I try to put pieces of it on our monthly agendas to tackle each of them. Last month was the Reserve Study, this month is the Capital Reserve list, and it will all come together at the budget workshop to incorporate into the budget. I think it would help those of us who want to do some homework beforehand to have a draft copy proposed by staff.

Ms. Burns: We provide that before the budget workshop.

Mr. Realmuto: If we could have it two weeks before the meeting it would give those of us who wanted time to go through it in detail.

Ms. Burns: Sure, and that version is essentially going to have just the items that are tracking ahead and we think we need to increase looking at the actuals. It might not have everything the Board would want to add, that will be a Board discussion. It's not going to contemplate leasing the cardio equipment versus the purchase of it. We are going to look at the increases to engineering and attorney that have been tracking ahead and things like that.

Mr. Realmuto: You are essentially bringing forward last year's budget with anticipated increases from that.

Ms. Burns: Correct. Then the Board can say we want this added.

Mr. Howison: I just want to make sure we are disciplined in managing the residents money going forward and that we are thoughtful in putting together a budget. We need to exercise some discipline and I don't think historically we always have. I think too many things have popped up.

Mr. Plummer: Thank you Lloyd.

Mr. Costello: I can understand what you are saying. If you look back historically we have never had a special assessment. We always lived within what we set for the year. To get it straight, yes we have had things pop up kind of like COVID19 but we still lived within what we set.

Mr. Plummer: Okay, are there any items on the Capital Projects list that need to be discussed individually or that we want to take off or move? We can do that in April too.

Ms. Wells: In years prior, I would provide Supervisors with a folder that has the Capital Projects list, Reserve Study, updated budget, this year's budget, and the proposed/preliminary 2022 budget.

Mr. Realmuto: I want to point out that at the April meeting we are going to have the proposed budget for FY2022 for the restaurant. That's going to play a major piece in knowing what we have to set aside for that. It will be important for us to have that, it may have a major effect on the budget.

Mr. Plummer: I think we need that the same two weeks prior so we have all the information.

Mr. Realmuto: By contract that is due to us by April 1st, that is two weeks. I do want to point out that the budget is going to be anticipating where the restaurant is starting October 1st and we don't have a lot of operating history there and clearly we are not there yet. I don't know if that should be the final number. Jeff and Annie, we recognize that you don't have a lot of data to work on looking backwards, and rather than looking at that as a final number for all of FY22 perhaps you might get us ranges or worst case and best case.

NINTH ORDER OF BUSINESS

Monthly Reports

A. Attorney (Given at the beginning of the meeting)

There being none, the next item followed.

B. Engineer

Mr. Plummer: Engineer's report, Alan.

Mr. Rayl: Good morning, first I want to introduce Garret Poston from our office. He is just here to observe and see how we do these business meetings. Since last month's

meeting I've got some updates and we did get some quotes in from contractors regarding some ongoing projects. The pool equipment drainage plan is out for bids, it will be a very simple activity to do to make sure that area will not collect water and it will drain through a landscaped area across the cart path. We got a bid in for bridge sealing, and I don't like it. We've asked for another one and we expect that this week. Ashton Club and Dunmore, we met with a contractor last week and came up with a plan to make that repair. For anyone who is not familiar there is a cavity behind the stormwater inlet, and there are fiberoptic lines down there. We've got a way to fix that by pumping a concrete slurry into the existing cavity and fill the void space so we wouldn't see any more dirt settling down and going into the storm lines. The quote from the contractor who has done other work in the community was \$1,100. I think that's a fair quote, and I would ask for the Board to take action on that.

On MOTION by Mr. Krumrie, seconded by Mr. Howison, with all in favor, To Approve \$1,100 Repair to the Inlet at Ashton Club Drive, was approved.

Mr. Rayl: Additionally, we talked about the stop bar locations at the intersections. We have one quote to black out the existing locations, there are 27, restripe using FDOT approved latex paint with reflective material in it. The total for all 27 would be \$2,638. We also asked them for the thermoplastic alternative and it was over \$16,000.

Mr. Realmuto: People not stopping at stop signs is one of our biggest traffic problems, I think. I would enthusiastically move to approve this.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, The Quote from Parking Lot Services to Move 27 Stop Bars in the Amount of \$2,638, was approved.

Mr. Rayl: We also have some pending and future things. We are waiting on bids to come in on our top ten pavement repair locations and this would be something that would fall in under that miscellaneous item that Christine mentioned. It has worked well for CDD II. They set aside that \$25,000 to \$30,000 every year and they do those spot

repairs of areas on the roads. We have to make a repair on an inlet top which was run over and the lid was crushed, we are getting bids for that. A couple of those repairs have been made in the last 6 months and they were in the \$2,000 range and I would expect that for this. We did an inspection on the stormwater ponds to be compliant with our SWFWMD permit and we had a list of 14 repairs that needed to be done. Some were just working on vegetation and Yellowstone has taken that on. Of those 14, 5 items have come completely off the list. We reviewed all these issues again last week now that the water levels are lower. We are down to 4 contractor repairs that we would like to get done and there are 4 other areas that we would like to ask Yellowstone to give some attention to. When we can get those things done our ponds can be certified by SWFWMD. There was a concern that was brought to our attention about the home construction, and if there were boundaries. They wanted to make sure that construction activity was inside their property not on CDD property. Last week we delineated where are the property corners are there. You will see pink flagging and pink spray paint, that is the property boundary. We also sent an email about the dead tree in the conservation area. I checked with Chaz our environmental scientist representative with SWFWMD and she said to give her an outline of what we would like to do. We said we would remove the tree to the height of 6 feet above ground, we don't want to leave something to be a hazard. The work will be done by hand, there is no machinery back there. We are requesting a permit exemption, and we are sending that to her this week and she will reply back with a no permit required and we will be free to take down that tree. I have the rule citation for bathing load if anybody wants that. Supervisor Costello was right, it is based on 1 person per 5 gallons per minute of recirculation flow. I think that's all I have for the Board.

C. Lake Ashton Community Director

Mr. Plummer: Community Director's Report, Christine.

Ms. Wells: Our Farmer's Market has been doing very well, Carolina has worked very hard on getting vendors. I believe she has 26 vendors for this Wednesday's Farmer's Market. I ask that residents continue to support this. From November through March we've brought in about \$500. The vendors are charged \$10 per spot to insure that they arrive. The next one is on March 17th from 10:00 a.m. to 2:00 p.m. in the clubhouse

parking lot. We have a great event for the month of April, there is a free event every single week thanks to our sponsors. It will end in a spirit week which will hopefully get everyone excited about spring in Lake Ashton. The rescheduled event for Ron Seggi, that will be our first theatre style event and it is on April 10th. The Doo Whop Reunion and Celebrate have been rescheduled for 2022. We are selling tickets right now for Carlos & Company dinner show and the price is \$25 and includes a show and dinner. The Josh Blevins band will be here April 14th. Delivery and online ordering are now available from Ashton Tap & Grill for residents. The St. Patrick's Day dinner is on March 17th. We brought in around \$8,120 in newsletter revenue for the month of March. The distribution date for the April newsletter is the 1st and the deadline for article submissions was March 13th. The Monday Coffee, we are starting to do a featured group each month. We have the election on Tuesday April 6th for the City of Lake Wales. The polling location will be here for all Lake Ashton and Lake Wales residents. I want to see if the Board wanted to add to the Capital Project list the replacement of the signs above the amenities to match the signs we installed for Ashton Tap & Grill. They look very nice on the newly painted walls. I can get a quote and add that to the Capital Project list for consideration at the April meeting. There was an issue where a resident put a can of paint in their trashcan which went into the garbage truck and then onto the road. There's a trail of paint on the road. We called a pressure washing company to give us a quote on removal of the paint. By the time they got a quote they told us if we don't handle it within a couple hours it dries and is now part of the asphalt. They were afraid if they did pressure wash it, it could damage the asphalt. Alan suggested that while the company is out here blacking out the stop bars, they could also black out that area. That is really the only fix. I had a resident who is very persistent about getting that fixed. Alan, I don't know what additional cost that would be.

Mr. Rayl: I've not encountered this before so I don't know. I can ask the vendor to give us a cost.

Ms. Wells: It's going to be either a black spot or white paint on the road.

Mr. Realmuto: I don't think we should do anything about it.

Mr. Plummer: How far does it extend?

Ms. Wells: I can measure it and find out. Moving on, the bowling alley well point system is still on the checklist. We identified some additional repairs that are needed, they

were contributing to the water intrusion into the bowling alley, it was the piping issue that Annie and Jeff mentioned that shut down the restaurant for a day. The contractor for the bowling alley is recommending replumbing the restaurant, and that would solve the piping issues in the restaurant and the water getting from the restaurant to the bowling alley. The well point system is installed and everything is going well, there are a couple minor carpet repairs that are needed. In the meantime there is a temporary fix in the restaurant. On the countertop replacement in the restrooms, I got an email from the contractor and the cabinet is scheduled for installation on March 25th and the bathroom might be closed for a day to install those. The painting in the foyer and main hallway and ice machine area, that is all complete and we've gotten a lot of compliments. We are slowly putting pictures back on the wall. I spoke with Dana at Yellowstone and they are scheduled to start the main entrance refurbishment this week. The TNR entrance accident repairs were completed, the repair was to the stop sign which was replaced. We received a check for reimbursement from landscaping. We received the salamander in the restaurant and that is scheduled to be installed.

Mr. Plummer: Are there any questions for Christine? I don't hear any. Thank you for your work.

D. Operations Manager

Mr. Plummer: Operations Manager, Matt.

Mr. Fisher: Staff met with Applied Aquatic to tour the community and review CDD ponds and they are looking fantastic. They are very responsive when issues arise. I have a long list under facility maintenance updates. I want to note that staff has been doing a lot of pressure washing and it does make the community better. The tennis courts look fantastic now that the black algae and mold is off. We will be doing the shuffleboard court next.

Mr. Plummer: The main pond at the front gate where we put the grass carp in, is there any report on how the grass carp are progressing?

Mr. Fisher: I will have to ask. I am assuming they're growing. I will ask Archie and give an update next month.

Mr. Plummer: That pond looks cleaner and I didn't know how much to attribute to that or additional work.

E. District Manager's Report

i. Discussion Regarding Updated Reserve Study

Ms. Burns: The only item I had was the Reserve Study which we already went over. I don't have anything additional.

Mr. Realmuto: Jill, I believe you said you submitted the request for the tax exemption. When can we expect to hear back about that?

Ms. Burns: Usually June or July. It takes a while.

Mr. Realmuto: Thanks. I'm just curious because if we are successful that's a \$13,000 positive impact to the budget.

Ms. Burns: I don't think we will have our answer before our preliminary budget, so I think we should probably err on the side of caution and assume we have to pay it. Then we can adjust it.

TENTH 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: You have the financials through January 31st. We are creeping up to being 100% collected on roll. Some items that were tracking over at the last meeting are still tracking over. There's a new line item at the bottom, restaurant expenditures. We are coding all the invoices paid to Metz there.

Mr. Realmuto: I want to point out that the restaurant revenue was budgeted for this year, and although it hasn't been taken out yet of Capital Reserves we could probably assume that will be coming out.

Ms. Burns: Next is the Check Run Summary that is included in your package, this is through March 15th. The total amount for the general fund was \$179,586.73. Capital Projects fund was \$36,492.81.

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

ELEVENTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: Now we will open to public comment.

Resident (Iris Realmuto): I just wanted to confirm that you lifted all the restrictions at the pool, but is the hot tub going to stay at 4? Or will that move to 7 which is what the limit is? I would recommend it stay at 4.

Mr. Realmuto: It would be impossible to socially distance with more than 4 in the hot tub. I would suggest that stay.

Resident (Marsha): As a former healthcare provider I just want to thank you for being conservative especially with the masks. I know of communities where they had to close their pools because they started having problems, so I think going slowly is the best way. I just wanted to thank the Board.

Resident: A year ago the Board received a petition from 300 residents requesting that you consolidate Lake Ashton I and II under one CDD. I am curious about an update on that.

Mr. Costello: That was presented by you at a joint meeting.

Ms. Burns: There is no action by either Board to pursue that at this time.

Mr. Plummer: We have a joint meeting in April, since we have a petition we should discuss it. Let's put it on the agenda to discuss it at that meeting.

TWELTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Realmuto: Bob, you mentioned at the last meeting that you were working on security recommendations. I assume that the joint meeting would be a good place to discuss anything you might want to bring forward?

Mr. Plummer: There have been no changes since the last meeting but hopefully before the joint meeting we can have something to report.

Mr. Realmuto: Then that will be an agenda item for the joint meeting?

Mr. Plummer: Yes.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

*Item will be
provided under
separate cover.*

SECTION B


	RFQ - Lake Ashton	Louis Wohl	Edward Don	USF
QTY	DESCRIPTION	Unit Cost	Unit Cost	Unit Cost
1 Ea.	Single Deck Electric Pizza Oven with Casters, 55", 208V/1PH	\$ 6,940.48	\$ 8,373.96	\$ 9,345.71
	Bakers Pride Model #EP-1-8-3836 or equal			
	The factory currently has 3 of these units in stock, 208/3ph.	If not in stock, 7 wk.		
		lead time		
	CLIENT PURCHASE			
	Subtotal	\$ 6,940.48	\$ 8,373.96	\$ 9,345.71
	Approximate Freight with Liftgate Delivery	\$ 887.18	\$ 125.00	\$ 125.00
	Tax	Exempt	Exempt	Exempt
	Total	\$ 7,827.66	\$ 8,498.96	\$ 9,470.71

Project:

Metz Dining Services - Lake Wales,
FL
Melody Seigfried

From:

Louis Wohl & Sons, Inc. - Tampa
Michael Benzer
11101 N 46th Street
Orlando, FL 32818
(813) 985-8870

Item	Qty	Description	Sell	Sell Total
1	1 ea	PIZZA BAKE OVEN, DECK-TYPE, ELECTRIC Bakers Pride Model No. EP-1-8-3836 Super Deck Series Pizza Deck Oven, electric, (1) 38"W x 36"D x 7"H cavity, Cordierite hearth deck, top & bottom "U" shaped heating elements every 9-1/2" with infinite heat controls range 300°F - 800°F (149°C - 427°C), 60 min. timer, stainless steel exterior, aluminized steel interior, 36" painted legs, 8kW, NSF, UL, CSA	\$6,940.48	\$6,940.48
				
	1 ea	Two year parts & labor warranty standard		
	1 ea	208v/60/1-ph, 39 amps, 8.0 kw [service class D-6 business week lead time (or quoted)]		
	1 ea	Pizza thermostat 800 degrees F, standard		
	1 ea	Cordierite deck, standard		
ITEM TOTAL:				\$6,940.48
2	1 ea	FREIGHT Custom Model No. FREIGHT FREIGHT WITH LIFT GATE TO END USER. 7 WEEK LEAD TIME	\$887.18	\$887.18
ITEM TOTAL:				\$887.18
Total				\$7,827.66

Pricing and/or cost estimates are provided with the latest, most accurate costing information available. Due to recent tariffs imposed on steel and aluminum, there is both uncertainty and unpredictability in the current marketplace. In the event of a change in pricing from a manufacturer or supplier, costs provided will be increased or decreased in the same percentages as the changes received.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$7,827.66



Edward Don & Company

Quote

04/05/2021

To:

LAKE ASHTON COMMUNITY
ATTN METZ DINING SERVICES
4140 LAKE ASHTON CLUB DRIVE
LAKE WALES, FL 33859

Project:

RFQ - Client Purchase - Lake
Ashton Community


From:

Edward Don & Company
Thomas Gaines
6255 Brook Hollow Parkway
Norcross, GA 30071

Please send all inquiries and
purchase orders to:
ThomasGaines@don.com
Cell: 865.712.2916
Direct E-Fax: (770) 239-5063

Customer Number: 0001227498
Project Code: RFQ____C

Job Reference Number: 1018538

Item	Qty	Description	Sell	Sell Total
1	1 ea	PIZZA BAKE OVEN, DECK-TYPE, ELECTRIC  Bakers Pride Model No. EP-1-8-3836 Super Deck Series Pizza Deck Oven, electric, (1) 38"W x 36"D x 7"H cavity, Cordierite hearth deck, top & bottom "U" shaped heating elements every 9-1/2" with infinite heat controls range 300°F - 800°F (149°C - 427°C), 60 min. timer, stainless steel exterior, aluminized steel interior, 36" painted legs, 8kW, NSF, UL, CSA	\$8,373.96	\$8,373.96
	1 ea	Two year parts & labor warranty standard		
	1 ea	208v/60/1-ph, 39 amps, 8.0 kw [service class D-6 business week lead time (or quoted)]		
	1 ea	Pizza thermostat 800 degrees F, standard		
	1 ea	Cordierite deck, standard		
	1 ea	FREE FREIGHT		
	1 ea	ADD LIFT GATE DELIVERY	\$125.00	\$125.00
		Weight: 600 lbs total		
ITEM TOTAL:				\$8,498.96
Merchandise				\$8,498.96
Total				\$8,498.96

This quote is for product only and final billing will include freight, taxes, and any
vendor special charges related to this order. Customer specifically acknowledges
and accepts such additional charges upon acceptance of this quote. To the
extent that these charges are not incorporated into the Customer's purchase
order, Customer agrees to accept responsibility notwithstanding any purchase
order language to the contrary. Prices are valid for 30 days from the date of this
quote and are subject to manufacturer price increases.

Acceptance: Date: _____

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$8,498.96

RFQ - Client Purchase - Lake Ashton
Community

LAKE ASHTON COMMUNITY (d/c 02)

Initial: _____
Page 1 of 1

Project:

Lake Ashton Community, Attn:
Metz Dining Services
Client Purchase
4140 Lake Ashton Club Drive
Lake Wales, FL 33859

From:

US Foods - Tampa
Melody Seigfried
7004 E. Hanna Ave.
Tampa, FL 33610

Job Reference Number: 1227022

Consultant: US Foods Culinary Equipment
& Supplies (Marie E Ponferrada)

****FINAL PRICE TO CUSTOMER****

Item	Qty	Description	Sell	Sell Total
1	1 ea	PIZZA BAKE OVEN, DECK-TYPE, ELECTRIC Bakers Pride Model No. EP-1-8-3836 Super Deck Series Pizza Deck Oven, electric, (1) 38"W x 36"D x 7"H cavity, Cordierite hearth deck, top & bottom "U" shaped heating elements every 9-1/2" with infinite heat controls range 300°F - 800°F (149°C - 427°C), 60 min. timer, stainless steel exterior, aluminized steel interior, 36" painted legs, 8kW, NSF, UL, CSA	8,595.02	8,595.02
	1 ea	Two year parts & labor warranty standard		
	1 ea	208v/60/1-ph, 39 amps, 8.0 kw [service class D-6 business week lead time (or quoted)]		
	1 ea	Pizza thermostat 800 degrees F, standard		
	1 ea	Cordierite deck, standard		
	1 ea	36" Casters & legs, set of 4	750.69	750.69
		** Bakers Pride ships freight paid, lift gate service \$ 125.00 extra * Contact name and number required on order for delivery		
Class 77.5		Weight: 600 lbs total		
ITEM TOTAL:				9,345.71
Total				9,345.71

Prices Good Until: 05/02/2021

*****IMPORTANT NOTES*****

1. Quote valid through date shown above.
2. Any changes will negate this quote (including freight). Changes include but are not limited to quantities and omission/addition of an item.
3. Prices quoted are per manufacturer's standard spec and do not include any optional accessories unless specified.
4. Order/Quote May be subject to credit approval and may require deposit
5. Shipping & handling, lift gate, installation, delivery, "set in place" or applicable sales

taxes are not included unless noted.

6. If you are not ordering lift gate/white glove delivery, please have a plan in place to remove the equipment from the truck.
7. Please have a plan for storage if items need to be held for installation.
8. Any changes to delivery time and location may impact additional shipping and storage fees.
9. All returns are subject to restock fee plus freight.
10. Images may not accurately represent items being quoted.

THANK YOU FOR YOUR ORDER!

***Receiving Your Equipment and Supplies Delivery**

Congratulations on the purchase of your new equipment!

Thank you for choosing US Foods Culinary Equipment and Supplies as your E&S source.

To promote a smooth delivery process, please ensure that these easy steps are shared with the appropriate personnel who will be receiving your delivery.

BEFORE signing the Freight Bill:

- Confirm the pieces received match the Freight Bill and note any discrepancies on the freight bill such as shortages/overages.
- Check for any visible product, packaging, or pallet damage and notate on the freight bill. Look for:
 - ◊ Crushed corners
 - ◊ Puncture holes
 - ◊ Broken pallets
- If possible, open the carton(s) to check that the product is in good condition.
- If you find even slight damage to the packaging and/or pallet, note "DAMAGED SHIPMENT" on the freight bill and have the driver acknowledge the damage by signing all copies.
- Call US Foods CES Customer Support immediately - 1-888-909-2080.

AFTER signing the Freight Bill:

- Un-crate as soon as possible to check for concealed damage.
- Packaging must be free of any visible damage and must be saved for inspection purposes.
- Product should not be moved to a different location.
- Report the concealed damage immediately but no later than 5 days from delivery by calling US Foods CES Customer Support – 1-888-909-2080.

*Note – It is good practice to take clear pictures of any damage, including packaging/pallet, as the carrier and manufacturer will request them.

Thank you again for your business,
US Foods Culinary Equipment and Supplies

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: 9,345.71

SECTION VII

SECTION A

Lake Ashton

Budget Analysis and Business Plan

Period: October 2021 – September 2022

Revenue:

1. Projected yearly revenue in Ashton Tap and Grill to total \$1,017,670 or an average of \$2811 per day. This represents an increase of approximately 8% from our original 1st 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 \$89,700 for 2021 – 22. We currently have very limited history to project this figure and could have possible upside.
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. 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 32.8% 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 62.1% of sales, or \$687,504. 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. \$6000 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.

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 \$169,651.

Metz Culinary Management Budget 2020/21 Lake Ashton

[illegible]

Metz Culinary Management
Budget 2020/21 Lake Ashton

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Total</u>
Service Contracts	288	288	288	288	288	288	288	288	288	288	288	288	3,450
Misc	419	444	563	446	468	570	467	419	496	363	363	454	5,471
Total Controllable Cost \$	10,323	7,549	8,771	7,488	7,678	8,702	7,668	7,227	8,021	6,716	6,716	7,638	94,497
Total Controllable Cost %	12.16%	8.39%	7.69%	8.31%	8.13%	7.56%	8.13%	8.52%	7.99%	9.13%	9.13%	8.30%	8.53%
<u>Non-Controllable Costs</u>													
Equipment Rental	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Taxes, Licenses & Fees	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700
Admin %	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Management/Admin Fee	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Computer Exp (Inc Cruchh Time)	248	248	248	248	248	248	248	248	248	248	248	248	2,976
CC Fees	2,656	2,813	3,593	2,850	2,978	3,623	2,970	2,654	3,137	2,293	2,293	2,866	34,727
Insurance - G/L	635	616	781	636	645	762	637	611	733	583	576	741	7,957
Total Non-Controllable Cost	12,239	10,677	11,623	10,734	10,871	11,633	10,855	10,513	11,118	10,124	10,117	10,855	131,360
Total Non-Controllable Cost	14.41%	11.86%	10.19%	11.92%	11.50%	10.10%	11.51%	12.40%	11.07%	13.76%	13.75%	11.80%	11.86%
Net Income	(16,462)	(8,703)	(11,285)	(12,194)	(9,187)	(7,255)	(8,021)	(13,337)	(17,293)	(20,046)	(18,911)	(26,961)	(169,655)
Net Income	-19%	-10%	-10%	-14%	-10%	-6%	-9%	-16%	-17%	-27%	-26%	-29%	-15%



Budget 2021
Lake Ashton
October 2021 - September 2022

	<u>Total</u>	
	<u>\$</u>	<u>%</u>
<u>Sales</u>		
Retail	1,017,670	91.9%
Catering	89,700	8.1%
Total Sales and Revenue	1,107,370	100.0%
<u>Cost of Goods Sold</u>		
Retail	335,831	30.3%
Catering	27,833	2.5%
Total COGS	363,664	32.8%
Gross Profit	743,706	67.2%
<u>Labor Cost</u>		
Management Salaries	138,038	12.5%
Hourly Wages	385,558	34.8%
Vacation Salaries & Wages	4,351	0.4%
Bonus	6,902	0.6%
Taxes & Benefits	152,656	13.8%
Total Labor Cost	687,504	62.1%
<u>Controllable Costs</u>		
Laundry	20,518	1.9%
Cleaning & Mtce	8,791	0.8%
Paper Goods	16,568	1.5%
Menus/Printing	800	0.1%
Office Supplies/Postage	3,500	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	8,200	0.7%
Drug Testing/Employee Training	1,300	0.1%
Marketing/Advertising	3,000	0.3%
Travel & Lodging	3,000	0.3%
Service Contracts	3,450	0.3%
Misc	5,471	0.5%



Budget 2021
Lake Ashton
October 2021 - September 2022

	<u>Total</u>	
	<u>\$</u>	<u>%</u>
Total Controllable Cost	\$94,497	8.5%
<u>Non-Controllable Costs</u>		
Equipment Rental	4,000	0.4%
Taxes, Licenses & Fees	1,700	0.2%
Admin Fee %	40,000	3.6%
Management/Admin Fee	40,000	3.6%
Computer Exp (Inc Crucnh Time)	2,976	0.3%
CC Fees	34,727	3.1%
<u>Insurance - G/L</u>	<u>7,957</u>	<u>0.7%</u>
Total Non-Controllable Cost	\$131,360	11.9%
Sub-Total Cost of On-going Operations	\$1,277,025	115.3%
<u>Net Income</u>	<u>(169,655)</u>	<u>-15.3%</u>

SECTION B



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Additional Pool Table in Game Room	\$2500 - \$5000	Resident Request from Pool League				
Amenity Signage	\$1,950.00	Replace Amenity Signs to Match New Signage in Clubhouse				
Exercise Equipment - Cardio	\$30,990.00	Price is for 4 treadmills and 2 ellipticals Lease Option also available - 36 month lease - \$35,892 48 month lease - \$37,440 60 month lease - \$38,880				
Indoor Furniture	\$3,300.00	Need a total of 12 chairs for Game Room (\$3300 - \$275 each).				
Convert Dressing Room Restroom to Family Restroom						
Walkway from golf cart path to Bocce Court	\$1,845.00	This is for a paver walkway.				
Walkway from parking lot to Tennis Court	\$2,250.00	This is for a concrete pathway				
Security Golf Carts	\$15,300.00	Includes 2 new golf carts. The carts quoted were recommended by the retailer to last 10 years based on our current usage.				
Enclose Activities Desk	\$26,000.00	Includes enclosed structure, drop ceiling, lighting, electrical outlets, demo of current office wall, and window that is assesible in Foyer.				



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Enclosed Storage Area	\$126,000.00	Includes structure, roof, minor electric (lights and outlets only). Removal of asphalt and new concrete slab. This would be 24'x33' and the proposed location is in the east parking lot near the golf cart parking area.				
Self-Priming Pool Pump	\$9,500.00					
Lake Ashton Blvd Landscape Refurbishment	\$28,250.00	Includes removal of Magnolias (40 total) and replacement with Japanese Blueberry (40 total)				
Pavement Management	\$90,000.00	Includes \$60,000 for Berwick Drive repairs and \$30,000 for miscellaneous pavement repairs, as needed.				
Replace Restaurant Awning	See Notes	New cover for the existing structure from 18oz vinyl \$14,578.75 Additional new awning section approximately 21'-1/2' wide X 23' projection with support posts as required \$9041.50 11 motorized power screens framed sides and remote control \$53,360.00 11 motorized vertical curtains free hanging \$36,244.00 11 manual drop curtains \$13,535.50				



LAKE ASHTON

Capital Budget

2022

Item	Estimated Amt	Notes	Complete Project in FY 21	Add to FY 22 Budget	Move to Future FY	Remove
Restaurant Dining Room Redesign	\$5,000.00					
Restaurant Kitchen Redesign	\$15,000.00					
Restaurant Equipment	\$25,000.00	Contingency				
Stormwater Management	\$25,000.00	Contingency				
HVAC	\$25,000.00	Contingency				

***Preliminary Budget
Fiscal Year 2022***



LAKE ASHTON

Community Development District

Budget Workshop - April 19, 2021



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$1,703,644	\$1,658,467	\$45,177	\$1,703,644	\$1,703,644
Rental Income	\$40,000	\$12,250	\$17,150	\$29,400	\$40,000
Entertainment Fees ⁽¹⁾	\$130,000	\$13,674	\$10,000	\$23,674	\$130,000
Newsletter Ad Revenue	\$70,000	\$57,929	\$25,000	\$82,929	\$70,000
Interest Income	\$1,000	\$312	\$437	\$750	\$1,000
Restaurant Retail Sales	\$0	\$172,488	\$0	\$172,488	\$1,107,370
Contributions	\$0	\$36,748	\$0	\$36,748	\$0
Miscellaneous Income	\$5,000	\$5,305	\$7,427	\$12,732	\$5,000
Carryforward	\$57,271	\$171,723	\$0	\$171,723	\$95,772
TOTAL REVENUES	\$2,006,915	\$2,128,897	\$105,192	\$2,234,088	\$3,152,786
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$1,125	\$1,575	\$2,700	\$4,000
FICA Expense	\$306	\$86	\$120	\$207	\$306
Engineering	\$40,000	\$42,751	\$59,852	\$102,603	\$40,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,000	\$417	\$583	\$1,000	\$1,000
Attorney	\$50,000	\$22,260	\$44,520	\$66,779	\$50,000
Annual Audit	\$4,500	\$0	\$4,500	\$4,500	\$3,750
Trustee Fees	\$4,310	\$0	\$4,310	\$4,310	\$4,310
Management Fees	\$60,236	\$25,098	\$35,138	\$60,236	\$60,236
Accounting System Software	\$1,000	\$417	\$583	\$1,000	\$1,000
Postage	\$3,200	\$684	\$958	\$1,643	\$3,200
Printing & Binding	\$1,000	\$31	\$43	\$73	\$1,000
Newsletter Printing	\$35,000	\$16,936	\$23,710	\$40,646	\$35,000
Rentals & Leases	\$5,500	\$1,034	\$1,447	\$2,481	\$5,500
Insurance	\$40,411	\$48,639	\$0	\$48,639	\$48,639
Legal Advertising	\$1,500	\$907	\$1,269	\$2,176	\$1,500
Other Current Charges	\$1,250	\$437	\$612	\$1,049	\$1,250
Property Taxes	\$13,500	\$13,325	\$0	\$13,325	\$13,500
Office Supplies	\$125	\$9	\$12	\$21	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$267,613	\$174,329	\$179,833	\$354,162	\$275,091

Lake Ashton

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Maintenance</u>					
Field Management Services	\$352,219	\$137,860	\$214,359	\$352,219	\$362,786
Gate/Patrol/Pool Officers	\$225,000	\$91,435	\$128,008	\$219,443	\$260,614
Pest Control	\$2,340	\$1,180	\$1,652	\$2,832	\$2,340
Security/Fire Alarm/Gate Repairs	\$7,500	\$880	\$1,232	\$2,111	\$7,500
Telephone/Internet	\$13,600	\$5,417	\$7,584	\$13,001	\$13,600
Electric	\$216,000	\$78,992	\$110,589	\$189,582	\$216,000
Water	\$25,000	\$4,973	\$6,963	\$11,936	\$25,000
Gas	\$18,000	\$17,442	\$4,064	\$21,505	\$18,000
Refuse	\$11,000	\$5,789	\$8,122	\$13,910	\$11,000
Clubhouse Maintenance	\$110,000	\$22,918	\$32,085	\$55,003	\$110,000
Cart Path & Bridge Repairs	\$7,000	\$11,961	\$0	\$11,961	\$7,000
Golf Cart Preventative Maintenance	\$1,140	\$950	\$1,330	\$2,280	\$1,140
Pool Maintenance	\$20,000	\$9,860	\$13,804	\$23,663	\$20,000
Landscape Maintenance	\$184,940	\$77,803	\$108,925	\$186,728	\$189,006
Plant Replacement	\$7,000	\$3,367	\$3,500	\$6,867	\$7,000
Irrigation Repairs	\$3,500	\$3,571	\$0	\$3,571	\$3,500
Lake Maintenance	\$46,740	\$22,445	\$27,265	\$49,710	\$46,740
Wetland/Mitigation Maintenance	\$34,800	\$0	\$34,800	\$34,800	\$34,800
Permits/Inspections	\$1,500	\$891	\$609	\$1,500	\$1,500
Office Supplies/Printing/Binding	\$6,000	\$1,390	\$1,946	\$3,335	\$6,000
Operating Supplies	\$23,000	\$9,638	\$13,493	\$23,131	\$23,000
Credit Card Processing Fees	\$4,000	\$940	\$1,317	\$2,257	\$4,000
Dues & Subscriptions	\$8,500	\$1,671	\$6,829	\$8,500	\$8,500
Decorations	\$2,000	\$313	\$0	\$313	\$2,000
Special Events	\$130,000	\$14,912	\$10,000	\$24,912	\$130,000
Restaurant Operations	\$0	\$302,311	\$0	\$302,311	\$1,277,025
Water Damage Repairs	\$0	\$31,325	\$0	\$31,325	\$0
TOTAL MAINTENANCE	\$1,460,779	\$860,232	\$738,475	\$1,598,707	\$2,788,051
TOTAL EXPENDITURES	\$1,728,393	\$1,034,561	\$918,308	\$1,952,869	\$3,063,142
Other Sources and Uses					
Capital Reserve-Transfer Out	(\$278,522)	(\$278,522)	\$0	(\$278,522)	(\$259,299)
Capital Reserve-Transfer In (Restaurant)	\$0	\$93,075	\$0	\$93,075	\$169,655
TOTAL OTHER SOURCES AND USES	(\$278,522)	(\$185,447)	\$0	(\$185,447)	(\$89,644)
EXCESS REVENUES	\$0	\$908,888	(\$813,116)	\$95,772	\$0

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

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

REVENUES:

Special Assessments

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

Rental fees charged for rental of facilities for events.

Entertainment Fees

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

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

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

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

EXPENDITURES:

Supervisor Fees

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

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

Engineering Fees

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022

Arbitrage

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

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

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

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

Trustee Fees

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

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.

Computer Time

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

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding

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

Newsletter Printing

Cost of preparing and printing monthly newsletter for CDD residents.

Rentals & Leases

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.

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Insurance

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

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

Other Current Charges

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

Property Taxes

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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.

MAINTENANCE:

Field Management Fees

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

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

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

Security/Fire Alarm/Gate Repairs

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

Telephone/Internet

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.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022

Electric

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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
TOTAL		<u><u>\$216,000.00</u></u>

Water

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
20735	4141 ASHTON CLUB DRIVE	\$20,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
TOTAL		<u><u>\$25,000.00</u></u>

Gas

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

Refuse Service

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022

Maintenance

Repairs and Maintenance

Regular repairs and maintenance to the District's Facilities throughout the community.

Pool Maintenance

The District is currently contracted with Heartland Commercial Pool Services. The monthly amount to maintain the pool is \$1,290. A contingency of \$4,520 is included for special maintenance and repairs.

Landscape Maintenance

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

Replacement of plants needed throughout the District.

Irrigation Repairs

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

Lake Maintenance

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2022

Permits/Inspections

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

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

Operating Supplies

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

Credit Card Processing Fee

The District processes credit cards with Bank of America.

Dues & Licenses

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

Decorations

The District funds seasonal decorations for the Clubhouse.

Special Events

The District will have shows and events throughout the year.

Capital Projects

Represents the estimated capital reserve funding for capital expenditures that will be transferred to the Capital Projects Fund. See page 9 for the Capital Projects Fund Budget.

Lake Ashton

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Capital Reserve-Transfer In	\$278,522	\$278,522	\$0	\$278,522	\$259,299
Interest Income	\$5,000	\$459	\$642	\$1,101	\$5,000
Carryforward Surplus	\$621,915	\$532,019	\$0	\$532,019	\$642,692
TOTAL REVENUES	\$905,437	\$811,000	\$642	\$811,642	\$906,991
Expenditures					
Capital Projects-FY 21					
Golf Course Reserves	\$25,000	\$0	\$0	\$0	\$25,000
Capital Reserves-FY 21	\$4,700	\$0	\$0	\$0	\$0
Restaurant Equipment Allowance	\$15,000	\$15,047	\$0	\$15,047	\$0
Tennis Court Color Coat	\$17,000	\$0	\$0	\$0	\$0
Stormwater Management	\$25,000	\$0	\$0	\$0	\$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 light	\$15,000	\$0	\$0	\$0	\$0
Bathroom Tile	\$0	\$19,465	\$0	\$19,465	\$0
Signs	\$0	\$2,063	\$0	\$2,063	\$0
Other Current Charges	\$500	\$263	\$368	\$632	\$0
Capital Projects-FY 22					
Capital Reserves-FY 22	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$294,200	\$168,582	\$368	\$168,950	\$25,650
Other Sources/(Uses)					
Capital Reserve Transfer Out- Restaurant	\$0	(\$93,075)	\$0	\$0	(\$169,655)
TOTAL OTHER	\$0	(\$93,075)	\$0	\$0	(\$169,655)
EXCESS REVENUES	\$611,237	\$549,344	\$274	\$642,692	\$711,686

RESERVES	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Beginning Balance	\$621,915	\$611,237	\$919,037	\$1,226,837	\$1,534,637
Reserves	\$283,522	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$294,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	\$611,237	\$919,037	\$1,226,837	\$1,534,637	\$1,842,437
RESERVE STUDY	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
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	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028	\$2,133,828

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$450,835	\$432,606	\$17,631	\$450,237	\$450,835
Special Assessments - PPMT A-1	\$0	\$11,909	\$0	\$11,909	\$0
Special Assessments - Direct	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$7	\$10	\$17	\$500
Carry Forward Surplus ⁽¹⁾	\$135,570	\$200,596	\$0	\$200,596	\$111,383
TOTAL REVENUES	\$586,905	\$645,117	\$17,640	\$662,758	\$562,717
Expenditures					
<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
TOTAL EXPENDITURES	\$458,250	\$176,625	\$374,750	\$551,375	\$437,750
Other Sources/(Uses)					
Interfund Transfer	(\$500)	\$0	\$0	\$0	\$0
TOTAL OTHER	(\$500)	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$128,155	\$468,492	(\$357,110)	\$111,383	\$124,967

⁽¹⁾ Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$ 75,875.00
2015A-2	\$ 11,750.00
11/21 Interest	\$87,625

No. of Units	Per Unit	2015A-1	2015A-2
317	\$0.00	\$0.00	\$0.00
139	\$539.74	\$75,023.86	\$0.00
16	\$684.62	\$10,953.92	\$0.00
285	\$765.82	\$218,258.70	\$0.00
23	\$1,092.43	\$0.00	\$25,125.89
61	\$1,028.98	\$36,219.36	\$26,548.42
85	\$977.74	\$83,107.90	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
926		\$433,094.14	\$51,674.31
Discounts/Collection Fees (7%)		(\$30,316.59)	(\$3,617.20)
Net Assessment Total		\$402,777.55	\$48,057.11

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

SECTION VIII

SECTION B

SECTION 1

S&S Contracting
of Polk County Inc.
P.O. Box 158
Homeland, Fl. 33847
(863) 537-7734

Estimate

Date	Estimate No.
4/5/2021	E5214

Name/Address
Lake Ashton I CDD Bob Plummer 4141 Ashton Club Drive Lake Wales, FL. 33859

Fax #	E-mail
863-537-7199	stregear@aol.com

Lake Ashton Pool Equipment Area Swale

Description	Qty	Rate Each	Total
Swale and Yard Drain Option			
Mobilization (LS)	1	200.00	200.00
Remove Landscaping / Remove & Replace Sod (LS)	1	400.00	400.00
Hand Grade Swale (LF)	62	15.00	930.00
Furnish & Install Yard Drain & 4" ADS (LS)	1	600.00	600.00
Notes: 1) Replacement landscaping / fence slats by others. 2) Existing sod may be reused to resod swale.			

General Terms and Conditions: Price good for 30 days. Bond not included. Payment terms: Net 30 days upon completion of project, 3% fee monthly on unpaid balances after 30 days. This quotation shall become part of any subsequent contract. Note: Bid based on (1) one application of PAINT and (1) (Price based on Specs at time of estimation Bid does not include: Traffic Control, Cleaning, Drying, Control Layout. Striping / Marking: The area to be striped will be cleaned prior to S & S Contracting arrival. Maintenance of Traffic will be supplied by Contractor for temporary and permanent striping. Bid Based on one (1) Mobilization. Final billing will be based on actual measurements. Pricing excludes any bond, survey, layout, MOT, sod, erosion control, storm water pollution plan.

Total	\$2,130.00
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Approved & Date

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells – Community Director

Meeting Date: April 19, 2021

Events and Activities

A Farmer's Market has been hosted in the Clubhouse West Parking Lot every month since November. Vendors are charged \$10 per booth each month. The next Farmer's Market is on **April 14 from 10 am – 2 pm** in the Clubhouse west parking lot.

April is Volunteer Appreciation Month and staff will be recognizing all Lake Ashton volunteers with special themed days of fun for the week of April 19-23. All events this week are free to Lake Ashton volunteers. The back cover of the LA Times featured the special themed days that will be hosted at the Clubhouse and HFC.

The following activities and classes are planned for April and May 2021:

April 14: Eat, Drink, and Be Entertained
Dinner Show – Josh Blevins Band

April 21: Mad Tea Party

May 1: Seaplane Splash-In

May 4: Star Wars Movie Marathon

May 5: Cinco de Mayo

May 7: Think & Drink w/ Geert
D'Hollander

May 13: Sweet & Sensational

May 21: Pizza & a Movie

May 26: Paper Airplane Race



In April we are celebrating Spring at Lake Ashton with a month-long Spring Fling that features a **free event** for Residents each week for the first 4 weeks and the last week will feature a Spirit Week ending with a Senior Prom.

April 15: Spring Fling Egg Hunt

April 22: Seed Bombs w/ the Garden Club

April 26 – April 30: Spirit Week

April 26: Mascot Monday at Monday Coffee

April 27: Tacky Tuesday Happy Hour

April 28: Way-Back Wednesday Decades Dance

April 29: Tropical Thursday Luau

April 30: Senior Prom



Rescheduled Events:

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

Staff presented the following bus trips for residents: **Apr 15:** Space Coast & Dixie Crossroads (sold out) **May 19:** Gulfport Foodie Tour **June 10:** Early Bird Dinner Theater **July 13:** Planet Hollywood & Disney Springs **August 11:** Hard Rock Café **Sept 17:** Fisherman's Village **Oct 27:** Price is Right Live **Dec 5th-11th:** Nashville & Memphis "Country Christmas"



Ashton Tap and Grill:

- The advertisement to the right was included in the March LA Times.
- An ala carte brunch menu is now available on Sundays from 10 am – 3 pm. (left)
- Patio entertainment is scheduled for April 18 and 25 from 3-6 pm.
- A Mother's Day Brunch is scheduled for Sunday, May 9 from 11 am – 3 pm.



Newsletter:



The March LA Times newsletter is now available electronically and sent out via email blast along with the monthly calendar of events. This issue featured a photo submitted by resident, Dale Steenberg (left) and the Volunteer Appreciation events at the HFC and Clubhouse on the back cover (right). This month's Joint Amenity Policy highlight was the Swimming Pool policy.



The distribution date for the May newsletter will be on **Friday, April 30**. The deadline for article submission is **April 12**.

Monday Coffee Schedule:

Starting in February, each month at Monday Coffee has featured a Lake Ashton Club, Group, or Organization. This gives residents an opportunity to find out more information about what the groups does, how they were started and what residents can expect if they join the group. The featured group for April was Neighborhood Watch and in May residents will learn more about LAVA.

April 12: Featured Speaker: Polk County Roads
Peanut Butter Monday

April 26: Blast from the Past with David Harrison
Spirit Week Kick-off: Mascot Monday
Wear your favorite team attire and celebrate living in Lake Ashton!

May 3: Lake Ashton Group Spotlight – LAVA

May 10: What is Speech Therapy with Select Rehab

There will be no Monday Coffee on May 17 (LACDD Board Meeting) or May 31 (Memorial Day)

COVID-19 Updates:

- A vaccination event was held at the Clubhouse on March 16 and April 9. Thank you to Supervisors, staff and CERT volunteers that assisted with the two events. Over 300 residents and staff members were vaccinated during these two events.
- The Clubhouse has entered Phase IV of COVID-19 protocols. Many Phase III guidelines are still in effect and can be viewed on lakeashtoncdd.com. Even though many have received a COVID-19 vaccine, masks are still required when using any indoor Clubhouse amenities. The Clubhouse amenities have the following capacity limits:
 - Ballroom: 400 people Tables must be 6 feet apart, maximum of 6 people per table
 - Media Center: 8 people Avoid using the computers labeled “Not Available for Use”
 - Cinema: 40 people Chairs, railings and door handles will be sanitized between showings. Avoid the chairs labeled “Not Available for Use”
 - Conference Room: 6 people
 - Card Room: 16 people Tables must be 6 feet apart, maximum of 4 people per table
 - Game Room: 16 people Tables must be 6 feet apart, maximum of 4 people per table
 - Craft Room: 20 people Maximum of 6 people per table
 - Fitness Center: 12 people Wipe down machines before and after use, masks must be worn at all times
 - Bowling Alley: 20 people
 - Outdoor Pool and Spa: 75 people in the Pool, 4 people in the Spa. Maintain 6 feet social distancing when around those not in your household
 - Shuffleboard Courts/Tennis Courts/Bocce Courts: Sanitize equipment after each use
 - Pavilion: 40 people Sanitize all tables and chairs using the provided sanitizer after use.
 - Pet Play Park: Open sunrise to sunset, Maintain 6 feet social distancing when around those not in your household.

Other:

- Staff is researching options for voice and text alerts to add to the current information distribution options available to residents. Further information, including quotes, will be presented at the May Board of Supervisors meeting.
- Clubhouse Offices will be closed on Monday, May 31 in observance of Memorial Day.
- Staff is working to change out the pictures in the hallway and purchase additional planters for the Foyer.
- Tessier Law Firm is sponsoring a mobile shredding service on May 8.



The Lake Wales and Winter Haven HOA drop boxes have been moved from outside the Club Office in the Clubhouse to the signup wall in the Clubhouse Ballroom next to the kitchen, across from the Activities Desk.

- An article was put in the April LA Times reminding residents that the conservation areas adjacent to some homes in Lake Ashton are protected by a permit with the Southwest Florida Water Management District (SWFWMD). The clearing or trimming of any trees or vegetation beyond rear property lines is prohibited as these conservation areas lie within the District's property. In addition to trimming and clearing of trees or vegetation, no yard art, garden furniture, bird feeders, or plant trimmings should be put in these areas. Any encroachment into this conservation area that requires remediation may necessitate correction at homeowner's expense. No maintenance in these areas should be conducted without first contacting staff.
- It appears that 'grapevine' is taking over a large portion of the of the wetland vegetation to the northeast of Aberdeen Lane, south of Thompson Nursery Road. SWFWMD evaluated the area and informed us that Grapevine, aka. muscadine vine, can be invasive and can be treated as long as the treatment is in accordance with herbicide treatments meant for grapevine. We can't do mass overspray over the whole area in hopes of taking care of one species. Treatment options are available but none are permanent and would require the treatment to be completed on a regular basis. The SWFWMD environmental scientist said there is no risk of the trees or other vegetation dying out in the near future due to the presence of these vines.



Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Clubhouse Projects							
Bowling Alley Well Point System	Insurance Claim		Insurance Claim	7/13/2020		Carpet repairs are complete and baseboards were added to the side walls. The Contractor will start working on the replumb of the Restaurant on Thursday, April 15.	4/12/2021
Countertop Replacement in Restrooms	\$4,946.13	\$4,049.21	7/13/2020	12/23/2020	Complete 4/8/21	Project is now complete and was \$896.92 under the original quoted amount.	4/12/2021
Replace Current Faucets with Hands-Free Faucets	\$3,600.00	\$3,430.13	7/13/2020	12/23/2020	Complete 4/8/21	Project is now complete and was \$169.87 under the amount allocated by the Board.	4/12/2021
Painting Foyer and Main Hallway	\$7,000.00	\$6,785.00	12/21/2020	3/4/2021	Complete 3/18/21	Project is complete and was \$215 under the amount allocated by the Board.	4/12/2021
LAVA Wall of Honor	\$0.00		12/21/2020			A portion of the LAVA Wall of Honor has been installed in the Clubhouse Foyer. Staff is waiting on the framed list of names then all 3 pieces will be installed.	2/1/2021
Landscape Management Other Grounds Projects							
Main Entrance Landscape Refurbishment	\$17,477.60		2/8/2021	Week of 3/15/21	4/23/2021	Waiting on the install of the standard bougainvillea to complete the plant install. Once all plants are installed and landscape lighting is adjusted then the curbing will be pressure washed and mulch will be installed. The Crinum Lillies that were removed from the main entrance were moved to the west entrance of the Clubhouse.	4/12/2021
Restaurant							
Slamander Replacement	\$2,911.87		12/21/2020	3/17/2021	Complete 4/8/21	The salamander has been received and will be installed on 3/8/21	4/12/2021
Ice Machine Bin Replacement	\$1,497.60		12/21/2020			The ice bin has been ordered and should arrive soon for installation	3/8/2021

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
<i>Pavement Management/Stormwater Management</i>							
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		At the 12/21/20 Board Meeting Supervisors agreed to an additional amount of \$2,750 to be spent on this project. 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
Drainage in Pool Equipment Area						Quote is included in agenda packet for consideration.	4/12/2021

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
Repositioning of Various Stop Bar Locations	\$2,638.00	\$2,563.00	3/15/2021		Complete 3/30/21	Project completed on 3/30/21. Payment to vendor will be short paid \$75 due to damage to a resident's mailbox. The resident will be sent a check from the CDD in the amount of \$75.	4/12/2021
Dunmore/Ashton Club Drive Stormwater Repair	\$1,100.00	\$1,100.00	3/15/2021		Complete 3/22/21	Project completed on 3/22/21	4/12/2021
SWFWMD Certification Repairs						The District Engineer is working on getting quotes for the repairs of the items listed on the SWFWMD certification. A quote for the removal of vegetation blocking some structures is included in the agenda packet for consideration.	4/12/2021
Applying Sealant to the East Golf Course Bridges						The District Engineer is soliciting quotes for sealing the bridges on the East Golf Course.	1/4/2021
Projects on Hold							
Chandeliers in Restaurant						The Board decided at the 9/21/20 BOS meeting to table this project until the new operator of the Restaurant is in place.	10/12/2020
Online Payments						This project is tabled until beginning of 2021	10/12/2020
Golf Course Bridges - Running Boards and Maint.						The District Engineer recommended to wait on this project until cost of lumber decreases	8/17/2020
Palm Tree Replacement on Blvd	\$1,077.93		9/21/2020			A Roebelenii Palm was approved as the replacement for the Medjool palm that was struck by lightning. Replacement is on hold until the refurbishment plan is presented.	1/4/2021

SECTION D



Lake Ashton Community Development District

Operations Manager Report

DATE: April 19, 2021

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – April 19, 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 6 has algae present on Southwestern part of the pond.



Attached below is the treatment completed by an Applied Aquatic technician on April 5th.

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.: 1465
Date: 4-5-21 Time: 1:20
Applicator: Perkins, V. & John D.

Site	INSPECTION	TREATMENT	HAND SPREAD	BOAT	ATV	BACKPACK	SUBMERSED	EMERSED	FLOATING	ALGAE	BRUSH / GRASSES	DYE	WATER LEVEL	WEATHER	POSTING	# DAYS	RESTRICTION
1. ES		/				/					/		LOW	P. cloudy			
2. EG		/				/					/		LOW	P. cloudy			
3. E14		/				/					/		OK	P. cloudy			
4. E11		/				/					/		medium	P. cloudy			
5.																	
6.																	
7.																	

Facility Maintenance Updates

Staff refurbished chessboard.



Staff replaced a bad ballasts in fitness center.

Heartland Pools adjusted water by-pass valve to fix issue with the pool gas heater going into service mode.

Staff replaced broken screen door hinge to Pavilion.

Precision Lock and Safe replaced the door lever to the Northwestern dressing room door.

Kincaid Electric replaced mechanical timer to spa and walkway lights with a digital timer.

Pressure Washing Tracker

Completed

- Curbing located at the entrance to the Clubhouse.
- Fountain in front of Clubhouse and pavers around it.
- Paver side walk leading to West parking lot and North Ballroom entrance near Cinema.
- Tennis Courts
- Bocce Court pavers
- Shuffle Board Court concrete areas and vinyl ceiling.

Pending

- Concrete pad East of the Shuffle Board Court.
- Gate House and Thompson Nursery Road Entrance curbing.
- Sidewalks leading to the dressing rooms.
- Pavers located on false bridge near Gate House.

SECTION 1



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **April 6, 2021**

Name **Lake Ashton CDD**
Address **5385 N. Nob Hill Rd**
City **Sunrise, FL 33351**
Phone **863-956-6207**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **NA** in accordance with the terms and conditions of this Agreement in the following sites:

Eight (8) Stormwater Structures
Ponds 5,6,8,9,12,16,18 and 19

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|---|-----------------|
| 1. Removal of Sprayed Vegetation. | Included |
| 2. Letter Report with Photographs. | Included |

Service Shall Consist of One (1) Time Clean-up.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

Total Cost **\$3,160.00** Due **upon invoicing*** as billed **x 1.**

**Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within **7** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **May 6, 2021**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **4/6/2021**

Accepted

Date:

 Telly R Smith
AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 8, 2021

Name Lake Ashton CDD
Address 5385 N Rob Hill Rd
City Sunrise, FL 33351
Phone 863-956-6207

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Pine Island Located North Side of Lake Ashton
Near Pond E-5 and GC 20

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Invasive and Nuisance Vegetation Control. Included

Service shall consist of an initial control (start-up) followed by quarterly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 04/01/2021 thru 03/31/2022.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	\$5,334.00	Due at the start of work
Maintenance Fee	\$1,110.00	Due quarterly as billed x 3.
Total Annual Cost	\$8,664.00	

****All callbacks 21 days after service will be charged extra based on time and material.**

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within 7 days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before May 8, 2021
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/8/2021

Accepted

Date:

Telly R. Smith
AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

Wetland



- Selected Parcel
- Roads
- Waterbodies
- Municipal Boundaries
- Lot and Block Text
- Dimensions_ParcelFabric
- Misc Text
- + Railroads
- Parcels
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots

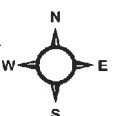
0 105 210 420 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida

April 8, 2021



SECTION IX

SECTION A

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2021

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$93,249	---	\$18,763	\$112,011
Assessments Receivable	\$13,062	\$4,138	---	\$17,200
Due from Other Funds	\$93,075	\$14,651	---	\$107,726
Investment - State Board	\$863,386	---	---	\$863,386
Investment - State Board Capital Reserve	---	---	\$623,524	\$623,524
Investments:				
Series 2015				
Reserve A	---	\$221,750	---	\$221,750
Revenue A	---	\$418,582	---	\$418,582
Prepayment A-1	---	\$37,229	---	\$37,229
Prepayment A-2	---	\$7,700	---	\$7,700
TOTAL ASSETS	\$1,062,772	\$704,049	\$642,286	\$2,409,108
LIABILITIES:				
Accounts Payable	\$124,442	---	---	\$124,442
Due to Other Funds	\$4,982	\$9,669	\$93,075	\$107,726
Deposits-Room Rentals	\$5,225	--	---	\$5,225
Deferred Revenue	\$2,345	---	---	\$2,345
TOTAL LIABILITIES	\$136,994	\$9,669	\$93,075	\$239,739
FUND BALANCES:				
Restricted:				
Debt Service	---	\$694,380	---	\$694,380
Assigned:				
Capital Reserve	---	---	\$549,211	\$549,211
Assigned	\$57,271	---	---	\$57,271
Unassigned	\$868,506	---	---	\$868,506
TOTAL FUND BALANCES	\$925,778	\$694,380	\$549,211	\$2,169,369
TOTAL LIABILITIES & FUND BALANCES	\$1,062,772	\$704,049	\$642,286	\$2,409,108

SECTION B

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$5,000	\$2,083	\$459	(\$1,625)
Capital Reserve-Transfer In FY 21	\$278,522	\$278,522	\$278,522	\$0
Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$283,522</u>	<u>\$280,605</u>	<u>\$278,981</u>	<u>(\$1,625)</u>
<u>EXPENDITURES:</u>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$10,417	\$0	\$10,417
Capital Reserves-FY21	\$4,700	\$1,958	\$0	\$1,958
Restaurant Equipment Allowance	\$15,000	\$6,250	\$15,047	(\$8,797)
Tennis Court Color Coat	\$17,000	\$7,083	\$0	\$7,083
Stormwater Management	\$25,000	\$10,417	\$132	\$10,284
Golf Course Transfer to LA2	\$115,000	\$47,917	\$115,000	(\$67,083)
HVAC	\$25,000	\$16,744	\$16,744	\$0
Ballroom Carpet Replacement	\$45,000	\$18,750	\$0	\$18,750
Handicap Ramp	\$7,000	\$2,917	\$0	\$2,917
Convert Tennis Court/Shuffleboard Court lights to LED	\$15,000	\$6,250	\$0	\$6,250
Bathroom Tile (FY20)	\$0	\$0	\$19,465	(\$19,465)
Signs	\$0	\$0	\$2,063	(\$2,063)
Other Current Charges	\$500	\$208	\$263	(\$55)
TOTAL EXPENDITURES	<u>\$294,200</u>	<u>\$128,910</u>	<u>\$168,714</u>	<u>(\$39,803)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$10,678)</u>	<u>\$151,695</u>	<u>\$110,267</u>	<u>(\$41,428)</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)-Restaurant	\$0	\$0	(\$93,075)	(\$93,075)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$93,075)</u>	<u>(\$93,075)</u>
Net change in fund balance	<u>(\$10,678)</u>	<u>\$151,695</u>	<u>\$17,192</u>	<u>(\$134,503)</u>
FUND BALANCE - Beginning	\$621,915		\$532,019	
FUND BALANCE - Ending	<u>\$611,237</u>		<u>\$549,211</u>	

SECTION C

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$1,703,644	\$1,671,529	\$1,671,529	\$0
Rental Income	\$40,000	\$16,667	\$17,500	\$833
Special Events Revenue	\$130,000	\$54,167	\$13,674	(\$40,493)
Newsletter Ad Revenue	\$70,000	\$29,167	\$57,929	\$28,763
Interest Income	\$1,000	\$417	\$312	(\$104)
Retail Sales-Restaurant ⁽²⁾	\$0	\$0	\$172,488	\$172,488
Contributions ⁽²⁾	\$0	\$0	\$36,748	\$36,748
Miscellaneous Income	\$5,000	\$2,083	\$5,305	\$3,222
TOTAL REVENUES	\$1,949,644	\$1,774,029	\$1,975,486	\$201,457
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$1,667	\$1,125	\$542
FICA Expense	\$306	\$128	\$86	\$41
Engineering	\$40,000	\$16,667	\$42,751	(\$26,084)
Arbitrage	\$600	\$250	\$0	\$250
Dissemination	\$1,000	\$417	\$417	\$0
Attorney	\$50,000	\$20,833	\$22,260	(\$1,426)
Annual Audit	\$4,500	\$1,875	\$0	\$1,875
Trustee Fees	\$4,310	\$1,796	\$0	\$1,796
Management Fees	\$60,236	\$25,099	\$25,098	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Postage	\$3,200	\$1,333	\$684	\$649
Printing & Binding	\$1,000	\$417	\$31	\$386
Newsletter Printing	\$35,000	\$14,583	\$16,936	(\$2,352)
Rentals & Leases	\$5,500	\$2,292	\$1,034	\$1,258
Insurance	\$40,411	\$40,411	\$48,639	(\$8,228)
Legal Advertising	\$1,500	\$625	\$907	(\$282)
Other Current Charges	\$1,250	\$521	\$437	\$84
Property Taxes	\$13,500	\$13,500	\$13,325	\$175
Office Supplies	\$125	\$52	\$9	\$43
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$267,613	\$143,056	\$174,329	(\$31,274)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>Field:</u>				
Field Management Services	\$352,219	\$146,758	\$137,860	\$8,898
Gate/Patrol/Pool Officers	\$225,000	\$93,750	\$91,435	\$2,316
Pest Control	\$2,340	\$975	\$1,180	(\$205)
Security/Fire Alarm/Gate Repairs	\$7,500	\$3,125	\$880	\$2,245
Telephone/Internet	\$13,600	\$5,667	\$5,417	\$250
Electric	\$216,000	\$90,000	\$78,992	\$11,008
Water	\$25,000	\$10,417	\$4,973	\$5,443
Gas	\$18,000	\$7,500	\$17,442	(\$9,942)
Refuse	\$11,000	\$4,583	\$5,789	(\$1,205)
Clubhouse Maintenance	\$110,000	\$45,833	\$22,918	\$22,915
Cart Path & Bridge Repairs	\$7,000	\$2,917	\$11,961	(\$9,044)
Golf Cart Preventative Maintenance	\$1,140	\$475	\$950	(\$475)
Pool and Fountain Maintenance	\$20,000	\$8,333	\$9,860	(\$1,526)
Landscape Maintenance	\$184,940	\$77,058	\$77,803	(\$745)
Plant Replacement	\$7,000	\$2,917	\$3,367	(\$451)
Irrigation Repairs	\$3,500	\$1,458	\$3,571	(\$2,113)
Lake Maintenance	\$46,740	\$19,475	\$22,445	(\$2,970)
Wetland Mitigation and Maintenance	\$34,800	\$14,500	\$0	\$14,500
Permits/Inspections	\$1,500	\$625	\$891	(\$266)
Office Supplies/Printing/Binding	\$6,000	\$2,500	\$1,390	\$1,110
Operating Supplies	\$23,000	\$9,583	\$11,061	(\$1,478)
Credit Card Processing Fees	\$4,000	\$1,667	\$940	\$726
Dues & Subscriptions	\$8,500	\$3,542	\$1,671	\$1,871
Decorations	\$2,000	\$833	\$313	\$521
Special Events	\$130,000	\$54,167	\$14,912	\$39,255
Water Damage Repairs	\$0	\$0	\$31,325	(\$31,325)
Restaurant Expenditures ⁽²⁾	\$0	\$0	\$302,311	(\$302,311)
TOTAL FIELD	\$1,460,779	\$608,658	\$861,655	(\$252,997)
TOTAL EXPENDITURES	\$1,728,393	\$751,714	\$1,035,984	(\$284,271)
Excess (deficiency) of revenues over (under) expenditures	\$221,251	\$1,022,315	\$939,502	(\$82,814)
OTHER FINANCING SOURCES/(USES)				
Capital Reserve-Transfer Out	(\$278,522)	(\$278,522)	(\$278,522)	\$0
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$93,075	\$93,075
TOTAL OTHER FINANCING SOURCES/(USES)	(\$278,522)	(\$278,522)	(\$185,447)	\$93,075
Net change in fund balance	(\$57,271)	\$743,793	\$754,054	\$10,261
FUND BALANCE - Beginning	\$57,271		\$171,723	
FUND BALANCE - Ending	\$0		\$925,778	

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

⁽²⁾ See page 4 for breakdown of restaurant revenues and expenses.

LAKE ASHTON CDD
RESTAURANT OPERATIONS THRU FEBRUARY 2021

	December-20	January-21	February-21	TOTAL
PURCHASES:				
FOOD	\$ 17,252.83	\$ 26,820.62	\$ 22,523.26	\$ 66,596.71
DISPOSABLES	\$ 3,493.94	\$ 2,055.82	\$ 1,350.82	\$ 6,900.58
EQUIPMENT	\$ 5,398.85	\$ 1,170.50	\$ 544.82	\$ 7,114.17
CLEANING	\$ 1,444.10	\$ 80.49	\$ (66.36)	\$ 1,458.23
OTHER OPERATING EXPENSES	\$ 19,532.52	\$ 12,424.81	\$ 8,114.43	\$ 40,071.76
TOTAL	\$ 47,122.24	\$ 42,552.24	\$ 32,466.97	\$ 122,141.45
LABOR:				
MANAGEMENT PAYROLL & BENEFITS	\$ 21,012.37	\$ 17,945.20	\$ 13,850.04	\$ 52,807.61
BASE PAYROLL (HOURLY)	\$ 23,546.21	\$ 33,913.36	\$ 24,728.57	\$ 82,188.14
BASE TAXES/FRINGES	\$ 6,592.94	\$ 9,495.74	\$ 6,924.00	\$ 23,012.68
CONTRACT LABOR (OTHER)	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00
TOTAL	\$ 51,151.52	\$ 63,854.30	\$ 45,502.61	\$ 160,508.43
FEES, INVESTMENTS & ADJUSTMENTS				
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 5,833.35	\$ 5,833.31	\$ 5,833.32	\$ 17,499.98
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ 749.57	\$ 808.13	\$ 603.38	\$ 2,161.08
DEPRECIATION/AMORTIZATION				\$ -
TOTAL	\$ 6,582.92	\$ 6,641.44	\$ 6,436.70	\$ 19,661.06
SALES CREDIT				
RETAIL SALES	\$ 33,009.00	\$ 69,995.42	\$ 61,950.74	\$ 164,955.16
CATERING	\$ -	\$ 4,025.49	\$ 3,507.05	\$ 7,532.54
VENDING COMMISSIONS	\$ -	\$ -	\$ -	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ 36,748.42	\$ -	\$ -	\$ 36,748.42
TOTAL	\$ 69,757.42	\$ 74,020.91	\$ 65,457.79	\$ 209,236.12
EXCESS REVENUES (EXPENDITURES)	\$ (35,099.26)	\$ (39,027.07)	\$ (18,948.49)	\$ (93,074.82)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$7	\$7
Assessments - Levy	\$450,835	\$436,744	\$436,744	\$0
Assessments - Prepayments A-1	\$0	\$0	\$11,909	\$11,909
TOTAL REVENUES	\$450,835	\$436,744	\$448,659	\$11,916
<u>EXPENDITURES:</u>				
<u>Series 2015A-1</u>				
Interest - 11/01	\$88,875	\$88,875	\$88,875	\$0
Interest - 5/01	\$88,875	\$0	\$0	\$0
Principal - 5/01	\$220,000	\$0	\$0	\$0
Special Call - 11/01	\$15,000	\$15,000	\$75,000	(\$60,000)
<u>Series 2015A-2</u>				
Interest - 11/01	\$12,750	\$12,750	\$12,750	\$0
Interest - 5/01	\$12,750	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$458,250	\$116,625	\$176,625	(\$60,000)
Excess (deficiency) of revenues over (under) expenditures	(\$7,415)	\$320,119	\$272,034	(\$48,084)
Net change in fund balance	(\$7,415)	\$320,119	\$272,034	(\$48,084)
FUND BALANCE - Beginning	\$135,570		\$422,346	
FUND BALANCE - Ending	<u>\$128,155</u>		<u>\$694,380</u>	

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

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

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

Total Current Bonds Outstanding	\$3,990,000.00
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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	TOTAL
2020	2020	2020	2021	2021	

Revenues

Maintenance Assessments	\$0	\$191,660	\$1,444,424	\$22,382	\$13,062	\$1,671,529
Rental Income	\$1,500	\$5,000	\$1,000	\$1,750	\$8,250	\$17,500
Special Events Revenue	\$1,385	\$490	\$2,381	\$5,588	\$3,830	\$13,674
Newsletter Ad Revenue	\$13,486	\$11,036	\$16,186	\$5,612	\$11,611	\$57,929
Interest Income	\$24	\$2	\$14	\$168	\$105	\$312
Contributions (2)	\$0	\$0	\$0	\$36,748	\$0	\$36,748
Retail Sales-Restaurant (2)	\$0	\$0	\$33,009	\$74,021	\$65,458	\$172,488
Miscellaneous Income	\$599	\$527	\$1,570	\$1,899	\$711	\$5,305

Total Revenues

\$16,994	\$208,715	\$1,498,583	\$148,169	\$103,026	\$1,975,486
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ADMINISTRATIVE:

Supervisor Fees	\$300	\$100	\$225	\$275	\$225	\$1,125
FICA Expense	\$23	\$8	\$17	\$21	\$17	\$86
Engineering	\$10,693	\$6,266	\$3,822	\$11,435	\$10,535	\$42,751
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$83	\$83	\$417
Attorney	\$0	\$16,549	\$2,781	\$2,931	\$0	\$22,260
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$25,098
Computer Time	\$83	\$83	\$83	\$83	\$83	\$417
Postage	\$121	\$91	\$163	\$100	\$209	\$684
Printing & Binding	\$25	\$1	\$0	\$0	\$3	\$31
Newsletter Printing	\$3,297	\$3,514	\$3,374	\$3,186	\$3,565	\$16,936
Rentals & Leases	\$163	\$163	\$443	\$0	\$266	\$1,034
Insurance	\$48,639	\$0	\$0	\$0	\$0	\$48,639
Legal Advertising	\$380	\$347	\$140	\$0	\$41	\$907
Other Current Charges	\$90	\$129	\$107	\$49	\$63	\$437
Property Taxes	\$0	\$13,325	\$0	\$0	\$0	\$13,325
Office Supplies	\$3	\$3	\$4	\$0	\$0	\$9
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$175

Total Administrative

\$69,094	\$45,680	\$16,262	\$23,184	\$20,110	\$174,329
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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	TOTAL
2020	2020	2020	2021	2021	

Field:

Field Management Services	\$30,330	\$27,134	\$27,175	\$26,221	\$26,999	\$137,860
Gate/Patrol/Pool Officers	\$18,228	\$17,913	\$18,906	\$19,429	\$16,959	\$91,435
Pest Control	\$195	\$340	\$195	\$0	\$450	\$1,180
Security/Fire Alarm/Gate Repairs	\$130	\$195	\$230	\$130	\$195	\$880
Telephone/Internet	\$1,077	\$1,063	\$1,063	\$1,064	\$1,151	\$5,417
Electric	\$14,668	\$14,769	\$16,425	\$17,231	\$15,899	\$78,992
Water	\$589	\$801	\$746	\$1,782	\$1,056	\$4,973
Gas	\$1,131	\$1,381	\$4,258	\$6,776	\$3,895	\$17,442
Refuse	\$997	\$1,168	\$1,168	\$1,295	\$1,160	\$5,789
Clubhouse Maintenance	\$3,760	\$1,659	\$7,096	\$6,233	\$4,170	\$22,918
Cart Path & Bridge Repairs	\$118	\$0	\$0	\$0	\$11,843	\$11,961
Golf Cart Preventative Maintenance	\$190	\$190	\$190	\$190	\$190	\$950
Pool and Fountain Maintenance	\$1,465	\$3,305	\$1,465	\$1,465	\$2,160	\$9,860
Landscape Maintenance	\$15,442	\$16,037	\$15,442	\$15,442	\$15,442	\$77,803
Plant Replacement	\$0	\$0	\$0	\$3,367	\$0	\$3,367
Irrigation Repairs	\$85	\$0	\$285	\$3,201	\$0	\$3,571
Lake Maintenance	\$3,895	\$3,895	\$6,865	\$3,895	\$3,895	\$22,445
Wetland Mitigation and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
Permits/Inspections	\$0	\$0	\$0	\$891	\$0	\$891
Office Supplies/Printing/Binding	\$118	\$104	\$585	\$452	\$131	\$1,390
Operating Supplies	\$2,777	\$1,553	\$3,667	\$1,969	\$1,096	\$11,061
Credit Card Processing Fees	\$229	\$143	\$84	\$258	\$227	\$940
Dues & Subscriptions	\$0	\$56	\$24	\$1,336	\$255	\$1,671
Decorations	\$0	\$313	\$0	\$0	\$0	\$313
Special Events	\$248	\$2,426	\$1,280	\$3,946	\$7,012	\$14,912
Water Damage Repairs	\$0	\$31,325	\$0	\$0	\$0	\$31,325
Restaurant Expenditures (2)	\$0	\$0	\$302,311	\$0	\$0	\$302,311

TOTAL FIELD

\$95,672	\$125,767	\$409,458	\$116,573	\$114,185	\$861,655
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OTHER FINANCING SOURCES/(USES)

Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$278,522)	\$0	(\$278,522)
Capital Reserve-Transfer In (Restaurant)	\$0	\$0	\$35,099	\$39,027	\$18,948	\$93,075

TOTAL OTHER FINANCING SOURCES/(USES)

\$0	\$0	\$35,099	(\$239,495)	\$18,948	(\$185,447)
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Subtotal Operating Expenses

\$164,766	\$171,447	\$390,621	\$379,252	\$115,346	\$1,221,432
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Excess Revenues (Expenditures)

(\$147,772)	\$37,267	\$1,107,962	(\$231,083)	(\$12,320)	\$754,054
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SECTION D

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

April 19, 2021

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
3/18/21	7487-7515	\$153,842.02
3/24/21	7516-7522	\$52,026.78
General Fund Total		<u><u>\$205,868.80</u></u>

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*** CHECK NOS. 007487-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/18/21	00522	2/11/21 31181880	202102 320-57200-43200	PROPANE-RESTAURANT	*	452.94	
		2/11/21 31181880	202102 320-57200-43200	POOL HEAT	*	977.34	
		2/17/21 31184348	202102 320-57200-43200	POOL HEAT	*	674.93	
		2/24/21 31186985	202102 320-57200-43200	PROPANE-RESTAURANT	*	699.72	
		2/24/21 31186985	202102 320-57200-43200	POOL HEAT	*	1,090.02	
				AMERIGAS			3,894.95 007487
3/18/21	00667	3/18/21 03182021	202103 320-57200-52000	TRASHTOTREASURE 2021PURCH	*	160.00	
		3/18/21 03182021	202103 320-57200-52005	TRASHTOTREASURE 2021PURCH	*	67.00	
		3/18/21 03182021	202103 320-57200-54500	TRASHTOTREASURE 2021PURCH	*	75.00	
		3/18/21 03182021	202103 320-57200-49400	TRASHTOTREASURE 2021PURCH	*	48.00	
				BLANKETS OF LOVE AT LAKE ASHTON			350.00 007488
3/18/21	00100	3/10/21 4105	202103 320-57200-54500	INTERIOR PAINTING	*	6,785.00	
				BOCK & HOEFT, INC.			6,785.00 007489
3/18/21	00062	3/02/21 57949601	202103 320-57200-41000	SVCS 03/21	*	1,064.46	
				BRIGHT HOUSE NETWORKS			1,064.46 007490
3/18/21	00502	3/01/21 1828	202103 320-57200-34501	SVCS 03/21	*	18,752.25	
				COMMUNITY WATCH SOLUTIONS, LLC			18,752.25 007491
3/18/21	00466	3/01/21 44319	202103 310-51300-42501	LA TIMES NEWSLETTER-03/21	*	3,560.00	
				CUSTOMTRADEPRINTING.COM			3,560.00 007492
3/18/21	00214	3/01/21 AR604055	202103 310-51300-42502	COPIER LEASE	*	1,840.88	
				DEX IMAGING			1,840.88 007493
3/18/21	00517	3/03/21 8	202103 310-51300-31300	AMORTIZATION SCHEDULE	*	250.00	
				DISCLOUSURE SERVICES, LLC			250.00 007494
				LAKA LAKE ASHTON SHENNING			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/18/21	00003	2/23/21 72857405	202102 310-51300-42000	DELIVERIES 02/21	*	33.81	
		3/02/21 72935918	202102 310-51300-42000	DELIVERIES THRU 02/23/21	*	50.27	
				FEDEX			84.08 007495
3/18/21	00036	3/01/21 194	202103 310-51300-34000	MGMT FEES 03/21	*	5,019.67	
		3/01/21 194	202103 310-51300-35100	COMPUTER TIME	*	83.33	
		3/01/21 194	202103 310-51300-31300	DISSEMINATION AGT SVCS	*	83.33	
		3/01/21 194	202103 310-51300-51000	OFFICE SUPPLIES	*	2.50	
		3/01/21 194	202103 310-51300-42000	POSTAGE AND DELIVERY	*	32.09	
		3/01/21 194	202103 310-51300-42500	COPIES	*	6.75	
		3/01/21 194	202103 320-57200-52000	ZOOM, RURAL KING	*	168.51	
				GMS - SO FLORIDA, LLC			5,396.18 007496
3/18/21	00059	2/16/21 30599	202102 320-57200-45300	INSTALL NEW FAN MOTOR	*	695.00	
		3/17/21 30777	202103 320-57200-45300	MAINT/REPAIRS 03/21	*	375.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,070.00 007497
3/18/21	00668	3/15/21 29543	202103 320-57200-54500	SVCS/REPAIRS 03/21	*	390.00	
		3/15/21 29544	202103 320-57200-54500	SVCS/REPAIRS 03/21	*	345.00	
		3/15/21 29545	202103 320-57200-54500	SVCS/REPAIRS 03/21	*	252.50	
				HUNTER PLUMBING INC			987.50 007498
3/18/21	00504	3/03/21 99712	202102 320-57200-54500	REPAIRS 03/21	*	144.18	
				KINCAID ELECTRICAL SERVICES			144.18 007499
3/18/21	00429	3/18/21 03182021	202103 300-20700-10200	TXFER OF TAX RECEIPTS	*	4,442.93	
		3/18/21 03182021	202103 300-20700-10200	TXFER OF TAX RECEIPTS	*	539.04	
				LAKE ASHTON CDD			4,981.97 007500
				LAKA LAKE ASHTON SHENNING			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/18/21	00663	2/05/21	20770121 202101 330-57200-52000	FOOD	*	26,820.62	
		2/05/21	20770121 202101 330-57200-52001	DISPOSABLES	*	2,055.82	
		2/05/21	20770121 202101 330-57200-52002	EQUIPMENT	*	1,170.50	
		2/05/21	20770121 202101 330-57200-52003	CLEANING	*	80.49	
		2/05/21	20770121 202101 330-57200-52004	OTHER OPERATING EXPENSES	*	12,424.81	
		2/05/21	20770121 202101 330-57200-12000	MGMT PAYROLL & BENEFITS	*	17,945.20	
		2/05/21	20770121 202101 330-57200-12100	BASE PAYROLL (HOURLY)	*	33,913.36	
		2/05/21	20770121 202101 330-57200-21000	BASES TAXES/FRINGES	*	9,495.74	
		2/05/21	20770121 202101 330-57200-12200	CONTRACT LABOR(OTHER)	*	2,500.00	
		2/05/21	20770121 202101 330-57200-34000	MGMT/ADMIN COSTS	*	5,833.31	
		2/05/21	20770121 202101 330-57200-45000	GENERAL LIABILITY INS	*	808.13	
		2/05/21	20770121 202101 300-34900-10000	RETAIL SALES	*	69,995.42-	
		2/05/21	20770121 202101 300-34900-10001	CATERING	*	4,025.49-	
		3/05/21	20770221 202102 330-57200-52000	FOOD	*	22,523.26	
		3/05/21	20770221 202102 330-57200-52001	DISPOSABLES	*	1,350.82	
		3/05/21	20770221 202102 330-57200-52002	EQUIPMENT	*	544.82	
		3/05/21	20770221 202102 330-57200-52003	CLEANING	*	66.36-	
		3/05/21	20770221 202102 330-57200-52004	OTHER OPERATING EXPENSES	*	8,114.43	
		3/05/21	20770221 202102 330-57200-12000	MGMT PAYROLL & BENEFITS	*	13,850.04	
		3/05/21	20770221 202102 330-57200-12100	BASE PAYROLL (HOURLY)	*	24,728.57	
		3/05/21	20770221 202102 330-57200-21000	BASE TAXES/FRINGES	*	6,924.00	
		3/05/21	20770221 202102 330-57200-34000	MGMT/ADMINI COSTS	*	5,833.32	
		3/05/21	20770221 202102 330-57200-45000	GENERAL LIABILITY INS	*	603.38	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/05/21	20770221 202102 300-34900-10000	RETAIL SALES	*	61,950.74-	
		3/05/21	20770221 202102 300-34900-10001	CATERING	*	3,507.05-	
				METZ CULINARY MANAGEMENT			57,975.56 007501
3/18/21	00361	2/26/21	I95263 202102 320-57200-54500	MAINT/REPAIRS 02/21	*	274.00	
				MILLER'S CENTRAL AIR, INC.			274.00 007502
3/18/21	00090	2/01/21	L060G0JG 202102 310-51300-48000	LEGAL AD-L060G0JFQM	*	133.25	
		2/01/21	L060G0JG 202102 310-51300-48000	LEGAL AD-L060G0JFQN	*	146.75	
		2/01/21	L060G0JG 202102 310-51300-48000	LEGAL AD-L060G0JGMY	*	140.00	
		2/01/21	L060G0JG 202102 310-51300-48000	CREDIT ON ACCOUNT	*	379.50-	
				NEWS CHIEF			40.50 007503
3/18/21	00665	3/06/21	2021-112 202103 320-57200-54500	SVCS 03/21	*	119.90	
				ORCHID CLEANING SERVICE. INC.			119.90 007504
3/18/21	00538	3/01/21	10045 202103 320-57200-54506	MAINT 03/21	*	190.00	
				PERFORMAMCE PLUS CARTS			190.00 007505
3/18/21	00586	1/19/21	011921 202101 320-57200-54500	SVCS 01/21	*	85.00	
				S. FRED POWELL			85.00 007506
3/18/21	00631	2/28/21	1916514 202102 310-51300-31100	SVCS THRU 02/28/21	*	10,534.50	
				RAYL ENGINEERING & SURVEYING, LLC			10,534.50 007507
3/18/21	00669	2/04/21	9025 202102 320-57200-54508	REPAIR-GOLFCOURSE CART PA	*	11,842.60	
				S&S CONTRACTING OF POLK COUNTY INC			11,842.60 007508
3/18/21	00409	3/10/21	1031 202103 320-57200-54500	CARPET CLEANING-BATHROOM	*	750.00	
				SERVPRO OF BARTOW/LAKE HIGHLANDS			750.00 007509
3/18/21	00234	2/25/21	16334772 202102 320-57200-49400	SUPPLIES	*	158.30	

LAKA LAKE ASHTON SHENNING

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/25/21	16334772	202102 320-57200-52000 SUPPLIES	*	439.52	
		2/25/21	16334772	202102 320-57200-51000 SUPPLIES	*	67.25	
				STAPLES BUSINESS CREDIT			665.07 007510
3/18/21	00277	3/05/21	28655	202103 320-57200-54100 ANNU FIRE SPRINKLER INSPE	*	720.00	
				STATE FIRE EXTINGUISHER SERVICE, INC			720.00 007511
3/18/21	00061	3/15/21	0321	202103 320-57200-43000 SVCS 03/21	*	16,099.90	
				TECO			16,099.90 007512
3/18/21	00282	3/05/21	030521	202103 320-57200-54500 REPAIRS	*	654.50	
		3/15/21	031521	202103 320-57200-54500 REPAIRS	*	810.00	
				TOM'S UPHOLSTERY			1,464.50 007513
3/18/21	00664	3/03/21	1561-022	202102 320-57200-54000 TOTAL DUES & SUBSCRIPTION	*	59.95	
		3/03/21	1561-022	202102 320-57200-51000 TOTAL POSTAGE	*	63.98	
		3/03/21	1561-022	202102 320-57200-49400 SPECIAL EVENTS	*	119.07	
		3/03/21	1561-022	202102 320-57200-52000 OPERATING SUPPLIES	*	215.52	
		3/03/21	1561-022	202102 320-57200-54500 CLUBHOUSE MAINTENANCE	*	616.95	
		3/03/21	1561-022	202102 320-57200-49400 EMPLOYEE LUNCH	*	9.62	
		3/03/21	1561-022	202102 300-36900-10300 CASH BACK BONUS	*	58.58-	
				WELLS FARGO			1,026.51 007514
3/18/21	00587	2/23/21	21006	202101 320-57200-54500 MONITORING 01/21	*	1,623.78	
		3/07/21	21007	202102 320-57200-54500 MONITORING 02/21	*	1,268.75	
				XS BOWLING SERVICE LLC			2,892.53 007515
3/24/21	00522	3/04/21	31190771	202103 320-57200-43200 POOL HEAT	*	519.54	
		3/10/21	31193982	202103 320-57200-43200 PROPANE-RESTAURANT	*	589.17	

LAKA LAKE ASHTON SHENNING

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 *** CHECK NOS. 007487-050000

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/10/21	31193982 202103 320-57200-43200		*	1,105.19	
			POOL HEAT				
				AMERIGAS			2,213.90 007516
3/24/21	00057	2/28/21	192164 202102 320-53800-46800		*	3,895.00	
			SVCS 02/21				
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 007517
3/24/21	00055	3/15/21	20735-03 202103 320-57200-43100		*	824.33	
			SVCS 03/21				
		3/15/21	22109-03 202103 320-57200-43100		*	199.54	
			SVCS 03/21				
		3/15/21	37767-03 202103 320-57200-43100		*	18.39	
			SVCS 03/21				
				CITY OF LAKE WALES-UTILITIES DEPT			1,042.26 007518
3/24/21	00215	3/18/21	426 202103 320-57200-34000		*	27,015.00	
			FACILITY MGMT FEES 03/21				
				GMS-CENTRAL FLORIDA, LLC			27,015.00 007519
3/24/21	00098	3/05/21	1285-032 202103 320-57200-54500		*	278.00	
			SUPPLIES				
		3/05/21	1285-032 202103 320-57200-52000		*	1,230.95	
			SUPPLIES				
				HOME DEPOT CREDIT SERVICES			1,508.95 007520
3/24/21	00361	3/17/21	196130 202103 320-57200-54500		*	315.00	
			MAINT/REPAIRS 03/21				
				MILLER'S CENTRAL AIR, INC.			315.00 007521
3/24/21	00445	3/10/21	OS202422 202103 320-57200-46200		*	595.00	
			QTRLY PALM INJECTIONS				
		3/15/21	OS202540 202103 320-57200-46200		*	15,441.67	
			MAINT 03/21				
				YELLOWSTONE LANDSCAPE			16,036.67 007522
TOTAL FOR BANK A						205,868.80	
TOTAL FOR REGISTER						205,868.80	

LAKA LAKE ASHTON SHENNING

LAKE ASHTON CDD
FY 2021 CASH RECEIPTS

	October-20	November-20	December-20	January-21	February-21	March-21
ENTERTAINMENT	\$ 1,385.00	\$ 490.00	\$ 2,381.00	\$ 5,588.00	\$ 3,830.00	\$ -
BALLROOM RENTAL	\$ 1,500.00	\$ 5,000.00	\$ 2,750.00	\$ 3,500.00	\$ 4,750.00	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ 6,255.63	\$ 11,035.63	\$ 16,185.63	\$ 5,611.63	\$ 11,610.63	\$ -
COFFEE INCOME	\$ 325.00	\$ 100.00	\$ 325.00	\$ 1,075.00	\$ 125.00	\$ -
CLERICAL	\$ 42.00	\$ 43.00	\$ 114.00	\$ 84.00	\$ 83.50	\$ -
SECURITY FEE	\$ -	\$ 162.00	\$ 437.50	\$ 300.00	\$ 112.50	\$ -
ENTRANCE GATE OPENERS	\$ 232.00	\$ 222.00	\$ 518.00	\$ 440.00	\$ 331.00	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ 175.00	\$ -	\$ -	\$ -
	\$ 9,739.63	\$ 17,052.63	\$ 23,886.13	\$ 16,598.63	\$ 20,842.63	\$ -

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

FISCAL YEAR 2021 TOTAL	
ENTERTAINMENT FEES	\$ 13,674.00
BALLROOM RENTAL	\$ 17,500.00
DAMAGE DEPOSITS	\$ 1,000.00
NEWSLETTER INCOME	\$ 50,699.15
COFFEE INCOME	\$ 1,950.00
CLERICAL	\$ 366.50
SECURITY FEE	\$ 1,012.00
ENTRANCE GATE OPENERS	\$ 1,743.00
MISCELLANEOUS	\$ 175.00
	\$ 88,119.65

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/2/21	1130	Wright	\$ 10.00	Farmers Market - 2-17-2021
2/2/21	1130	Cushman	\$ 70.00	Dinner Show - 2-27-2021
2/2/21	1130	Liska	\$ 70.00	Dinner Show - 2-27-2021
2/2/21	1130	Ouellette	\$ 20.00	Comedy Show - 2-12-2021
2/3/21	1131	Logan	\$ 40.00	Magic Show - 2-23-2021
2/4/21	1132	Ebdon	\$ 30.00	Magic Show - 2-23-2021
2/4/21	1132	Ebdon	\$ 30.00	Comedy Show - 2-12-2021
2/5/21	1133	Rogers	\$ 20.00	Magic Show - 2-23-2021
2/5/21	1133	Rogers	\$ 70.00	Dinner Show - 2-27-2021
2/5/21	1133	Rogers	\$ 20.00	Comedy Show - 2-12-2021
2/11/21	1134	Connors	\$ 30.00	Comedy Show - 2-12-2021
2/11/21	1134	Hamel	\$ 40.00	Comedy Show - 2-12-2021
2/11/21	1134	Chessman	\$ 30.00	Comedy Show - 2-12-2021
2/11/21	1134	O'Donnell	\$ 30.00	Comedy Show - 2-12-2021
2/11/21	1134	Glause	\$ 40.00	Comedy Show - 2-12-2021
2/12/21	1135	Schmidt	\$ 45.00	Comedy Show - 2-12-2021
2/12/21	1135	Hellmer	\$ 20.00	Comedy Show - 2-12-2021
2/16/21	1136	Wratten	\$ 30.00	Comedy Show - 2-12-2021
2/16/21	1136	Roth	\$ 10.00	Farmers Market - 2-17-2021
2/16/21	1136	White	\$ 10.00	Farmers Market - 2-17-2021
2/16/21	1136	Montaire	\$ 10.00	Farmers Market - 2-17-2021
2/16/21	1136	Chessman	\$ 80.00	Magic Show - 2-23-2021
2/16/21	1136	Glause	\$ 40.00	Magic Show - 2-23-2021
2/17/21	1137	Hamel	\$ 60.00	Magic Show - 2-23-2021
2/17/21	1137	Steenberg	\$ 80.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Comstock	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Louaere	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Hayes	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Storrs	\$ 80.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Phillips	\$ 80.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Boyle	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/17/21	1137	Ridpoath	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Ferraro	\$ 80.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Hittner	\$ 60.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Dimarco	\$ 60.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Connor	\$ 60.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Scali	\$ 40.00	Natural Woman Show 8pm - March 19, 2021

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

ENTERTAINMENT (CONTINUED)

2/17/21	1137	Tuttle	\$ 30.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Graham	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Neuner	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Liska	\$ 30.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Kapinus	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Realmuto	\$ 60.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Wood	\$ 20.00	Natural Woman Show 8pm - March 19, 2021
2/17/21	1137	Wood	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/18/21	1138	Danley	\$ (48.00)	Refund ETS Doo Wop V 13/14
2/18/21	1138	Helsen	\$ 40.00	Magic Show - 2-23-2021
2/18/21	1138	Guardian Wealth - Toadvine	\$ 300.00	Spring Fling Sponsor - April 2021
2/19/21	1139	Turpin	\$ (104.00)	ETS Refund - J 3/4 5:00pm
2/19/21	1139	Helsen	\$ (10.00)	Exchanged seats for Magic Show
2/19/21	1139	Cushman	\$ (70.00)	Refund for Dinner Show - 2-27-2021
2/22/21	1140	Simonetta	\$ 40.00	Natural Woman Show - March 19, 2021
2/22/21	1140	Ax	\$ (52.00)	Woo Wop Refund
2/22/21	1140	Kandel	\$ (104.00)	ETS Refund - E11/12 5pm
2/23/21	1141	Performance Plus Carts	\$ 300.00	Sponsorship for Spring Fling - April 2021
2/23/21	1141	Ashton	\$ (104.00)	ETS Refund
2/23/21	1141	Ashton	\$ (140.00)	Dinner Show - 2-27-2021 Refund
2/23/21	1141	Wilson	\$ 20.00	Magic Show - 2-23-2021
2/24/21	1142	Woods	\$ 60.00	Natural Woman Show - March 19, 2021
2/24/21	1142	Spaulding	\$ 40.00	Natural Woman Show - March 19, 2021
2/24/21	1142	Cushman	\$ 70.00	Carlos & Company - March 25, 2021
2/24/21	1142	Struble	\$ 30.00	Natural Woman Show - March 19, 2021
2/26/21	1144	Liebman	\$ 10.00	Farmers Market - 3-17-2021
2/26/21	1144	Budzynski	\$ (48.00)	Refund Doo Wop Reunion 5pm
2/26/21	1144	Lupinia	\$ 105.00	Carlos & Company - March 25, 2021
2/5/21	CK 2221	Graves	\$ 40.00	Comedy Night - 2-12-2021
2/5/21	CK 573	Myatt	\$ 140.00	Dinner Show - 2-27-2021
2/5/21	CK 1016	Weber	\$ 70.00	Dinner Show - 2-27-2021
2/5/21	CK 2021	Buchs	\$ 40.00	Comedy Night - 2-12-2021
2/5/21	CK 2022	Buchs	\$ 40.00	Magic Show - 2-23-2021
2/5/21	CK 585	Ashton	\$ 70.00	Dinner Show - 2-27-2021
2/5/21	CK 583	Ashton	\$ 70.00	Dinner Show - 2-27-2021
2/5/21	CK 4573	Furlow	\$ 10.00	Farmers Market - 2-17-2021
2/5/21	CK 508	Morgan	\$ 60.00	Magic Show - 2-23-2021
2/5/21	CK 3686	Alden	\$ 40.00	Magic Show - 2-23-2021

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

ENTERTAINMENT (CONTINUED)

2/19/21	Cash	Morris	\$ 10.00	Farmers Market - 2-17-2021
2/19/21	Cash	Nicolls	\$ 10.00	Farmers Market - 2-17-2021
2/19/21	Cash	Morris	\$ 10.00	Farmers Market 3-17-2021
2/19/21	CK 879	Garcia	\$ 20.00	Self Defence Class - 3-24-2021
2/19/21	CK 1074	Schuler	\$ 80.00	Magic Night - 2-23-2021
2/19/21	CK 4159	Noren	\$ 20.00	Magic Night - 2-23-2021
2/19/21	CK 2226	Graves	\$ 40.00	Comedy Night - 1-12-2021
2/19/21	CK 1290	Smith	\$ 60.00	Comedy Night - 1-12-2021
2/19/21	CK 5507	Fuller	\$ 10.00	Farmers Market - 2-17-2021
2/19/21	CK 1077	Innes	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/19/21	CK 7870	Inman	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/19/21	CK 1017	Weber	\$ 40.00	Natural Woman Show 5pm - March 19, 2021
2/19/21	CK 13360	Hallfin	\$ 20.00	Natural Woman Show 5PM - March 19, 2021
2/19/21	CK 13359	Hallfin	\$ 20.00	Natural Woman Show 5pm- March 19, 2021
2/19/21	CK 2684	Scudese	\$ 80.00	Natural Woman Show 5pm- March 19, 2021
2/19/21	CK 5543	Chamernik	\$ 60.00	Natural Woman Show 5pm - March 19, 2021
2/19/21	CK 576	Myatt	\$ 80.00	Natural Woman Show 5pm - March 19, 2021
2/19/21	CK 1374	Morton	\$ 60.00	Natural Woman Show 5pm- March 19, 2021
2/19/21	CK 336	Savala	\$ 80.00	Natural Woman Show 8pm- March 19, 2021
2/19/21	CK 4768	Farmer	\$ 40.00	Natural Woman Show 8pm - March 19, 2021
2/19/21	CK 412	Bishop	\$ 80.00	Natural Woman Show 8pm - March 19, 2021
2/19/21	CK 1286	Fichtman	\$ 40.00	Natural Woman Show 8pm- March 19, 2021
2/19/21	CK 2184	Plahuta	\$ 80.00	Natural Woman Show 8pm - March 19, 2021
			\$ 3,830.00	

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/11/21	1134	Kimbrough	\$ 1,500.00	Kimbrough Wedding - 5-15-2021
2/24/21	1142	Williams/Young	\$ 1,500.00	Williams/Young Wedding - 7-17-2021
8/7/20	CK 24098	Meals on Wheels	\$ 1,750.00	Ballroom Rental - 2-26-2021
TOTAL			\$ 4,750.00	

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/2/21	1130	Ligon Marketing	\$ 350.00	LAT Ad - February Issue
2/5/21	CK 07037548	Edward Jones - Matt Simpson	\$ 200.00	LAT Inserts - February Issue
2/5/21	CK 5326	Lee	\$ 200.00	LAT Inserts - February Issue
2/5/21	CK 8278	Ligon Marketing	\$ 350.00	LAT Ad - March Issue
2/12/21	1135	Dan's City Fan's	\$ 185.00	LAT Ad - March Issue
2/19/21	CK 07057949	Edward Jones - Matt Simpson	\$ 200.00	LAT Inserts - March Issue
2/19/21	CK 07058000	Edward Jones - Mike Kennedy	\$ 360.00	LAT Ad - March Issue
2/19/21	CK 51747	United Refrigeration	\$ 300.00	LAT Ad & Insert - March Issue
2/19/21	CK 153	Ontop247 - Skymark Roofing	\$ 200.00	LAT Inserts - March Issue
2/19/21	CK 002651	Lake Ashton Realty	\$ 5,400.00	LAT Ad - March 2021-February 2022
2/19/21	CK 5335	Jim Lee	\$ 200.00	LAT Inserts - March Issue
2/24/21	1142	All Star Grill	\$ 75.00	LAT Ad - March Issue
2/24/21	1142	Art's Golf Carts	\$ 185.00	LAT Ad - March Issue
2/24/21	1142	Blackburn's Interiors	\$ 415.38	LAT Ad - March Issue
2/24/21	1142	Brock Window Cleaning	\$ 260.00	LAT Ad - March Issue
2/24/21	1142	Cool Screens	\$ 360.00	LAT Ad - March Issue
2/24/21	1142	Crooked Bass	\$ 75.00	LAT Ad - March Issue
2/24/21	1142	Family Elder Law	\$ 350.00	LAT Ad - March Issue
2/24/21	1142	Harry's Old Place	\$ 270.00	LAT Ad - March Issue
2/24/21	1142	Performance Plus Carts	\$ 360.00	LAT Ad - March Issue
2/24/21	1142	Dr. Reddick Denistry	\$ 260.00	LAT Ad - March Issue
2/24/21	1142	Robinson's Aluminum	\$ 175.25	LAT Ad - March Issue
2/24/21	1142	Southwood Garage Doors	\$ 395.00	LAT Ad - March Issue
2/24/21	1142	Tessier Law Firm	\$ 185.00	LAT Ad - March Issue
2/24/21	1142	Veteran's Holistic Care	\$ 100.00	LAT Ad - March Issue
2/26/21	1144	Tessier Law Firm	\$ 200.00	LAT Inserts - March Issue
TOTAL			\$ 11,610.63	

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/5/21	Cash	Cash	\$ 47.50	Faxes & Copies
2/19/21	Cash	Pierce	\$ 10.00	Replacement ID
2/19/21	Cash	McCauley	\$ 10.00	Replacement ID
2/19/21	Cash	Cash	\$ 16.00	Faxes & Copies
TOTAL			\$ 83.50	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/19/21	CK 07052850	Edward Jones - Matt Simpson	\$ 125.00	Monday Coffee - 2-22-2021
TOTAL			\$ 125.00	

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/2/21	1130	Curlee	\$ 1,000.00	Curlee Birthday Party - 3-6-2021
2/22/21	1140	Parker	\$ (1,000.00)	Damage Deposit refund - Parker Wedding - 2-20-2021
TOTAL			\$ -	

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/1/21	1129	Lewis	\$ 37.00	Gate Opener # 7
2/5/21	CK 1088	Gleber	\$ 37.00	Gate Opener #6
2/16/21	1136	Hakler	\$ 37.00	Gate Opener # 9
2/19/21	Cash	Willert	\$ 37.00	Gate Opener # 10
2/19/21	Cash	Farber	\$ 37.00	Gate Opener # 11
2/19/21	CK 2026	Peterson	\$ 37.00	Gate Opener # 8
2/23/21	1141	Watson	\$ 37.00	Gate Opener #12
2/25/21	1143	Johnson	\$ 72.00	Gate Opener # 14 & #15
TOTAL			\$ 331.00	

LAKE ASHTON CDD
FEBRUARY 2021 CASH RECEIPTS

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/2/21	1130	Curlee	\$ 100.00	Curlee Birthday Party - 3-6-2021
2/22/21	1140	Parker	\$ 12.50	Damage Deposit refund - Parker Wedding - 2-20-2021
TOTAL			\$ 112.50	

TOTAL CASH RECEIPTS - FEBRUARY 2021	\$ 20,842.63
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SUMMARY	
ENTERTAINMENT	\$ 3,830.00
ROOM RENTALS	\$ 4,750.00
NEWSLETTER	\$ 11,610.63
CLERICAL	\$ 83.50
COFFEE	\$ 125.00
DEPOSITS	\$ -
ENTRANCE GATE OPENER	\$ 331.00
SECURITY	\$ 112.50
MISCELLANEOUS	\$ -
TOTAL	\$ 20,842.63

Lake Ashton CDD

Special Assessment Receipts

Fiscal Year Ending September 30, 2021

										\$1,826,250.00	\$425,916.42	\$51,674.31	\$477,590.73
						O&M	Debt			.36300.10100	2015-1	2015-2	
Date	Collection	O&M	O&M	Debt Svc	Debt Svc	Discounts/	Discounts/	Commissions	Net Amount	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Total
Received	Period	Receipts	Interest	Receipts	Interest	Penalties	Penalties	Paid	Received	100.00%	89.180%	10.820%	100%
11/16/20	10/01/20-10/31/20	\$ 3,750.00	\$ -	\$ 977.74	\$ -	\$ 150.00	\$ 39.11	\$ 90.77	\$ 4,447.86	\$ 3,528.04	\$ 820.29	\$ 99.52	\$ 919.81
11/19/20	06/01/20-10/15/20	\$ 25,684.28	\$ -	\$ 6,319.30	\$ -	\$ 1,296.92	\$ 316.95	\$ 607.80	\$ 29,781.91	\$ 23,905.55	\$ 5,240.54	\$ 635.81	\$ 5,876.35
11/23/20	11/01/20-11/08/20	\$ 174,375.00	\$ -	\$ 34,141.99	\$ -	\$ 6,975.00	\$ 1,365.65	\$ 4,003.53	\$ 196,172.81	\$ 164,226.41	\$ 28,489.87	\$ 3,456.53	\$ 31,946.40
12/01/20	11/09/20-11/15/20	\$ 294,375.00	\$ -	\$ 64,045.23	\$ -	\$ 11,775.00	\$ 2,561.75	\$ 6,881.67	\$ 337,201.81	\$ 277,144.91	\$ 53,558.87	\$ 6,498.03	\$ 60,056.90
12/11/20	11/16/20-11/25/20	\$ 536,875.00	\$ -	\$ 139,682.87	\$ -	\$ 21,450.00	\$ 5,587.11	\$ 12,990.42	\$ 636,530.34	\$ 505,127.52	\$ 117,185.31	\$ 14,217.51	\$ 131,402.82
12/18/20	11/26/20-11/30/20	\$ 639,375.00	\$ -	\$ 190,824.67	\$ -	\$ 25,575.00	\$ 7,632.72	\$ 15,939.84	\$ 781,052.11	\$ 601,164.52	\$ 160,424.13	\$ 19,463.46	\$ 179,887.59
01/15/21	12/01/20-12/31/20	\$ 64,187.79	\$ -	\$ 18,436.87	\$ -	\$ 1,930.35	\$ 570.48	\$ 1,602.48	\$ 78,521.35	\$ 60,987.16	\$ 15,637.03	\$ 1,897.16	\$ 17,534.19
1/29/21	INTEREST	\$ -	\$ 110.43	\$ -	\$ 28.85	\$ -	\$ -	\$ -	\$ 139.28	\$ 110.43	\$ 25.73	\$ 3.12	\$ 28.85
2/15/21	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
3/15/21	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
		\$ 1,775,237.72	\$ 110.43	\$ 463,853.35	\$ 28.85	\$ 69,714.77	\$ 18,219.75	\$ 43,023.14	\$ 2,108,272.69	\$ 1,671,529.02	\$ 389,488.92	\$ 47,254.74	\$ 436,743.67
BALANCE REMAINING		\$51,012.28		\$13,737.38									

Gross Percent Collected	97.19%
Balance Due	\$64,749.66