

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*August 15, 2022*

# AGENDA

# Lake Ashton

## Community Development District

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

August 8, 2022

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, August 15, 2022** at **9:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com), or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Friday, August 12, 2022**.

**Zoom Video Link:** <https://us06web.zoom.us/j/96959231158>

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

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address.*<sup>1</sup>)
4. Consideration of Minutes from the July 18, 2022 Board of Supervisors Meeting
5. Restaurant
  - A. Final Operating Invoice, Inventory Invoice, and Operating Statement
  - B. Restaurant Financial Dashboard and Analysis (*requested by Supervisor Realmuto; all back-up pertaining to this item provided by Supervisor Realmuto*)

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

- C. Presentation of Restaurant Focus Group Findings and Recommendations Report
- D. Update Regarding Restaurant Inventory (*requested by Supervisor Landgrebe*)
- 6. Old Business
  - A. Discussion Regarding Joint Amenity Policy Update Draft (*requested by Supervisor Realmuto*)
- 7. New Business
  - A. Public Hearings
    - I. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
      - a) Consideration of Resolution 2022-07 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
    - II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
      - a) Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll
  - B. Consideration of Resolution 2022-09 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
  - C. Discussion Regarding Expense Reduction Opportunities (*requested by Supervisor Realmuto*)
- 8. Monthly Reports
  - A. Attorney
  - B. Engineer
    - I. Proposals for Curb Repair and Pavement Repair at Dunmore and Ashton Club Drive:
      - a) AAA Top Quality Asphalt, LLC
      - b) S&S Contracting of Polk County, Inc.
  - C. Lake Ashton Community Director
    - I. Consideration of Quote for Installation of Plants Along Olsen Road Fence Line (*to be provided under separate cover*)
  - D. Operations Manager
    - I. Consideration of Quote for West Parking Lot Median Landscape Project
    - II. Consideration of Quotes for Replacement of Cooling Units at the Outdoor Pool
  - E. District Manager's Report
- 9. Financial Report
  - A. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **July 18, 2022** 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
Steve Realmuto	Assistant Secretary
Lloyd Howison	Assistant Secretary
Debby Landgrebe	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Christine Wells	Community Director
Matt Fisher	Operations Manager
Alan Rayl <i>joined late</i>	District Engineer

*The following is a summary of the discussions and actions taken at the July 18, 2022 meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Plummer: The next item on the agenda is the approval of the meeting agenda. Are there any corrections? There was a corrected agenda, did everyone get a copy of that? The only correction on that was just moving the order.

**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: Next is public comments.

Mr. Realmuto: I have none.

Ms. Burns: I also have none. We can go to the Zoom line if anybody on the Zoom line has a public comment on anything on the agenda, you can use Zoom's raise hand feature to be called on now. Hearing none, we will move on to the next item.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the June 20, 2022 Board of Supervisors Meeting**

Mr. Plummer: The next item is consideration of minutes from the June 20, 2022 Board of Supervisors meeting as they were presented electronically. Are there any additions or corrections?

Ms. Burns: I did get a comment from Debby over the weekend, it was not a substantial change. It was a minor change.

Ms. Landgrebe: It is just to correct the spelling of my name. It is with a "Y".

Mr. Realmuto: I just want to note, when they first came out, there are a lot of minor errors. I just wanted to note for the record that the transcription will not be 100% accurate and only the recording will be of what actually took place. Trying to correct every one of those is too time consuming.

On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, the Minutes of the June 20, 2022 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Restaurant**

**A. Ashton Tap & Grill Update**

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

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

Mr. Plummer: Next is the restaurant information.

Ms. Wells: Can we talk about it now or during my report?

Mr. Plummer: Let's do it right now.

Ms. Burns: While Christine is walking, I will ask the question. Do you want us to remove this portion of the agenda after this meeting?

Mr. Realmuto: We have not received an invoice from them for June. It's necessary to discuss it when we do. So I would just like to be sure before we remove it.

Mr. Plummer: I think we can reduce the number of sections because it will just be down to the invoice. It should be the only thing to discuss about it. Go ahead, Christine.

Ms. Wells: Okay. This is part of my Community Director report and it's on page 4. We did form a restaurant focus group at the Board's direction from the last Board of Supervisors meeting to get thoughts on the next steps with the restaurant. Their first meeting was on Thursday, June 30th. The next meeting was on July 14th, and every Thursday until the last meeting, which is scheduled currently to be August 11th, which is the Thursday just before the meeting that the report is due to the Board. At the last meeting the group decided to do another short survey to kind of gauge residents' interest on what they would like to see in the restaurant space. That was sent out, I believe on Saturday. We received around 500 responses so far. So I'm going to compile the data from that. We're going to talk about it in this meeting which is this coming Thursday and the deadline for that is the following Wednesday. Not this coming Wednesday but the following Wednesday. There will be paper copies available at the information wall starting tomorrow for anyone that doesn't have access to the survey electronically.

Mr. Costello: I spoke to you earlier today. That problem where people are not getting the electronic copies. We need to do something to make sure everybody is receiving their emails.

Ms. Wells: Anyone that has not received an email should contact staff. I know that there have been some that said they're not receiving it. We go in on our end and everything looks good from our end. We've been taking some residents completely out and putting them back in and we have verified email addresses. It doesn't appear to be a problem on our end. Maybe a problem on their end of the email.

Mr. Costello: Maybe we could work with them and just make sure everyone is getting them.

Ms. Wells: Definitely. If it was an issue at all they should contact either our staff or the HFC staff and they can help them start receiving emails.



Ms. Landgrebe: It does appear though that when you removed a person and added them back in, then I believe it does start working again. So whether or not it was a glitch that happened when there was a power outage or whatnot who knows, but that process I believe seems to fix that.

Ms. Wells: The other problem we had was where people accidentally unsubscribe because they don't want to receive emails from one particular location and it unsubscribes you from all the emails and then the only way to get you back on, I can delete you and switch you back on. The only way for subscribe to be back on is to click that link to re-subscribe and a lot of times that re-subscribe link goes to their spam or they don't recognize it because they're coming down here to do it.

Mr. Costello: I've had a lot of things that I should have gotten and I never saw it, but I went to my spam and there it was.

Ms. Landgrebe: Yeah. I think something occurred around the beginning of July as well which could've caused that.

Ms. Burns: Most of the people who've I've seen have issues are AOL emails for some reason, we get a lot of people who say they do not have them and are using AOL. That seems to filter them and wants to spam them. Gmail seem to be okay, but it seems to be an AOL issue.

Mr. Realmuto: Christine, as you may know, we're getting a lot of feedback from some residents about the restaurant. So for residents who may want to provide additional feedback beyond what the survey is asking, can you advise them the best way to do that?

Ms. Wells: I've had some emails being sent to me already since we sent the survey out about residents who want to give additional information to the focus group. Anything that I get I try to save and present it to the focus group so that we can talk about it at the next meeting.

Mr. Plummer: If I'm wrong, correct me. Doesn't the survey have a place for comments at the bottom?

Ms. Wells: It does.

Mr. Plummer: And additional comments to the survey?

Ms. Wells: Yes, sir. We also are reconciling inventory and I want to thank Matt, Jared, and Sheila they have been doing and still are doing a lot of work with reconciling

inventories in regards to the food that's leftover and liquor. So the food inventory and liquor inventory, that is complete on our end, the smaller inventory I believe is still being worked on but almost complete. So we should have that done very soon. There were some transfers that were done from Metz for liquor, beer, and wine of items that they're going to purchase at cost to move to a different location. So I have those inventories as well. I haven't had a chance to analyze them. I will tell you that the majority of it is frozen food, beer, wine, and liquor. There are some perishable items in the refrigerator and walk-in cooler that I don't know if someone wants to work with me after meeting or sometime this week to figure out what we want to do with those items that are in the walk-in cooler. There are some items in dry storage as well. For example, there are gallons of salsa and five containers of mayonnaise. Things like that they aren't necessarily going to go out of date in a week, but they may not be in date by the time we figure out the restaurant. The frozen items, there's a lot of freezer, so we just need a plan of action for what we're going to do with the inventory that's there. On the perishable items, those are items that will go bad, so you probably can figure out whether it's a first-come-first-served or lottery just take them because that's perishable and it'll go bad, so that we'll figure out a way to get to that.

Ms. Landgrebe: Can we donate it?

Ms. Wells: We can donate it if somebody will come get it but I don't have a way to take it somewhere. We don't have a refrigerator truck. If there's some way to donate it, that will be even better. We have had some people ask if we can do some type of marketplace and the items that are leftover sell them.

Ms. Landgrebe: Do we have to sell them at cost?

Ms. Carpenter: Yeah. I'm assuming you want to try to do that.

Ms. Landgrebe: I was thinking of more.

Mr. Plummer: You can add shipping and handling.

Ms. Carpenter: You are not out to make a profit, you are just out to get rid of the inventory.

Ms. Landgrebe: Right. But we are paying administrative fees for our staff.

Ms. Carpenter: Again, you can add a dollar or two for administrative, but you can't mark it up 50% trying to make a profit.

Ms. Wells: We can plan this together when it's available, the cost for it and set it out there and anyone whose interested can.

Mr. Realmuto: If there is a dollar value, although there are some alcohol items that they are purchasing at cost, because there's a considerable amount but they weren't interested in it. I suspect our options are limited with regard to selling that.

Ms. Carpenter: Yeah. I mean alcohol, it would be nice if we could hold it. We could use it for a caterer or someone as opposed to selling it to residents because we don't have a license to sell alcohol, so we need to be careful on how we dispose of that.

Ms. Landgrebe: However, couldn't we hire a licensed bartender with insurance and then sell?

Ms. Carpenter: We could sell it to them. We can't just be giving it away.

Ms. Landgrebe: We can hire a bartender who is insured and we have a function and that be a cash bar.

Ms. Carpenter: It's still our alcohol.

Ms. Landgrebe: So we'd have to sell it to them, so they could sell.

Ms. Carpenter: Yes, and we could figure out a way to make it attractive to them but we want to sell it to them so we're not liable for it.

Mr. Plummer: I think that's a great idea. I think there are some logistics that have to be worked out with that but I think that's a good idea.

Ms. Wells: Is there anyone who would want to work with us to get rid of this? I am assuming you want us to hold onto the liquor, beer and wine? And just get rid of perishable items? I do not know what to do with anything that is open. We are looking to do catering next year, could we just do that?

Ms. Carpenter: We do not have a liquor license so we cannot be handing out alcohol at all. Anything open would fall into that category.

Mr. Plummer: You're asking for one of the Board members, I normally would do that, but I'm getting ready for this trip, so that's not going to happen. Mike has said yes, this year and Debby said yes, this year.

Mr. Realmuto: Anything that is not perishable, I think we should hold onto it in case we get another restaurant in here.

Ms. Wells: We then have the final invoice for June 2022 restaurant operations, we have not received yet. We should have received it last week and I checked myself, we have not received it. I'll keep checking throughout the meeting to see if we do receive to discuss it. We have received the final investment invoice for \$41,000.

Mr. Realmuto: I'll just briefly comment about that. That investment invoice is for the \$60,000 contribution they made at the restaurant start-up. It is refundable should the contract be canceled. Sure, the five-year or six-year term. Basically, they were open for 19 months, including December. We paid the full management fee for the month of December. Essentially, \$41,000 represents \$1,000 per month times the remaining 41 months of the contract. It appears to be correct. I would prefer, as I told Christine, to see the final invoice which would include all of June before we pay it. But it does appear to be right. I don't necessarily have an objection to paying it. I don't think they're going to owe us money from June so I'm not concerned, we could just go ahead and pay it.

Ms. Landgrebe: I understand that. My concern is that damage is not finalized yet. I'd like to wait until we have all our ducks in a row and to see if we're able to recover anything from that before we pay them.

Mr. Realmuto: Could you use the final invoice to reconcile all that?

Ms. Carpenter: Yeah. That will be the appropriate way.

Mr. Plummer: Since we have the invoice for the \$41,000 that seems to be correct, I don't see a reason to pull that payment. I think that it would be wise to hold the June invoice at least until the August meeting and then do exactly what we said and go through all of the reconciliation. Are we all in agreement? We don't have a rent agreement. We've got the \$41,000 and then hold on to the other one until the August meeting.

Ms. Wells: Sounds good.

Mr. Realmuto: I'll just comment here that, and I don't want to jump into the budget. But I did ask staff, including our CPA to estimate things. One of the things, here is the budget. That takes into account the \$41,000 for June. That's going to be the same deficit.

Ms. Wells: I did ask for them to include an invoice backup, and a general ledger from everything relating to the invoice just so we can go over the debt and make sure that it's charged correctly. We did also seize propane deliveries and have turned off all the appliances as of last week. We also are scheduling the required inspections and getting

it cleaned. We will get that done while the restaurant is closed. Basically any time that we are in transition period, we try to go in and get everything set up so if you guys are ready to get something else there, there's no lag in getting certain stuff. There are some appliances that will need a little bit deeper cleaning. There was a gentleman that did a deep clean for us after the last restaurant was here. I could reach out to him and see how much it would be.

Ms. Landgrebe: I'm assuming that we would get charged back to Metz for cleaning?

Ms. Carpenter: That's a normal wear and tear item. As she said, that was left in acceptable condition. It was not in poor condition.

Ms. Wells: You guys also will see Caroline has been working really hard on getting some food trucks scheduled here, we had our first Sunday Fun Day here yesterday. We had 120 people. We had a food truck out. It went very well. Residents would like to see food trucks again from what we are hearing. We also are looking at doing some pop-up events. We know it's not a pop-up restaurant, but we're looking into that option and seeing what we can do and working with other caterers to provide food options. That's all I have.

Mr. Realmuto: One questions, you mentioned that we shut off the propane at the restaurant, we currently have two refuge pickups a week and I thought that was due in part to the number of perishables, is there a possibility that we could use that number of pick-ups and therefore that expense?

Ms. Wells: I plan on reaching out to those services this week to see if that is possible.

Mr. Plummer: Anything else in regards to the restaurant? Thank you, Christine.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

#### **A. Reserve Study Review** *(requested by Supervisor Landgrebe)*

Mr. Plummer: Next on the agenda under old business is the reserve study requested by Debby.

Ms. Landgrebe: Well, let's take a closer look at this reserve study. Here is the binder that each of our supervisors received.

Mr. Realmuto: For the audience, that was also included in the agenda package.

Ms. Landgrebe: The purpose of this was to take a look at what we originally received back in 2017. Then we'll move forward to where we currently are, as well as taking a look at potentially where Lake Ashton is headed. We received these numbers on Thursday. I realized they were maybe a little bit of a surprise. But I wanted to make sure you all have background information and a lot of supporting documentation to help us with the decisions to go forward. I would like you to look through everything and then we can have discussion. I am going to ask that you hold your questions and comments, maybe jot them down if you haven't already, and then we can discuss that at the end. I just want to use one of my disclaimers. I don't claim to have all of the answers. But I do have a lot of questions. I'm so thankful for all of the help from Christine and Sheila who helped me put all of these binders together for you. Trust me, it's a task. So let's begin this term. If you note, the original survey was done in 2017 and you can see from the supporting documentation which was provided to give you the foundation of where we were in 2017. What was in reserve study as well as responsibilities the CDD had. Now I want to explain two terms that I'm using which are bundled and unbundled. This purpose is again the original survey. Everything was grouped together, bundled. For instance, all the groups that are in the community, the clubhouse, pavilion, shuffleboard area, guardhouse, that was all one. Unbundled is the opposite, which is something we started to do when I was asked to look into the reserve study. We started off bundling some of the items that made sense, then it continues. We will continue that. That gives you your basic foundation. I know the report was pretty detailed. You can see from the original survey the inflation rate was at 1.5% which is what the reserve study folks had recommended. Remember this was a professional group. I believe they are called Reserve Advisors. They identified based on that survey and those responsibilities of the CDD at the time that an annual contribution of \$328,000 were made. Now, if we look at that document of the survey I should say, it's apparent we've got a lot more going on right now. Our next survey, we'll see is quite a bit lengthier because we started bundling items and certainly have added additional responsibilities. I do want to say as we move to the reserve study as 4%. I do want to say at the time that we printed a lot of this documentation, after that it came to my attention that for fiscal year '22, the beginning reserve balance was \$361,998. Not what was indicated, the \$486,307. The transfer

amounts were \$349,813, not the 328. That's an update which is not on our document. However, I'm looking at directionally where we're headed so even with the newer numbers, they'll be put in, and they will make it look worse. But directionally, it's still the same direction. Still, I want to backtrack to refresh everyone's memory that there's another disclaimer. I was appointed to the Board earlier this year, but I was asked to look at the reserve study, so I started looking at the research study and this documentation. I started having unbundled in red and noted, and additional items that are not part of the original study but are certainly part of the CDD responsibilities, are also noted in red. Then also in the direction of the Board, potential purchase of solar street lights was included to look at to now for when TECO's contracts are up. At that point, inflation started to climb. It moved the inflation rate to 4% from the original 1.5%. No increases have been made to the original \$328,000 recommendation by the original reserve study. I didn't feel that was my function, but something for us to look at. So that's all listed on that. The main picture is each fund plan, the cash-flow page. That will show you directionally where we are heading or where our reserves are headed. I think that explains how we came up with 4%. Some of the changes and causes again from that original study, are caused by continued use of the original survey as a working document without updating to a different degree. Adding the newer amenity responsibilities to the CDD without increasing or adjusting reserve contributions on a continual basis, as well as including the purchase of the East golf course by our CDD and the responsibility of additional bridges, ponds and pathways. We all know those items were in need of maintenance even before we purchased them. I will say also in the 4% document with solar street lights, that staff is looking at the cost of replacement for pool lights and poles as well as bocce lights and poles, because we don't have an appreciation value or an updated cost of what those will cost over time. When we get those numbers, they will be added to the various documents. Let me mention the backup documents. There's a segment in yellow and that pertains to the metal fencing along Thomson Nursery Road. Because one of the questions I have is, as that road is expanded, do we need to replace that fence and pull those out and in between the columns and add a cinderblock or something more solid versus the metal fencing? So that's in yellow for another discussion point. As I started to have these items unbundled and add what already the CDD is responding, it started becoming clear to me

that directionally we may need to relook at things that I am starting to see red. I raised some concerns, granted I am on a learning curve. But I have to say I am thankful to have sat in the audience for multiple years and have read previous agenda packets despite the hundred plus pages at time, as a resident, because of this learning curve would be so much greater. I also admit that last month, maybe I didn't have all the information accurately or say things properly. But trust me, I have a very good business mind and do have concerns that I want raised and hopefully we can address them. So data and dates were updated based on the information we have, and then you can see the funding plan or that cash flow page. You can see with increasing inflation to 4%, any added amenities and directionally where we could be headed. Then what happened at that point the world went crazy. Things started flying all over the place going up and the boat got rocky but we have got to keep moving. We move to currently, you all were at the last Monday meeting, and a very prominent financial person in the area reconfirmed that inflation is at 8.6%. None of us have a crystal ball. We don't know where inflation is going to head in the future. But for the moment, it is at 8.6%. You say to yourself, "so why did you do 8%", and I'll tell you honestly why, because the 8.6% was just a little too scary to move into so I said 8 is a decent number and maybe that can be an average at some point, I don't know, but that was the number that we did. So we move to what does it look like for Lake Ashton if we move to 8.8% with solar lights. Again, that funding page pretty much gives us the view. Directionally, the causes still remain the same. There were items that have been added to the CDD that were not accounted for in 2017. Some of them we did not even own at the time, like the Pet Park, lights at bocce, lights at the pool, and again the multiple bridges, pathways and ponds, and also the golf course that we added. The expansion to Thompson Nursery Road is now glaring us in our face. Even if we don't go with solar lights, they say plan for the worst and pray for the best, there may be other alternatives. We don't know at this point, but I think that we can all be assured that we doubt TECO when the lease is up is going to keep it around at the same rate. That gives you an idea of where we are with solar. It is a lot of work going from survey to survey and changing different things. We went back to the 4% without solar, again just to see what it would look like. Again, remember solar street lights present the large upfront expenditure. Over the contract of 4 years, when a different group of light's lease comes up, right now



it would appear that to replace the current lights and post with solar would run about \$4,700 a post and light. That does not include maintenance for them.

Mr. Realmuto: Does that include installation?

Ms. Landgrebe: I believe that it does include installation. Is that correct, Christine?

Ms. Wells: I told them what we were doing, they sent that price.

Ms. Landgrebe: I think they said up to \$5,000. Between \$4,500 and \$5,000. We went in the middle. Then you can see the only changes in 4% and 8% without solar is really just the solar street lights. You can see from the cash flow or the funding plan what that looks like. Again, just directionally. With 8% it just highlights things a little more quickly. This is a starting point for a discussion or a renewal of what many of you who have been on the Board for a while already know because you have lived and dreamed and breathed this stuff. That is the view with solar lights and without solar lights. Again, we don't know where inflation is going. I really hope and pray it is not that 8% becoming the norm. Right now, we don't know. Based on the reserve study recommendations, we talked about capital projects. On the capital projects page, there is a list of what we looked at and the pricing we looked at and then we realized we did this months ago when things were not as hectic. What is it going to look like when we actually are ready to implement next year? Hence why you see those columns of being added. Here is what was proposed to approve and here is what we looked at saying we would spend and what is that cost potentially going to look like in the future. Again, for our information, to help us better plan for where to go. But that gives you a look, and then what I wanted to do is, what could this be? I just wanted to make that one page that shows a five-year where some red numbers could look like just real quick summary. I really wanted to see this more as potential possibilities. This is a watch-out, a call to action. It doesn't mean this is what the outcome will be, but based on what I currently know, they could be. I don't have a crystal ball. We can't predict the future. We don't know what the average inflation rate will be or is, but we know where we're currently at. We do have a responsibility to our residents, we're also self-conscious about that. Not just our current ones, but our future. I think the time to look now, maybe the next 5-10 years into the future is something we should seriously consider. I told you I asked a lot of questions, and here they go. How can we plan for some of these on top of everything else? How do we plan for some of these

unexpected things and things that we are aware might happen, but having to take them into account. For instance, all of the construction going on around us, there have been animals that live in those preserved areas. Well, they can't be preserved if they are being constructed on. But what about wild boars that get on the golf course and start ripping it up, what do we do, how do we have money to plan for that stuff. The front boulevard, pavers dipping whether it's there or somewhere else. I'm sure there are other issues that have the potential. The oak trees out here that the roots are growing up, that could potentially start uplifting the parking lot. I know the purpose of the reserve study may not be to plan for those things, but somewhere that falls. I'm also wondering, do we need a new updated professional reserve study or based on the information we have, is this something we're able to do inside? Do we revisit the capital spending we are thinking of for next year? I don't want us to underestimate costs and then we can't do what we want or is good for the community because we did not plan for it. I also want to mention that managing four various reserves studies is not realistic. Do we want to look at what the inflation rate is that we want to use? 4%, 8%, higher, I don't know. I know I have a lot of questions. Mike happened to mention do we even want to do it? Do we plan for it, and go with the alternative? Do we replace the metal fencing out on Thompson Nursery and start that process? We need to have a plan. Even things like the awning. We have pushed that off. Do we need to look at that? There are other things coming down that we need to look at. For instance, I attended the first aid emergency classes and we talked about AEDs, maybe we need to explore having more than one AED that we have at various points. But with that, you might also be able to work with some of the organizations or with the HOA to help with. Those are some of the questions. Also, I'm wondering is there a better way to monitor and maintain the assets to extend their life expectancy? The operations team does a good job of trying to stay on top of things. They really do, and this actually has helped extend the life on a number of our items. We certainly want to consider beefing that up and how to do that, is there a cost to that? Are there some more efficient equipment that we can use? I know a lot of residents are changing the original hot water heaters to more efficient ones. I'm just raising questions. Residents keep saying they want a restaurant, at what cost? We really need to start discussing what are the parameters of a successful eatery. I'm also wondering do we plan a workshop to discuss this stuff as

opposed to taking up a whole meeting. I also want to reemphasize to everyone this is a snapshot in time. I don't want residents freaking out and saying they are going to sell, saying that Lake Ashton is going under, no we are not. We've got a very responsible Board, we've got responsible supervisors coming back on Board, but I'm just raising a lot of questions. Now, I'm going to start to close, I'm going to ask you, do not kill the messenger please, that I'm just presenting some potential aspects. I believe that we as a Board will band together and work as one. Individually, we can't work together because of the Sunshine Laws and various other aspects, so everything we do is done in a meeting, which can be scary at times.

Mr. Plummer: Well, first of all, I realized it took a significant amount of time and effort to put all of this data together, thank you Debby for doing that.

Ms. Landgrebe: And Christine and Sheila.

Mr. Plummer: Yes, everyone had a great part in it. I think the information you have given us and the questions have given us some ideas of what we need to think about with which areas may or may not want to go with. I saw some microphones being picked up so I know there are some questions. I would like to open that now. Mike, you are first.

Mr. Costello: One of the things I question is that we are paying out \$126,000 a year to rent light posts. To me, this is ridiculous. We have in here that we are looking at solar powered lights. Christine, you and I spoke with Barry, and he said we could get a similar light to what we have and the cost was going to be approximately \$1,800 a light.

Ms. Wells: Yes.

Mr. Costello: Now all of a sudden, we start putting solar into it. Now, you even told me the other day that the bill to power these lights is like nothing to what we are paying in rent. We are talking about approximately \$60,000 a year for the entire power?

Ms. Landgrebe: For the whole property approximately.

Ms. Wells: It is a little more than that.

Mr. Costello: We are paying \$126,000 a year to rent light posts. Do you rent the light in your living room? I don't. I would love to see solar powered lights if it could reduce the cost even more. Let's get rid of the biggest problem, and that is \$126,000 we could get rid of if we just put normal street lights out there. Am I right or wrong?

Ms. Landgrebe: LEDs probably, right?

Mr. Costello: Okay so LEDSs.

Ms. Landgrebe: We can't break the contract, right?

Mr. Costello: No, we can't. But in 2026 when the contract is up, we don't have to renew it either. If we get somebody good to negotiate a contract, we can go in there and say, "Here is the deal, do you want half or none?"

Mr. Realmuto: I think we can spend a lot of time talking about what we need to do as far as the street lights go. Everyone is right, the cost on the street lights is very significant. Mike, you mentioned that we pay \$126,000 a year to rent them, I didn't break down the total cost, that might just be the rental charge and may have electric excluded from that. I did look at the most recent bill I had available, from May, and basically extrapolated from that, it cost us over \$175,000 a year with total costs and taxes. Electricity and everything. It is a significant expense. Debby, you made a comment that they could raise the price when our lease is up. I am assuming it is in the lease, but apparently, they have raised the price considerably, it has gone up just since December's bill compared to May. All costs have gone up for lighting the past 6 months, so apparently, they can increase the cost. Who knows where we will be in 2026. I would like to come back to the lights. I think there are a lot of questions in the discussion that need to take place.

Mr. Costello: The only reason I bring that up is due to the fact that when I look at this that you gave us, one of the driving forces in this is the street lights.

Ms. Landgrebe: I don't think that you can ignore the additional ponds, bridges and pathways either.

Mr. Costello: I am not saying that you can ignore anything.

Ms. Landgrebe: Why can't we break the light pole lease?

Mr. Realmuto: Can we come back to the lights? I think that is a whole topic in itself. It maybe even needs to be scheduled for another meeting. I know you want to get direction on the reserve study. I want to address the rest of the reserve study questions. We can circle back to it, I have more comments as well. First of all, a couple of comments, you may be under the impression that the reserve study has not been updated since the original company performed it in 2017. I can't speak to the years before I became a supervisor, but I do know I worked with Christine to update that and have it presented at

a meeting in 2020 and we at least looked at it. It certainly was not nearly as extensive of an update as you have done, and I thank you for that. It is one of the many ways the Board benefits from having active supervisors dedicated to a particular task. I just wanted to be sure no one was mistaken about that. You mentioned the quote of inflation at 8.6%, unfortunately I think it is over 9.1%. Those are monthly numbers. They are recent and more monthly. What the reserve study looks at for the inflation rate is the average of the 30-year period. Quite frankly, given where things are now, I actually talked to Christine about if we could use a varying inflation rate because maybe it will be in the neighborhood of 8-9% for the next year or two. But it's unlikely to remain there more than five years. We would have to talk to an economist to get a professional opinion. I would be fine with using a higher number for the next couple of years. But that number compounds just like mortgages. It really skews the numbers to the point, I believe, it makes them meaningless, as you get further out into the reserve study so you may consider that. If the purpose of the reserve study is to focus more on the shorter-term, the next few years' budgets, maybe a higher number is appropriate, but it needs to be moderated to where we think it will be on average.

Ms. Landgrebe: Yes, and I was not quite sure what we wanted to do because it is true, we need to be sure of the plan but we also need a long range too like 5-10 years, but we can't forget 30-40 years because things are still going to need maintenance and replacement. We want to have the funding available for those Boards then versus huge lump sums.

Mr. Realmuto: Right. Just in case people are wondering, you hit a little bit on the reasons for this of why we are where we are. We can't be in a deficit situation. The reason we ended up here is we did have a number of major unplanned purchases. It was over \$200,000 for the golf course, that is what hit us right away. It is water under the bridge, it is done and we paid for it. That is not going to impact us in that way again. What is going to impact us is the restaurant. Quite frankly, that is close to \$400,000 that came directly out of the capital reserve fund. That is the reason the balance in the capital reserve fund is not where it was anticipated to be. Despite that we contributed more last year to the capital reserve fund than was called for by the reserve study. It doesn't come close to making up the restaurant deficits. That is what in history has impacted us and why the

balance is what it is. Looking forward 10 years or more, the purchase of the golf course and our picking up responsibility for the cart paths and bridges, those bridges are going to cost us millions of dollars to replace in total over the years. In my opinion, that is the long-term concern.

Ms. Landgrebe: Which is why I brought them up. ‘

Mr. Realmuto: I just wanted to bring that to everyone’s attention. I guess that is it for my comments. You mentioned having a plan for things. There are individual areas where we plan for things, that is why we put a certain amount to replace the HVAC system for example. There are always unexpected things that come up which is basically when they have come out of the capital reserve fund, which is why it needs to be adequately funded. I have more I would like to say about the street lights, but I would like to encourage other people to comment on the rest of it before we go there. Lloyd?

Mr. Howison: I just have a few things. One, to Steve's point, we're going to have unexpected occurrences. We can't help that. Each of us in our area needs to be looking down the roads as best we can. You asked a question, "Shall we consider a professional reserve study?" Frankly, I think what you've done, negates the need for at least a couple of years. Do we want to revisit the capital plan? We want to revisit the capital plan monthly to look at current events. That's just an ongoing responsibility. In terms of assumption, the solar, the fencing, the awning, the real assumptions that I think we need to apply for the purposes of looking at the assessment. Now, go back to this inflation rate and they go back to considering the solar lights or whatever. I went through and did what you did, and took the Excel spreadsheet and just played some games, "what if" games with it. In my past when budgeting, I always try to look at worst case. I always try to look at the worst case for revenue, the worst case for expenditures. In doing so, again to Steve's point that applying this 8% for the 25 years, it compounds. So you get down the road in 6-7 years, and it's of very little value. I point out that if we were to increase the assessment this year, or next, that also compounds. In a manner in that, if we would to add \$150,000, let's say based on a roughly \$150 assessment increase. That carries each year. That 328 becomes whatever it comes. In any case, it strikes me that we can make an increase this year. I don't think that it needs to be \$300. If we were to look at \$150, this year, \$150 next, which is painful for everyone, our taxes are going to be going up. Everything is going up.

What that would do, it would keep us worst case solar 8%. It would keep us in the black through 2027, give or take. It will allow us then to consider the things you have talked about. Look at the solar versus regular LED lights, look at where we can reduce expenditures based on maintenance, based on any number of things. I don't think we can make decisions. I plugged in things all the way out to 2041. But you go from ridiculous to the supply. My recommendation just based on your work, would be that we are almost forced to do an increased this year. We can kick that can down the road one year if we need to, but it's going to make it a little more painful next year.

Mr. Realmuto: I sense a motion coming. We are working on the reserve study, I see where you are going and that is fine, I certainly agree with you. It has become pretty clear that an increase is coming, not just from the reserve study but bringing the budget up to date as of the end of June. I would ask that we wait so we can get a current view of where we are today as best as possible and then discuss what might be appropriate for the assessment increase.

Mr. Howison: I will also say that I think this deserve a lot more attention and study over the next few weeks. I intend to kick the tires a little further.

Mr. Plummer: I agree. I don't know that a motion to the assessment numbers needs to happen at this meeting. I would suggest that you take the time to take the data that you have been presented, which is 30 to now and take the next month to look at it. As well as other issues that have been raised in this conversation as well. I don't think we would be amiss to make any decision today exactly about if and what that raise will be. I just do not think we are prepared to do that.

Mr. Realmuto: My question for the Board and I know Debby you did not want to maintain these different studies, I am not sure we are going to be able to give you direction at this meeting. My question for the Board, is do we want to take the time to at least start the discussion of a street light replacement? I had a lot of comments and questions about that. Do we want to make that an agenda topic at a future meeting.

Mr. Plummer: I think we make it at a future meeting.

Mr. Costello: There are simply too many variables there as far as we do not have any idea what it would cost us for just normal LED lighting out there compared to the solar

lighting. I think that we have to try and get a grasp of where we would be going with that before we can make any real decisions.

Mr. Plummer: I think if we do some of that research prior to a meeting, we could probably do it at a regular meeting and just know we are not going to spend an hour and a half on it. If we had the data in front of us, it shouldn't take that long to have a discussion I wouldn't think.

Mr. Realmuto: I believe staff took our direction from the last meeting as specifically to explore the solar light options. It sounds to me that to make an informed decision, the direction to staff needs to be a bit broader about that and to consider alternatives to leasing the lights from TECO, whatever those may be. I wonder if we have consensus on that so staff has clear direction on what to work to bring back to us, whether that is August or beyond that. That is what I think we need to consider what our options are. That could be solar lights or any other form of replacement.

Mr. Plummer: I am saying in one of the next three or four meetings. I don't want to push this down the road six months or a year. We can do that research and have that discussion and we will have a better idea. Depending on that decision, it may have a large impact on the reserve study as well. If you decide to stay with electric lights instead of solar powered lights, and the difference in cost, and those types of things. Until we have that information, we are not exactly sure where we are heading in that regard. If we do that research and bring that up when we get that available in the next few meetings, we will do that.

Mr. Realmuto: Absolutely. I agree with that.

Mr. Plummer: Okay, let's move to the next item.

**B. Discussion of Fiscal Year 2023 Budget and Assessments** *(requested by Supervisor Realmuto)*

Mr. Plummer: This says assessments but I think we could move that to the August meeting.

Mr. Realmuto: I agree with you Bob, I just wanted to leave it as an option on the agenda.



**I. Ratification of Resolution 2022-06 Approving the Proposed Fiscal Year 2023 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments**

Mr. Realmuto: What you have in your agenda packets was the budget that we directed staff to use after the June meeting. But some of those numbers are old. For example, the actuals in the agenda packet are from May, I believe, or maybe they're actually from April. So the bottom line is, I asked our staff and that is basically the CPA at GMS that handles our budget, to update things with the latest figures, and make things consistent. The packet that is labeled on the cover page, approved budget, fiscal year 2023, that is what I'm suggesting you consider approving as the resolution today as it has the most up-to-date information. I did not touch any of the numbers in that. They were all updated by Sharyn, what I did was highlight for your attention. I would like to take just five minutes to briefly walk through that so you understand what the differences are from the budget that was in the packet and what might have changed. Basically, the actuals were updated through the end of June, therefore there are only 3 months left. Those numbers were updated based on input from Christine on motions to be approved and the amounts we approved to do things. The bottom line there is the carry-forward. That's the amount that is projected to the left from 2022, to be transferred to the reserve fund is down to essentially \$41,300. That all that is the surplus currently projected to be coming in to the reserve at the end of this fiscal year. You'll also see, the right-hand column, there's yellow, is simply the changes. I just bring your attention to the fact, this would be \$300 increase by the way. This assumes a \$300 increase. We can lower it, but even with that, basically, you see the changes for the total revenue. The total revenue increase would be \$210,600 rounded. That's considerably less than the amount of the assessment basically because the carry-forward is less than it was the prior year. I made a minor adjustment under supervisor fees and associated expenses. They basically match the meeting expense. That's a worst-case scenario. I know some supervisors that work more or less overtime, the amount tends to change over time. That was calculated by the 12 meetings a year plus up to four joint meetings a year so that's a total of 16 meetings. That's not necessarily accurate but it's probably a good number to use in budget. It's unchanged from what it was budgeted for last year. That was the other change. If you look at total administrative

expenses, we're basically projecting an increase. This budget contemplates a \$70,000 increase in administrative expenses. Moving to the next page of total maintenance expenses. That's really where the increases have come, that the total of approximately \$71,000 in maintenance expense increases. The total expenditures increase over this year's budget is \$88,300. I just bring that to your attention so you understand the magnitude of that. That's essentially close to 5% of the amount that increased last year. We're already spending that, that's what I'm trying to tell you. So a 5% increase wouldn't leave room for any additional capital contribution. However, this budget is including the \$300 increase. That total resources and usage contemplates basically that we would have \$472,000 at the end of 2023 to carry forward as a capital reserve contribution. Again, that is with the increase. The excess revenue line that's yellow, the \$41,300, that's where the number on the first page came from under revenue for 2023. The numbers in yellow at the bottom, again the \$300 per lot assessment would result in us raising a total of almost \$273,000. The \$300 represents a 15.25% increase in our current assessment. Any questions on that general fund budget before we move on to the capital projects? I hear none. The changes here, they are basically the differences of what we're going to have available under revenue with the transfer in and then moving down under the FY2022 capital projects, you see there we've updated the projected numbers. That's based on the amounts we've already approved, the biggest one being the \$127,000 plus for payment management. All of those numbers warranted what was in the agenda packet. The bottom line is that essentially the numbers look worse actually than they do in the agenda packet. I just want to bring to your attention, and you can look at this in more detail for the August meeting. At the bottom of that page, is what was supposed to be the input from the research study. We did FY2022, that row was updated, so that's the most current information we have for FY2022. Debby, you can feed that back into the reserve study. Sharyn has made no effort to update anything beyond that, you see on the expenditures for FY2023 and beyond. She's only got \$200,000. That's really just a place holder and probably not accurate. That's where the reserve study would feed into the capital projects fund budget. look forward to updating numbers there for 2023. That is really all that I have. I just wanted other supervisors to have the same up to date picture of the budget that I

had. I would ask that when we did that resolution, that this be the budget we are approving. I believe it is for notice purposes.

Ms. Burns: Correct. Resolution 2022-06 is in here. Normally, this would have been approved when we approved the preliminary budget, but because the Board was not going to increase assessments at that time, it wasn't included. We added this to be ratified you gave us the direction to send the notices for the \$300 increase so that ad has already been placed and those meeting notices have been prepped for mailed notice as well. So really just administering it to approve the resolution based on the direction the Board gave at the last meeting is what this is.

Mr. Plummer: We understand that we need to have a motion to approve Resolution 2022-06 approving the proposed fiscal budget for 2023 year.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Resolution 2022-06 Approving the Proposed Fiscal Year 2023 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments, was ratified.

Ms. Burns: Just one quick question before we move on from the budget, just for the staff direction. We have our budget hearing set for the next month's meeting in August. We'll prepare the budget to present to the Board. Unless there's direction otherwise, we are going to prepare what the Board directed at \$300 per unit. In order to avoid us sitting here going back and forth, I know we're not looking to get anything today. However, if we are thinking to do something that is less than the \$300, it may be helpful to have that discussion now, to give staff direction to present a budget that the Board is hoping to adopt. If we're not looking to do the \$300 a unit, then to have that discussion is now. The hope is that we present the budget in the August meeting and you say that looks great. We wouldn't want to be sitting here with the spreadsheet going back and forth. I think we want to have the clearest direction to the accountant to put together what we hope to adopt.

Mr. Costello: Lloyd, you said you had looked at it and plugged it in and you came up with different numbers?

Mr. Howison: But I did not have the adjusted numbers for the beginning of this period nor did I have this adjusted budget. I pull that back. I did do that, but I think it was based on faulty numbers. I would have to go back and look again. I have no problem, if it is the pleasure of the Board to look at \$300, I have no problem with that.

Mr. Realmuto: I just want to be sure we all understand. Jill, the reason you're asking us to do that is to avoid having to update budget yet again at the August meeting. We'll still have that option we wanted.

Ms. Burns: We would but we need to adopt the budget at that August meeting. I think the Board needs to be comfortable than what they're adopting and I find that if we are moving numbers on the fly at the meeting and inputting things that are not in front of you, that is not ideal. If there is an intent to go to a number different than the \$300, it's probably worth having that discussion now so that the budget presented to you is what you hope to adopt.

Ms. Landgrebe: Directionally, I think that \$300 is probably spot on considering the budget. You have seen all of the red going forward, whether inflation is compounded or not. There are a lot of unknowns happening. If we did that this year, that gives us some room as we adjust and update and have accuracy going forward.

Mr. Realmuto: But as you can see, adopting the full \$300 actually increases the capital reserve fund contribution very significantly, at roughly \$100,000. I am not saying it is not needed.

Mr. Howison: Well, we're not against doing something next year or the following year.

Mr. Realmuto: I wonder, if we can't have a philosophical discussion just to help those of us who might not be comfortable with the largest increase we can get. We just want to understand where we are going from here. We've already noticed that amount so we incurred the relatively small overhead expenses by doing that. If we were to basically pass a 15% increase, \$300, my question is, can we commit ourselves to find it every place. There are two ways to balance a budget. By increasing assessments, that's the money tree for all our residents ourselves. There's an expense side, and it is spending less, and I'd like to suggest that we put an equal effort into trying to reduce expenses. Do I think we're going to be able to find close to \$300,000 in savings and expenses?

Obviously not, but maybe for every dollar we increase the assessment, we can try to save 50 cents. I am just throwing numbers out there. What increases your assessment is when we vote to spend money on them expense side. Once we spend the money, we have no choice but to increase assessments, if necessary, to fund it. I kind of would like to see commitment and principle to look for every place we can save. If we raise our assessments 15.25% this year, maybe we don't need to raise them next year. No one has a crystal ball and can predict future, but I don't want to see that being assumed as a given.

Ms. Landgrebe: Can we shut the lights out, please? Seriously. I want to see how dark it will be if we start cutting costs.

Mr. Realmuto: That's a little dramatic. I'm sorry, I object to that. Come on, enough dramatics.

Ms. Landgrebe: Come on guys, we are not frivolous with the money. That is why we did not replace the awning.

Mr. Howison: I think that some people would take issue with that given the restaurant and the experience there. The reason I went about it the way I did is because it is difficult for me to say to a resident that we are going to increase by 15.25% this year. I would rather say that we're going to go 7% this year, and whatever percentage that represents next year, if it would work. We do have a couple of years, and remember that I based mine on worse case assumptions. I based it on 8% continued inflation, and going ahead with the solar lights, which Mike just said, there's a \$2,900 difference per light between solar and regular lights or LEDs.

Mr. Costello: We speak of inflation, and we spoke to him a year and a half ago and I am sure it is up somewhat, but I agree that it is time to look at what we are spending. I agree that the restaurant was nothing but a downfall for us. From now on, as far as I am concerned, no liabilities with a restaurant. Let them take on that because it choked us. I agree, there are things we have to be aware of, and it has been mentioned but it is the things we do not expect. All of a sudden you have dips in the road and everything else. I am sure Alan is getting killed with asphalt going up.

Mr. Realmuto: Let me throw this number out, since what we are talking about is what we want them to prepare the budget for. A \$200 increase would be just over a 10%

increase. Not out of line of what inflation is currently. Maybe that number would make more sense. It might mean we need to raise the assessments earlier, perhaps even as early as next year, but that would seem to be a justified amount based on inflation. Would it fund the capital project fund enough to refund a light replacement? Maybe not, but that is a decision that need to be made separately. What to do about it, and how much it is going to cost, and then funded once that decision has been made. That is my opinion.

Mr. Plummer: We have heard opinions from various corners at this point, we need to set a number so Jill can put the proper amount.

Ms. Burns: We wouldn't need a motion, it would just be staff direction, or if there is a group consensus that everyone is comfortable with.

Ms. Landgrebe: I would be comfortable if we do a \$300 and \$200 comparison. My concern is after 27.

Mr. Plummer: I think Debby is indicating she would like to see an option budget presented one with \$300 and \$200.

Ms. Burns: I think that is helpful. I will have Sharyn prepare two versions and we will call one "A" and one "B".

Mr. Costello: You are comfortable with \$300.

Ms. Landgrebe: it is a dollar a day.

Mr. Costello: I realize that. We have people sitting here though on fixed incomes. A dollar a day is a lot of money sometimes. To some of these people, we have to do everything we can in order to keep this assessment down.

Mr. Realmuto: You can rationalize it however you want by talking about how much it is a day. The bottom line is no one is getting a 15% increase in their social security checks. I am trying to keep the increase in line with what people will be able to manage.

Mr. Howison: I think we have made the decision. We have beat the horse enough. Let's take some time this month to look at the reserve study and maybe we can get some information on the lights, and be better informed.

Mr. Plummer: okay, you have the direction then Jill and we will have two options at the next meeting.

Ms. Burns: For the assessment roll, since there is a separate hearing for the assessment roll, we are going to go ahead and use the higher amount. If the Board goes

with the \$200, we will approve that subject to changing it just because preparing the assessment roll takes a lot more time. We will put the higher amount in the agenda.

Ms. Landgrebe: For clarification, for instance the spreadsheet that Lloyd did, is he able to share that with us before a meeting as opposed to all of us going and doing the same thing?

Ms. Burns: If it is going into the agenda package then yes. Similar to how you prepare that and put it in the agenda, we put it in so if he wants to prepare something to include in the agenda, we can send it out a week ahead of time with the agenda.

Mr. Realmuto: I know I would find that interesting if you are willing to do that.

Mr. Howison: I would be happy to.

Mr. Realmuto: We won't see that until a week before the meeting.

Ms. Landgrebe: Could we receive it earlier than that?

Mr. Realmuto: Do you think that would be useful for us? Or would you like the opportunity to update it before sharing it?

Mr. Howison: I do not feel like what I have done would be useful now based on what I learned.

Mr. Realmuto: Okay, so the intent is to provide that in the agenda package. I think that would be useful.

Ms. Landgrebe: For clarity for staff, you want them to explore other lighting options? Are we also going to look into the other fencing options?

Mr. Realmuto: Those are longer term questions than August, right?

Ms. Landgrebe: I don't know, Thompson Nursery Road is getting approved quicker, right?

Mr. Plummer: Right. They are longer term. I think the lighting is something we will work on for the next 3-4 months. I am not so worried about the next meeting at this point. Let's take the time to get the proper numbers and then present that so we have a better idea of which direction we go.

Ms. Landgrebe: After all of the work they have done between budget and reserve, they need a breather.

**C. Update on Joint Amenity Policy** *(requested by Supervisor Realmuto)*

Mr. Plummer: The next item is update on the Joint Amenity Policy, Steve.

Mr. Realmuto: Moving on to the Joint Amenity Policy update, both of our attorneys have told us that we cannot respond to questions raised outside of the meeting nor can we receive questions outside of the meeting. When I say we, it's the supervisor on the Joint Policy Committee, so either Angela or myself receiving feedback from other supervisors on their Boards. At the last joint meeting, we received feedback from both Debby and Bob Zelazny on the CDD II Board, and well, we've met three times since our last meeting in an effort to respond to that and get it out to each of the Boards as quickly as possible. What you have in front of you are responses to each of the questions that were raised. We could discuss them today. The intent wasn't that we necessarily spend a lot of time discussing it, but this was the only way we could get them to you before the next meeting. So this gives you a full month to look at them. You could ask Christine questions and then come back to the next meeting with anything you might want to discuss. Accompanying it is the latest draft, that responds to all of these comments. We have made a lot, and in many cases basically responded by updating the policies to address the concern.

Ms. Landgrebe: I see a lot of reds, so are those the new updates?

Mr. Realmuto: The red lining is every change from the last approved amenity policy.

Ms. Landgrebe: So back to the original, not actually the draft?

Mr. Realmuto: That's correct. That would be impossible.

Ms. Landgrebe: So this does not show us what the last three meetings represent?

Mr. Realmuto: That's what the other sheets are for. They direct you to the page where the paragraph is where the change was made. It should be fairly obvious in most cases to identify what the response was, but if you have the last copy, you will be able to see the differences. Unless people want to go through that and discuss it, I would also mention that we believe to continue addressing feedback, the only way to is at the next meeting or workshop, it's the committee's desire to have a joint workshop, that will be necessary to address some of the issues. I believe Jill was trying to schedule that. The



intent is the schedule that shortly after our next meeting. Was that the week you were given, Jill?

Ms. Burns: Christine said we were going to bring it up today, but August 22 was the proposed week.

Mr. Realmuto: So we were attempting to schedule a workshop the week of August 22.

Ms. Landgrebe: That is after our budget.

Mr. Plummer: Yes. Let me address that. I think that a joint workshop is probably the smartest way to get it accomplished. If we do it the week of the 22<sup>nd</sup>, that's actually the week after the scheduled joint meeting where we were going to vote on them originally. Which if that's the case, and we're going to do a joint workshop, my recommendation will be just to cancel the joint meeting that we had scheduled on the 19th of August, have the workshop and then not have a third-quarter joint meeting schedule but schedule a fourth-quarter joint meeting in October and vote on them, and cover both the amenity policy and the fourth quarter joint meeting as well.

Mr. Realmuto: Were you suggesting having the workshop at the same date and time as everything else?

Mr. Plummer: No. I was suggesting having the workshop either in the week of the 22<sup>nd</sup> or whatever works towards the end of August. And then if we do not have a joint meeting in August and not have one in September, just not have one in the third-quarter and have one at the beginning of the fourth-quarter specifically because of the amenity policy coming before it.

Mr. Realmuto: I believe that would work. I would just say it was the recommendation of the joint amenity policy committee that it be the week of the 22<sup>nd</sup> or later, so that you would all have a chance to read the policy and comment at one of our Board meetings prior to that workshop.

Mr. Plummer: If we cancel the third-quarter joint meeting in August, then it would give you the September meeting to discuss it before the joint meeting in October. So you will be doing exactly what you said. It gives us another meeting to discuss each Board prior to the October joint meeting. Was I clear enough on the dates?

Ms. Burns: Yes, so we're going to cancel the joint meeting in August?

Ms. Landgrebe: It sounded like what you could do a joint workshop in September?

Mr. Plummer: I wouldn't push it off to September because of having the time to look at it. If sometime the week of August 22 works, then I would do it then.

Mr. Realmuto: The committee would need time to meet after that and address what was raised in the workshop.

Ms. Landgrebe: For clarity purposes then, our CDD would not meet to discuss this prior to that workshop. So we would not have the consensus of the five of us.

Mr. Plummer: That is incorrect. We will still have our August meeting on the 15th.

Ms. Landgrebe: Which is a budget meeting.

Mr. Plummer: That's the budget meeting, but you can look through these at the same meeting as well, and then you will have the joint workshop and then in October we will have the joint meeting.

Ms. Landgrebe: I just want to make sure that we have an opportunity to discuss with each other.

Mr. Plummer: You will likely have two meetings prior to the joint workshop. One prior to the workshop and one at the workshop.

Mr. Realmuto: And it is not the committee's intention to update anything to meet again before the joint workshop. So what you received today, you will be commenting on.

Mr. Plummer: Anything else Steve on the amenity policy?

Mr. Realmuto: That's all unless there are any questions.

Kristen Trucco: Just so I am clear, we are going to schedule the workshop the week of the 22<sup>nd</sup>. Does anyone have any times that does not work for them? My next question is that I have meetings every day that week at other places, are you okay with me attending remotely, it is the only way I can make that week work.

Mr. Plummer: Quite frankly, I would like to see it on the 22<sup>nd</sup>.

Mr. Realmuto: Is the 22<sup>nd</sup> a Friday?

Ms. Burns: It is a Monday.

Mr. Realmuto: That would work fine.

Mr. Plummer: There would be Monday coffee at that time.

Ms. Burns: I will coordinate with Christine and find out what time it ends.

Ms. Landgrebe: Do it after and then everyone can stay.

Mr. Plummer: I will let them work the times out, but the 22<sup>nd</sup> seems to work fine for us if it does with the LAII Board as well.

Ms. Burns: Alright, we will get with them.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of 2022-2023 Golf Course Rates and User Fees**

Mr. Plummer: The next item on the agenda is consideration of the 2022-23 golf course rates and user fees. Do you want to explain that?

Ms. Burns: Absolutely. If you recall back to when we discussed the golf course purchase and the inner local agreement because the golf course is in both jurisdictions, you can only set user fees and rates within the jurisdiction that you own so this Board has to consent to be able to set the rates. It's an administrator's technicality. The LAII Board approves that sets them first and this Board just basically consents and adopts them as well because the fees are also set for the golf course portion that is within this jurisdiction.

Mr. Plummer: Obviously, they work through those processes and know what the increases need to be. We are not going to micromanage it so I think we need a motion to approve it and move forward.

Mr. Realmuto: Just a quick question. These numbers have already been approved by the LAII Board?

Ms. Burns: Yes, that was my understanding when they were sent over from Sarah Sandy.

Bob Zelazny (Lake Ashton II Supervisor): No, that will be voted on in our next meeting. Okay.

Ms. Burns: So we would need an approval subject to the approval of Lake Ashton II.

Mr. Realmuto: My other question is that in the past they have approved ranges of fees.

Bob Zelazny (Lake Ashton II Supervisor): That is what I believe is being approved are ranges.

Mr. Realmuto: We don't have the ranges in front of us for approval. They are all set numbers, there are no ranges for anything.

Bob Zelazny (Lake Ashton II Supervisor): I haven't seen what Sarah presented, but it is a two-step process. Initially, we approve the 5% rate increase across the Board so we could start the membership drive in July. Then at the same time, we knew we needed to extend the range so if this is just for the approved rates for this year, those will be reconfigured, re-approved in August after we submit the range of fees.

Mr. Realmuto: I am just trying to support what you are doing and make it match.

Ms. Burns: My guess is she probably approved the highest number to approve because then if you are doing a range, the highest would be in that range.

Mr. Realmuto: So approving this is consistent with the rates you are going to charge for the new year and if we need to come back and approve the ranges we could come back and do that also.

Bob Zelazny (Lake Ashton II Supervisor): Yes. I apologize for yelling from the floor.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the FY 2023 Golf Course Rates and User Fees, was approved subject to the Lake Ashton II Board approval.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Mr. Plummer: Monthly reports. The attorney is first.

Ms. Carpenter: Happily for everyone, we don't have anything to report this month. It has been a very quiet month. Thank you.

**B. Engineer**

**I. Ratification of Stormwater Management Analysis Report**

Mr. Plummer: Next item on the agenda, the engineer's report.

Mr. Rayl: Thank you. We have our summary in the agenda. I have one thing to add to that. The first item is the Ashton Club and Berwick repaving. It is still scheduled for 8/15. We will make sure to get coordination between the contractor and Christine to let the community know about traffic disruptions and things of that nature. The second item is the state mandated stormwater needs assessment. It was completed and submitted to

the county on June 29. GMS was copied on that. The deadline was the end of June, so it was submitted on time.

Ms. Burns: That is right. The report was included in everyone's agenda packet. Since it has been submitted, we are just looking for a motion to ratify that report.

On MOTION by Ms. Landgrebe, seconded by Mr. Howison, with all in favor, the Stormwater Needs Analysis Report, was ratified.

Mr. Rayl: The next item is an area of erosion under the cart path on hole number 1. It is an area that has been subject to more than one of these issues in the area. After speaking with Supervisor Howison, we were talking about coming up with a comprehensive plan to look at that area so we aren't doing 25 spot repairs until we get every area needed. Initially, we are going to look at making this repair, and then come up with some options to do some wholesale repair of that area and we can get some contractor numbers on for the Board to consider. As I have been sitting here, 9 minutes ago I received the contractor's bid on that hole number 1 repair. They were out on vacation and closed last week. I sent it to Jill. It includes mobilization, 50 feet of silt fence along the waterside of the slope, up to 2 yards of flowable fill, which is the material that is pumped under the cart path to fill all of the voids that are there. It is injected in there to fill up all of the spaces. That includes also 23 yards of dirt to be placed on the slope outside of that to extend and stabilize that.

Ms. Landgrebe: I am almost concerned with the bottom line of it.

Mr. Rayl: And then 700 square feet of sod on that bank to hold that dirt. The repairs out there previously had been in the \$3,000-\$4,000 amount. This quote is for \$5,705 and is from S&S, who have done more than one of these repairs.

Ms. Landgrebe: When is that proposal good for, how good will he hold that number?

Mr. Rayl: The quote says 30 days. They have not come back and tried to increase when we have taken longer than 30 days.

Mr. Howison: Given the potential danger, is there a chance of getting them out this week?

Mr. Rayl: We have asked that, the estimator who was out, he is now quarantined until Thursday so I will be checking with him. We sent that message to him and we would like to get that this week since the course will be closed. If I can come out of the meeting with an approval of this, I think that I can.

Mr. Costello: I make a motion that we approve it.

Mr. Realmuto: I have a question. Alan, did I hear you say we have spent 3-5k on previous corrections in the same area?

Mr. Rayl: These are nearby. One was in the same pond, the last one was on number 8.

Mr. Howison: On pond number 8 we have one south of this area on that particular pond. We have seen two other areas that are coming on this particular pond.

Mr. Realmuto: Which pond number?

Mr. Rayl: It is hole number 1, but pond number 20.

Mr. Howison: If you start down hole number 1 on the east, you have the first pond and then the second one, and this is the second one. The issue here that I thought was from the east winds pushing the lake in, but it is not from what Garrett explained. It is more from the way the houses adjacent to that cart path, their lots are basically drained across the cart path, and the water going across the cart path have to have somewhere to go. We are eventually going to have to make a fairly expensive repair to stop this from happening. Alan's team is working on that.

Mr. Rayl: It is like hole number 9, do you remember how that was eroded because a fairway and a half of golf course was draining to that one point, and it was doing Niagara Falls, it was undercutting and working its way back. When you have water flowing over like that it is when you try to undermine it. Those lots drain to the rear and flow over that.

Mr. Realmuto: And that is not included in this bid at \$5,700. This bid is a more comprehensive repair to that whole shoreline, is that the amount?

Mr. Rayl: No. This is to fix that spot that appeared today.

Mr. Howison: It is unfortunate, but I would be very uncomfortable and I think Bob and the folks at the golf course would be uncomfortable not repairing it soon. It is only eroded about 1-2 feet under the cart path so far, but we are in the rainy season, and every

rain compromises it further. We have two other areas that we are going to have to address at some point this summer and I cannot imagine that either one will be cheap.

Mr. Plummer: In the same pond?

Mr. Howison: In the same pond. Both areas are north of this particular area. It started out towards the southern corner and southwest corner of that pond, and this is up about another 15-20 feet. Up another 18-20 feet from there is another area, and about 4 feet from that is another area.

Mr. Plummer: What you are suggesting is fixing that for the short-term and then we are going to long-term solution for the whole thing?

Ms. Landgrebe: How much would it be to fix everything?

Mr. Costello: He just gave you the price.

Ms. Landgrebe: That is just the band aid.

Mr. Plummer: You are still going to have to do that regardless of if you do the rest of it.

Ms. Landgrebe: Got it, but you can't do it all together?

Mr. Plummer: You could but it would take an extensive amount of time.

Mr. Howison: Plus, we may have to deal with SWFWMD, we may have to deal with Florida Wildlife. There is 1 other pond behind that first green, but those 3 ponds are all connected and the volume of water that they can hold, that their capacity has to remain or increase. If we were to institute a fix on this pond, let's say reduce the capacity of that pond, we would have to increase the capacity somewhere else so they could hold stormwater and drain water. It is a real pain.

Mr. Realmuto: This seems like it is a pretty comprehensive repair. My only question is if we are planning on a more comprehensive repair that repairs the whole shoreline. Can we do less of a repair to alleviate the emergency condition and then address it more permanently for the entirety of the pond?

Mr. Howison: I do not know how much that saves us. We are going to have to replace dirt and sod somewhere down the road.

Mr. Rayl: The 23 yards of dirt is \$1,380 and the sod is \$1,225.

Mr. Howison: I mean that is \$2,500. You are the engineer, what are your thoughts?

Mr. Rayl: To me, it's like some other repairs we looked at in the community. There can be a Band-Aid version or a wholesale redo. We don't even know what that's going to look like yet. We just started looking into it. Lloyd did a really good job of explaining those interconnected ponds. One idea we thought of is maybe we just add to that slope more. There's extra slope outside of that cart path and it can immediately erode down the edge of the cart path. That is a volume that will have to be compensated for. Another concept could be for a short seawall scenario where you can abbreviate that undermining opportunity which you would then have to provide for some drainage from those lots through the seawall.

Mr. Realmuto: What I am suggesting is you consider the short-term band-aid to give you more time.

Mr. Rayl: That is what this intended to represent. That would fix this area where this erosion is currently happening and it would be the Band-Aid of that spot. It is not going to fix what's going on that full line of the bank.

Mr. Plummer: I think if he doesn't put it in the soil and the sod, it will not totally fix the undermining because there is not going to be anything else there to hold what you've just done.

Mr. Costello: The area that you're talking about, once we do that, that area is going to be done and we're going to have to worry about the rest of it.

Mr. Rayl: Yes. That takes care of the active eroding area right now, as Lloyd said there are a couple other areas where voids are starting to form, but you have time for those to manifest themselves.

Mr. Howison: You can reach down in between the cart path.

Mr. Costello: We are better off repairing it now. If we are maintaining it now and repairing it later, it is going to get worse. If you don't maintain it you end up repairing it, and repairs are a lot more than maintenance.

Mr. Realmuto: No one is suggesting not repairing it. It is just the economy of scale. Expending the least we can now to do the emergency portion on it.

Mr. Howison: if we could get by with not even doing the repair, I would've suggested that and said we would do the more extensive repair as quickly as we can. I



am concerned about safety. If someone drives off that edge, normally you have a little room. But if a tire goes off that edge, you are going into the lake.

Mr. Plummer: Knowing how slow government works, my thing is us fixing it the way they have suggested to fix it now, then we can fix long-term if we don't get to it for 6-8 months.

Mr. Howison: We do not have that long.

Mr. Plummer: Whatever it is, this could wash back out in a heartbeat with the rains we are anticipating in the next few months if we don't fix it properly now.

Mr. Costello: Once again, I make a motion that we do the repair at \$5,705 and we do the repair with a not to exceed amount of \$6,200.

Mr. Howison: Along with that I would add to direct Alan to come back next meeting with recommendations for long-term repair.

Ms. Landgrebe: Are S&S the only folks? Have they been the most reliable?

Mr. Rayl: They have been the consistently responsive and low bidder for these that we have done. Even when we have gotten quotes from other folks in a timely fashion, S&S has been at times half of theirs.

Ms. Landgrebe: Okay, so you think you can have that all wrapped up for next meeting?

Mr. Rayl: The other long-term wholesale options yes.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the Quote from S&S for \$5,705 with a Not-To-Exceed Amount of \$6,200, was approved.

Mr. Rayl: I will let them know right away. Then as I said we have asked two contractors for those pavement repair locations. Two inlets on Dunmore, just south of Ashton Club, and the pavement out in front of the inlet at the northwest corner of the terminus of Dunmore at Ashton Club. That pavement is sinking in front of that inlet. We don't have any bids yet on those. That is all I have for the Board this morning. If there are any questions, I can answer those.

Ms. Landgrebe: So is Tucker still kind of ignoring us?

Mr. Rayl: We received the one bid on the Berwick and Ashton Club pavement that was done, AAA did it. I think they are going through some staff transition right now. I intend to reach back out to them.

Mr. Realmuto: Alan, regarding the Dunmore pavement repairs, I am just curious but I think we initially asked to get quotes on that many meetings ago before the repair on Berwick. What is taking so long for those?

Mr. Rayl: We received a quote back when they were originally considered. Those were part of a list of repair locations that weren't active. I just went out and repainted the same areas painted previously and verified the quantities, and asked contractors to update and asked Suarez to provide me a quote. We did get it some months ago as you said.

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

Mr. Plummer: Next item on the agenda is the Community Director.

Ms. Wells: We are working on our third annual Camp Lake Ashton. We are working with sponsors, a lot of residents are very excited about it. It is a month-long list of free activities. We have a couple of parties that we are doing. That is one of the big things we are working on. We also started conducting post event surveys to gain more feedback from residents regarding our events. The first one included here was for the red white and groovy event, our Fourth of July event. We had 38 responses. We did sell about 140 tickets, so small percentage so far. We are sending out an email blast to anyone who attended the event so they can fill out the survey.

Mr. Realmuto: Quick question on the survey, you have responses of 1-5. What do the 1-5 represent?

Ms. Wells: It is from not satisfied, to very satisfied. I will make sure that is on there the next time I do it. Since we have been having all of this talk about TECO, I did get confirmation that TECO was going to be at Monday coffee on August 1. They are going to be able to offer residents energy audits and such and go over ways to conserve energy so maybe Mike and I can talk to them after about the contracts. We also have Lori Edwards coming to Monday coffee in September, and the City of Lake Wales coming in August. We are going to be holding the precinct for the 2022 primary election on August

23 here in the ballroom. That is all I have on that portion of it unless anyone had any questions. I will move over to the project tracking list. First of all, the Olsen Road fence repairs. When I reached out to the contractor, after we approved him an amount, he informed me that there was an error on the proposal he submitted where it said barbed wire 3000. It was actually 300. The extra zero means a lot. You guys approved a not to exceed of 1800 and taking the 3300 out of it, left it with an amount of 4476. We also got a quote from Walker Fence on July 8. Their quote to do fencing repairs was 4268, not including barbed wire and barb arms. I know at the last meeting, supervisors wanted staff to look at additional options versus barbed wire and come back with those. We have not done any fencing repairs, obviously because the 1,800 would have only repaired a portion of it and we had not received a second quote yet. My question to the Board is, do you want us just to repair the part that has fallen and look at additional options? These repairs include the part that's fallen as well as all the way down the fence. There are areas where there's been temporary repairs of the chain link fence so they would be repairing those various line posts. If the Board is looking at doing another option for fencing there, it might be prudent just to do the area that's fallen, but I wanted to see what you guys thought. We can move forward with one of the options to do all the fencing repairs along the entire fence line or just the area that's in desperate need at this time.

Mr. Realmuto: What exactly are the two quotes for?

Ms. Wells: They are for repairs along the entire fence line. If you have went out there you will see there are parts where they have done temporary chain link repairs. There are parts where some of the poles need to be replaced. This would be repairs for the whole fence line, not just the area that has fallen.

Mr. Realmuto: I have been out there, the homeowner closest to where they were hopping the fence came out and provided a lot of information about that. Many of those posts are bent over. The majority of the area has minor stuff. I made a couple of observations. One looks like it's a six-foot fence because of the slope there, I'm six feet tall. Look over and six feet. The point is it's less than six feet, especially from behind where they're climbing over. I wonder if we were to replace it, is there any expectation that it would not be broken again? Maybe we need to do something different.

Ms. Landgrebe: That's why we suggest barbed wire.

Mr. Realmuto: Perhaps there were other alternatives too. I do know that the homeowner mentioned to me that we have a hedge that runs along the rest of that fence on Olsen Road. There were a couple of those hedge plants that died a couple of years back because they were strangled by vines and never replaced. My point is, maybe we need something with thorns planted there that would make it less inviting.

Mr. Howison: I don't recall if we talked about this last meeting, or whether we talked about it in our Thursday meeting, but someone called and I don't know who it was but they suggested Bougainvillea because they have thorns. I did not think it was a bad idea, they are pretty plants.

Ms. Landgrebe: How much would that be versus barbed wire?

Mr. Realmuto: I would hate to see us replace the fence without something like these bushes that would deter it and have that happen in a matter of weeks or months.

Ms. Wells: Since the \$1,800 was approved by the Board for repairs, I can move forward to spend that money on what has fallen. I just did not want to only fix what was fallen and not fix the rest. The \$1,800 was to fix the whole fence line.

Mr. Realmuto: If the barbed wire is only \$300 that needs to be reconsidered.

Ms. Wells: It is \$3,300 for the barbed arms and barbed wire.

Mr. Plummer: The plant would aesthetically look better than the barbed wire.

Ms. Landgrebe: Let me remind you, we don't do aesthetics.

Ms. Wells: We would need to install some kind of irrigation. I can get with Dana and look at it and see how many plants we would need and the irrigation.

Mr. Costello: The irrigation from the golf course would take care of that, right?

Ms. Wells: It is too far. It is on the other side of the pond.

Mr. Howison: Does it make sense to ask you to put off a decision today, and ask you to do the homework and come back with more options next month?

Mr. Realmuto: I also wondered if we couldn't address the issue of the people doing it and perhaps the homeowner could share security footage to convince those causing the damage not to any longer.

Ms. Wells: Do we want to do anything with the portion that has fallen at this point?

Ms. Landgrebe: You really need to do all of it. You have a lot of that disconnected and you have breaks.

Mr. Plummer: There needs to be more repaired than the placed that are down. If you walk that, you will find a lot of areas breeched by a variety of things. Whether it is the post, chain-link or support rails. They have had Band-aids put on them basically.

Mr. Realmuto: The homeowner's feeling was that they liked the area near his house as it was more hidden and he figured they were afraid they would be more easily seen the further down they did it.

Ms. Wells: Is the direction to get the quote to repair the fence and add Bougainvillea, or take the fence down and add Bougainvillea? I want to make sure I am getting quotes on the right things.

Mr. Plummer: I think that the fence stays. The Bougainvillea would be an addition to the fence.

Ms. Wells: So repairing the fence, which we have a quote for, and adding the Bougainvillea to it.

Mr. Howison: Or barbed wire. One or the other. I just like to look at options. I don't like the thought of barbed wire. If we have to though then we have to.

Ms. Wells: The projector for the cinema we did have that ship, we have a scheduled installation date for July 25. The enclosure of the activities desk and area is ready for use. We are waiting for countertops to go in. We do have the option of adding granite countertops, but it will be an additional \$2,200. He's going to bring some countertops to put in temporarily just so we can see how we like it, but if we don't like them, we will have opportunity to go with the more upgraded ones but I think it's totally fine and he thinks it will be fine. We already have countertops and shutters. Right now everything is currently locked away in the office there's no concern in that area. We are waiting for the shutters and countertops to be completely finished with that project. Some of the completed projects that I just wanted to touch base on quickly, the speed limit sign has been replaced, and I did confirm with insurance that they cut a check for the amount that's going to be mailed to us, and the ellipticals have been installed, and they're waiting to pick up the old ellipticals that we are going to get trade in credit for. Once those are picked up, we should have the final invoice for that one.

Ms. Landgrebe: When are they picking up that?

Ms. Wells: They were working on scheduling to pick them up. I know. Nothing is quick nowadays, but in the meantime, they're just in an area where they could possibly be used if needed. That's all I have. Anyone have any other questions?

Mr. Realmuto: Christine, just briefly, there is one thing you can eliminate for now, and that is the ice machine replacement. That was never done and there is no immediate need, right?

Ms. Wells: Yes.

Mr. Plummer: Thank you, Christine.

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

Mr. Plummer: Next on the agenda is the operations manager, Matt.

Mr. Fisher: Included in the agenda packet is my report. The first item is aquatic maintenance. I do ride around with the Applied Aquatics site manager and identified ponds that have more algae than they should. I have outlined the pond in red and put the location there and we will continue to treat those.

Ms. Landgrebe: I am sorry, where is the red? Ours is black and white.

Mr. Fisher: It is just the square. I spoke with Debby, and we have a list of ponds that need treatment or are bad with the reports from the aquatics company. It seemed excessive to include all of them if they weren't in bad shape. I spoke to Archie, he continues to inform me they are doing all that they can to the ponds. It takes time with algae. When we get complaints from residents that is what I inform them and try to educate them a bit on why the algae is present and the treatment plans.

Mr. Howison: You guys looked at Aberdeen as well?

Mr. Fisher: Yes sir. They are treating it and spraying the pond with copper sulfate.

Ms. Landgrebe: on page 3, and thank you for labeling the ponds that is very helpful, you say pond 8 is Aberdeen, and if I read this it says "clear".

Mr. Fisher: That is the weather outside. They are entertaining other treatment methods and ponds can use a dye that you put in to eliminate algae growth.

Ms. Landgrebe: I do have residents on Aberdeen saying they never see anyone treating it.

Mr. Fisher: I get that a lot. I can assure you that they are. They are on their ATV out there spraying. It is a time thing. I usually speak with Travis, the tech, I am sure the residents talk to him as well. I can get with Archie about that pond and get back to you. I will send him a text message. Moving down to landscaping, as you noticed there was a tree that had fallen over the cart path. Yellowstone got that removed in a timely fashion. We finally did away with the bougainvillea in the east parking lot. It just continued to fall into the parking spaces. It was attached to the building, so staff patched that hole and put some liriopse back in its place. Under the next section is just general maintenance items. We did surprise our community director with new flooring and a painted office. While she was on vacation, we squeezed that in. The parking blocks are going to be painted in the west parking lot, they were pretty faded. Also we are going to try to get the curbing pressure washed in that west parking lot to make it look better. Any questions?

Ms. Landgrebe: Yes. Do you have an update on the west parking lot?

Mr. Fisher: Yes ma'am. I met with Anna several times, and Christine was on vacation and we bounced some ideas off her and we are looking to solidify a quote by next meeting that is crystal clear and says what we want. We will get an updated price for the curbing cuts and sidewalks. We will have that ready to present next meeting. Also, the dog park grass is coming along really nicely. We opened up the side that was seeded and closed the other side. The grass has taken well, and it is looking good. Hopefully we will have that part open completely in the very near future and we will update residents then.

Ms. Landgrebe: I do have another question. Do we have a cooler on the outdoor pool? As well as a heater?

Mr. Fisher: We did have coolers on the pool. They bit the dust and ended to be replaced a couple years ago. We are in an experimental phase in seeing if we need coolers. I was instructed that other communities are turning their heaters off. Initially the thought was during the nighttime the pool wouldn't heat and stay cool throughout the day.

Ms. Landgrebe: What is your experience out here?

Mr. Fisher: I have not gotten too many complaints. I did get one complaint that the pool was hot. That is when I informed Kevin, our pool guy, and he said to turn the heater off. I haven't gotten many complaints that the pool is hot, but that is not saying it is not

warm. To answer your question though no, the coolers are not working. We would need to get a bid to replace those two HVAC units.

Mr. Realmuto: Do we know what is wrong with them?

Mr. Fisher: A few years ago we had a representative come out, and he determined that those unit's compressors were bad. I had our AC company come out and determine the same thing just to get a second opinion. Those units will need to be replaced, their compressors are bad and they are overheating. If we turn them on right now, they just overheat. They need a ton of energy to run because they are not running efficiency.

Ms. Landgrebe: Matt, I just need clarification. You are saying even in the summer, you keep the pool heaters running?

Mr. Fisher: The pool heater you can set it to a certain temperature. When it reaches that, the unit automatically shuts off. We typically keep it at 86. That way in the nighttime it heats to 86 and shuts off. That way when the ladies get in for water aerobics, it is not 82 degrees. In the summer it is so hot that it maintains the temperature throughout the evening and at night.

Ms. Landgrebe: Guys, would you mind if Matt gets some bids on cooler replacements? Folks that monitor the temperature, the residents, they are saying the pool has been in the 90s.

Mr. Realmuto: I can verify from firsthand experience that the pool temperature has been consistently at roughly 93 for 2 months straight. Some days it feels like a hot tub. People are noticing.

Mr. Fisher: I can bring back bids if that is what the Board desires.

Mr. Realmuto: The only question that I have is you say the compressors are bad. My compressor recently went bad too, and I called them out and what needed to be replaced was around \$200. Is it something like that?

Mr. Fisher: I wish that it was. Millers came out and tested everything. The units are so rusted underneath, the compressors are all shot. It is worth just replacing. I can try to find the proposals that he had given.

Ms. Landgrebe: You are saying these proposals are a couple years old?

Mr. Fisher: Absolutely.



Ms. Landgrebe: To Steve's points, are you asking for replacement as well as fixing?

Mr. Realmuto: It sounds like fixing is not an option at this point. So what we need is a quote. I'd like to see replacing one not necessarily two. At one time they were basically heat pumps that could heat or cool. They haven't been needed for heating obviously because they have been off for two years.

Mr. Fisher: I will do some investigating and get some bids.

Mr. Plummer: Thanks, Matt.

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

Mr. Plummer: Next item on the agenda is the District manager's report.

Ms. Burns: I have nothing specific to report but I would be happy to answer any questions that anyone has.

Mr. Plummer: Seeing no questions, we will move along.

### **NINTH ORDER OF BUSINESS**

#### **Financial Report**

#### **A. Combined Balance Sheet**

#### **B. Capital Projects Reserve Fund**

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

#### **D. Approval of Check Run Summary**

Mr. Plummer: Next item is financial reports. Are there any questions? If not, I would ask for a motion to approve and check run summary.

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

### **TENTH ORDER OF BUSINESS**

#### **Public Comments**

Mr. Plummer: Next item is public comments. I do not see any. Are there any hands up on the Zoom line?

Ms. Burns: If anyone on the Zoom line has a comment on anything that was not on the agenda, you can use Zoom's raise hand feature to be called on now.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor  
Open Discussion**

Mr. Plummer: The next item, Supervisor’s requests or open discussion. Does anyone have anything? Hearing none,

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V

# SECTION A



**Invoice # 20770622**  
**June-22**

Invoice Date: 7/18/2022  
Due Date: 7/28/2022

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

4141 Lake Ashton Club Dr.  
Lake Wales, FL 33859

**Total Amount Due**

**\$ 32,461.67**

Service Dates : 05/22/2022 to 06/30/2022  
Monthly Culinary Management Charges

**Purchases**

Dry Grocery	\$ 2,753.46
Bakery	\$ 365.83
Dairy	\$ 1,049.69
Produce	\$ 1,822.26
Grocery-Refrigerated/Frozen	\$ 4,275.19
Meat-Pork/Beef	\$ 4,064.73
Poultry	\$ 1,876.35
Seafood	\$ 1,099.92
Beverages	\$ 1,615.05
Misc. Cost	\$ 6,271.32
<b>Total Food</b>	<b>\$ 25,193.80</b>

Telephone/Utilities	\$ 179.98
Menus	\$ -
Laundry	\$ 697.46
Office Supplies	\$ 288.98
Uniforms	\$ -
Equipment/Supplies	\$ 80.37
Janitorial/Hazardous	\$ 585.26
Disposables	\$ 878.75
Repairs	\$ 5.35
Auto Expense	\$ -
Service Contracts	\$ 693.78
Travel	\$ -
Entertainment - (Band)	\$ 1,400.00
Equipment Rental	\$ -
Employee Recruitment	\$ -
Misc. Expense	\$ 380.07
Postage	\$ -
Dues/Subscriptions	\$ 1,737.26
Credit Card Fees	\$ 1,732.76
Over/Short	\$ 18.77
Refuse/Pest Control	\$ -
Marketing/Advertising	\$ 73.03
Technology Expense	\$ 215.25
Licenses	\$ -
<b>Total Other Operating Expenses</b>	<b>\$ 8,967.07</b>

**\$ 34,160.87**

**Labor**

Management Payroll	\$ 6,899.02
Management Benefits	\$ 2,069.71
<b>Total Management Labor</b>	<b>\$ 8,968.73</b>
Base Payroll (Hourly)	\$ 24,976.75
Taxes/Benefits (Hourly)	\$ 6,993.49
<b>Total Hourly Labor</b>	<b>\$ 31,970.24</b>
Contract Labor (Other)	\$ -

**\$ 40,938.97**

**Fees, Investments & Adjustments:**

Management/Administrative Costs	\$ 5,833.35
Opening Expense	\$ -
General Liability Insurance	\$ 501.79

**\$ 6,335.14**

**Sales:**

Retail Sales	\$ (40,229.86)
Inside Catering	\$ (7,643.44)
Outside Catering	\$ (1,100.00)

**\$ (48,973.30)**

Please remit to:  
Metz Culinary Management  
Attn: Accounts Receivable  
2 Woodland Drive  
Dallas, PA 18612  
(570) 675-2499

**Total \$ 32,461.67**

*Thank you for your business*



# Metz Culinary Management

Two Woodland Drive  
Dallas, PA 18612

(570) 675-8100

fax: 570-675-0919

Invoice No. 2077Inventory1

PO No.

Name	<u>Lake Ashton</u>		
Address	<u>4141 Lake Ashton Club Dr.</u>		
City	<u>Lake Wales</u>	State <u>FL</u>	ZIP <u>33859</u>
Attn	_____		

Date	<u>7/12/2022</u>
Order No.	_____
Rep	_____
FOB	_____

Qty	Description	Unit Price	TOTAL
	Final Inventory Invoice		
1	Dry Grocery	\$2,146.73	\$2,146.73
1	Dairy	\$386.13	\$386.13
1	Produce	\$23.02	\$23.02
1	Grocery Refrigerated/Frozen	\$1,649.15	\$1,649.15
1	Meat-Pork/Beef	\$636.65	\$636.65
1	Poultry	\$195.43	\$195.43
1	Seafood	\$313.57	\$313.57
1	Beverages	\$1,194.61	\$1,194.61
1	Beer	\$770.85	\$770.85
1	Liquor	\$1,991.42	\$1,991.42
1	Wine	\$1,013.29	\$1,013.29
1	Equipment/Supplies	\$128.27	\$128.27
1	Janitorial/Hazardous	\$561.68	\$561.68
1	Disposables	\$958.68	\$958.68

SubTotal **\$11,969.48**

Sales Tax \_\_\_\_\_

**TOTAL** **\$11,969.48**

**Payment detail**  
Make checks payable to:

Name Metz Culinary Management  
\_\_\_\_\_  
\_\_\_\_\_



# Metz Culinary Management

Two Woodland Drive  
Dallas, PA 18612

(570) 675-8100

fax: 570-675-0919

Invoice No. 2077Invest1  
PO No.

Name Lake Ashton  
 Address 4141 Lake Ashton Club Dr.  
 City Lake Wales State FL ZIP 33859  
 Attn \_\_\_\_\_

Date 7/5/2022  
 Order No. \_\_\_\_\_  
 Rep \_\_\_\_\_  
 FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	Remaining Investment	\$41,000.00	\$41,000.00

SubTotal \$41,000.00

Sales Tax \_\_\_\_\_

**TOTAL** \$41,000.00

**Payment detail**  
 Make checks payable to:  
 Name Metz Culinary Management  
 \_\_\_\_\_  
 \_\_\_\_\_

# Metz Culinary Management

Date Range: 5/22/2022 to 6/25/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: C&U Detail Ops Stmtt

Budget Behavior: Standard

Just This Timeframe: Yes

Prior Year B(W) Variance % Calculation: Standard

Transaction Types: ALL

Fill Out Weeks: No

Budget B(W) Variance % Calculation: Standard

	Week 1 5/22-5/28	Week 2 5/29-6/4	Week 3 6/5-6/11	Week 4 6/12-6/18	Week 5 6/19-6/25	PERIOD	BUDGET	VARIANCE B/(W)	PERIOD PRIOR YEAR	VARIANCE B/(W)
<b>SALES</b>										
Retail Sales	\$5,941 64.4%	\$5,355 72.1%	\$9,009 60.3%	\$9,042 86.3%	\$6,450 491.3%	\$35,797 82.5%	\$0 0.0%	\$35,797 0.0%	\$70,007 92.3%	(\$34,210) (48.9%)
Retail Sales-Kiosk	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Retail Concessions	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Retail Comps	(\$134) (1.5%)	(\$145) (2.0%)	(\$205) (1.4%)	(\$364) (3.5%)	(\$309) (23.6%)	(\$1,156) (2.7%)	\$0 0.0%	(\$1,156) 0.0%	(\$2,802) (3.7%)	\$1,645 (58.7%)
In-House	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Catering-Inside	\$3,413 37.0%	\$2,213 29.8%	\$5,549 37.1%	\$1,297 12.4%	(\$4,828) (367.8)	\$7,643 17.6%	\$0 0.0%	\$7,643 0.0%	\$1,530 2.0%	\$6,113 399.6%
Catering-Outsid	\$0 0.0%	\$0 0.0%	\$600 4.0%	\$500 4.8%	\$0 0.0%	\$1,100 2.5%	\$0 0.0%	\$1,100 0.0%	\$7,134 9.4%	(\$6,034) (84.6%)
Meal Plans	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Board Sales	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Non-Academic Da	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Meal Equivalent	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Sales	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Non Meal	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Sales Disc	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Summer Conferen	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Summer Conferen	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Program	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Vending Income	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Sales Commissio	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL SALES</b>	<b>\$9,220 100.0%</b>	<b>\$7,423 100.0%</b>	<b>\$14,953 100.0%</b>	<b>\$10,475 100.0%</b>	<b>\$1,313 100.0%</b>	<b>\$43,384 100.0%</b>	<b>\$0 0.0%</b>	<b>\$43,384 0.0%</b>	<b>\$75,869 100.0%</b>	<b>(\$32,486) (42.8%)</b>
<b>COST OF SALES</b>										
Dry Grocery	\$428 0.0%	\$339 0.0%	\$524 0.0%	\$504 0.0%	\$958 0.0%	\$2,753 0.0%	\$0 0.0%	(\$2,753) 0.0%	\$2,784 0.0%	\$31 1.1%
Bakery	\$138 0.0%	\$0 0.0%	\$118 0.0%	\$110 0.0%	\$0 0.0%	\$366 0.0%	\$0 0.0%	(\$366) 0.0%	\$0 0.0%	(\$366) 0.0%
Dairy	\$176 0.0%	\$249 0.0%	\$156 0.0%	\$146 0.0%	\$322 0.0%	\$1,050 0.0%	\$0 0.0%	(\$1,050) 0.0%	\$1,593 0.0%	\$543 34.1%
Produce	\$326 0.0%	\$428 0.0%	\$391 0.0%	\$291 0.0%	\$387 0.0%	\$1,822 0.0%	\$0 0.0%	(\$1,822) 0.0%	\$2,573 0.0%	\$750 29.2%
Grocery	\$619 0.0%	\$423 0.0%	\$1,235 0.0%	\$788 0.0%	\$1,209 0.0%	\$4,275 0.0%	\$0 0.0%	(\$4,275) 0.0%	\$3,284 0.0%	(\$992) (30.2%)
Meat-Pork/Beef	\$564 0.0%	\$540 0.0%	\$464 0.0%	\$918 0.0%	\$1,577 0.0%	\$4,065 0.0%	\$0 0.0%	(\$4,065) 0.0%	\$5,820 0.0%	\$1,755 30.2%
Poultry	\$228 0.0%	\$376 0.0%	\$454 0.0%	\$506 0.0%	\$312 0.0%	\$1,876 0.0%	\$0 0.0%	(\$1,876) 0.0%	\$2,718 0.0%	\$841 31.0%
Seafood	\$346 0.0%	\$130 0.0%	\$0 0.0%	\$275 0.0%	\$350 0.0%	\$1,100 0.0%	\$0 0.0%	(\$1,100) 0.0%	\$2,756 0.0%	\$1,656 60.1%
Beverages	\$121 0.0%	\$190 0.0%	\$180 0.0%	\$631 0.0%	\$494 0.0%	\$1,615 0.0%	\$0 0.0%	(\$1,615) 0.0%	\$893 0.0%	(\$723) (81.0%)
Misc. Cost	\$366 0.0%	\$1,389 0.0%	\$1,253 0.0%	\$460 0.0%	\$7,201 0.0%	\$10,669 0.0%	\$0 0.0%	(\$10,669) 0.0%	\$4,050 0.0%	(\$6,619) (163.4%)
Vending Supplies	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
C-Store Merchandise	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL COST OF SALES</b>	<b>\$3,311 35.9%</b>	<b>\$4,066 54.8%</b>	<b>\$4,776 31.9%</b>	<b>\$4,629 44.2%</b>	<b>\$12,811 975.8%</b>	<b>\$29,592 68.2%</b>	<b>\$0 0.0%</b>	<b>(\$29,592) 0.0%</b>	<b>\$26,470 34.9%</b>	<b>(\$3,121) (11.8%)</b>
<b>GROSS PROFIT</b>	<b>\$5,909 64.1%</b>	<b>\$3,357 45.2%</b>	<b>\$10,178 68.1%</b>	<b>\$5,846 55.8%</b>	<b>(\$11,498) (875.8)</b>	<b>\$13,792 31.8%</b>	<b>\$0 0.0%</b>	<b>\$13,792 0.0%</b>	<b>\$49,399 65.1%</b>	<b>(\$35,607) (72.1%)</b>
<b>PAYROLL</b>										
<b>LABOR</b>										
Management	\$1,106 12.0%	\$1,106 14.9%	\$1,106 7.4%	\$1,106 10.6%	\$1,106 84.2%	\$5,529 12.7%	\$0 0.0%	(\$5,529) 0.0%	\$12,981 17.1%	\$7,452 57.4%
Hourly-Regular	\$3,389 36.8%	\$3,916 52.8%	\$4,291 28.7%	\$4,065 38.8%	\$2,742 208.8%	\$18,402 42.4%	\$0 0.0%	(\$18,402) 0.0%	\$21,000 27.7%	\$2,598 12.4%
Hourly-Overtime	\$147 1.6%	\$109 1.5%	\$848 5.7%	\$757 7.2%	\$235 17.9%	\$2,096 4.8%	\$0 0.0%	(\$2,096) 0.0%	\$578 0.8%	(\$1,518) (262.8%)
Hourly-Vac/Sick/Hol	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Contract Labor	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Bonus	\$53 0.6%	\$53 0.7%	\$53 0.4%	\$53 0.5%	\$53 4.0%	\$264 0.6%	\$0 0.0%	(\$264) 0.0%	\$337 0.4%	\$72 21.4%
<b>TOTAL LABOR</b>	<b>\$4,694 50.9%</b>	<b>\$5,183 69.8%</b>	<b>\$6,298 42.1%</b>	<b>\$5,980 57.1%</b>	<b>\$4,135 315.0%</b>	<b>\$26,291 60.6%</b>	<b>\$0 0.0%</b>	<b>(\$26,291) 0.0%</b>	<b>\$34,895 46.0%</b>	<b>\$8,604 24.7%</b>



# Metz Culinary Management

Date Range: 5/22/2022 to 6/25/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: **C&U Detail Ops Stmtt**

Budget Behavior: **Standard**

Just This Timeframe: **Yes**

Prior Year B(W) Variance % Calculation: **Standard**

Transaction Types: **ALL**

Fill Out Weeks: **No**

Budget B(W) Variance % Calculation: **Standard**

	Week 1 5/22-5/28		Week 2 5/29-6/4		Week 3 6/5-6/11		Week 4 6/12-6/18		Week 5 6/19-6/25		PERIOD		BUDGET		VARIANCE B/(W)		PERIOD PRIOR YEAR		VARIANCE B/(W)		
<b>TAX &amp; FRINGE</b>																					
Tax & Fringe	\$1,338	14.5%	\$1,475	19.9%	\$1,787	12.0%	\$1,698	16.2%	\$1,181	90.0%	\$7,477	17.2%	\$0	0.0%	(\$7,477)	0.0%	\$10,037	13.2%	\$2,560	25.5%	
<b>TOTAL TAX &amp; FRINGE</b>	\$1,338	14.5%	\$1,475	19.9%	\$1,787	12.0%	\$1,698	16.2%	\$1,181	90.0%	\$7,477	17.2%	\$0	0.0%	(\$7,477)	0.0%	\$10,037	13.2%	\$2,560	25.5%	
<b>TOTAL PAYROLL</b>	\$6,032	65.4%	\$6,658	89.7%	\$8,084	54.1%	\$7,678	73.3%	\$5,316	405.0%	\$33,768	77.8%	\$0	0.0%	(\$33,768)	0.0%	\$44,932	59.2%	\$11,164	24.8%	
<b>AFTER PRIME COSTS</b>	(\$123)	(1.3%)	(\$3,301)	(44.5%)	\$2,093	14.0%	(\$1,832)	(17.5%)	(\$16,814)	(1280.8)	(\$19,977)	(46.1%)	\$0	0.0%	(\$19,977)	0.0%	\$4,467	5.9%	(\$24,444)	(547.2%)	
<b>CONT. EXPENSES</b>																					
Telephone/Utilities	\$0	0.0%	\$90	1.2%	\$0	0.0%	\$0	0.0%	\$90	6.9%	\$180	0.4%	\$0	0.0%	(\$180)	0.0%	\$65	0.1%	(\$115)	(176.9%)	
Menus	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Laundry	\$254	2.8%	\$87	1.2%	\$0	0.0%	\$252	2.4%	\$105	8.0%	\$697	1.6%	\$0	0.0%	(\$697)	0.0%	\$3,314	4.4%	\$2,617	79.0%	
Office Supplies	\$0	0.0%	\$205	2.8%	\$0	0.0%	\$0	0.0%	\$84	6.4%	\$289	0.7%	\$0	0.0%	(\$289)	0.0%	\$0	0.0%	(\$289)	0.0%	
Uniforms	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$411	0.5%	\$411	100.0%	
Equipment/Supplies	(\$30)	(0.3%)	\$10	0.1%	\$52	0.4%	\$38	0.4%	\$10	0.8%	\$80	0.2%	\$0	0.0%	(\$80)	0.0%	\$665	0.9%	\$584	87.9%	
Janitorial/Hazardous	\$128	1.4%	\$118	1.6%	\$51	0.3%	\$174	1.7%	\$114	8.7%	\$585	1.4%	\$0	0.0%	(\$585)	0.0%	\$687	0.9%	\$102	14.8%	
Disposables	\$170	1.9%	\$152	2.0%	\$201	1.3%	\$116	1.1%	\$241	18.3%	\$879	2.0%	\$0	0.0%	(\$879)	0.0%	\$1,862	2.5%	\$984	52.8%	
Repairs	\$0	0.0%	\$0	0.0%	\$5	0.0%	\$0	0.0%	\$0	0.0%	\$5	0.0%	\$0	0.0%	(\$5)	0.0%	\$531	0.7%	\$526	99.0%	
Auto Expense	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$16	0.0%	\$16	100.0%	
Service Contracts	\$27	0.3%	\$0	0.0%	\$27	0.2%	\$1,122	10.7%	(\$482)	(36.7%)	\$694	1.6%	\$0	0.0%	(\$694)	0.0%	\$1,035	1.4%	\$341	33.0%	
Contributions	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Travel & Lodging	\$306	3.3%	\$0	0.0%	\$569	3.8%	\$692	6.6%	(\$167)	(12.7%)	\$1,400	3.2%	\$0	0.0%	(\$1,400)	0.0%	\$250	0.3%	(\$1,150)	(460.0%)	
Equipment Rental	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Employee Recruit	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Misc Expense	\$0	0.0%	\$0	0.0%	\$115	0.8%	\$0	0.0%	\$265	20.2%	\$380	0.9%	\$0	0.0%	(\$380)	0.0%	\$2,498	3.3%	\$2,118	84.8%	
Postage	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Dues & Subscriptions	\$0	0.0%	\$0	0.0%	\$992	6.6%	\$0	0.0%	\$745	56.8%	\$1,737	4.0%	\$0	0.0%	(\$1,737)	0.0%	\$159	0.2%	(\$1,578)	(989.7%)	
Credit Card/Bank Fees	\$273	3.0%	\$218	2.9%	\$426	2.9%	\$330	3.2%	\$257	19.6%	\$1,505	3.5%	\$0	0.0%	(\$1,505)	0.0%	\$2,280	3.0%	\$776	34.0%	
Over/Short	\$20	0.2%	\$0	0.0%	(\$21)	0.0%	\$0	0.0%	\$0	0.0%	\$19	0.0%	\$0	0.0%	(\$19)	0.0%	\$74	0.1%	\$55	74.4%	
Refuse/Pest Control	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Marketing/Ad/Decor	\$0	0.0%	\$0	0.0%	\$56	0.4%	\$0	0.0%	\$17	1.3%	\$73	0.2%	\$0	0.0%	(\$73)	0.0%	\$95	0.1%	\$22	23.3%	
<b>TOTAL CONT. EXPENSES</b>	\$1,148	12.5%	\$879	11.8%	\$2,493	16.7%	\$2,724	26.0%	\$1,280	97.5%	\$8,524	19.7%	\$0	0.0%	(\$8,524)	0.0%	\$13,943	18.4%	\$5,419	38.9%	
<b>PACE</b>	(\$1,271)	(13.8%)	(\$4,179)	(56.3%)	(\$400)	(2.7%)	(\$4,555)	(43.5%)	(\$18,094)	(1378.3)	(\$28,501)	(65.7%)	\$0	0.0%	(\$28,501)	0.0%	(\$9,476)	(12.5%)	(\$19,025)	200.8%	
<b>NON-CONT EXPENSE</b>																					
Rent	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Leases	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Computer Eexpense	\$43	0.5%	\$43	0.6%	\$43	0.3%	\$43	0.4%	\$43	3.3%	\$215	0.5%	\$0	0.0%	(\$215)	0.0%	\$744	1.0%	\$529	71.1%	
Depreciation	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
General Insurance	\$70	0.8%	\$79	1.1%	\$95	0.6%	\$88	0.8%	\$170	12.9%	\$502	1.2%	\$0	0.0%	(\$502)	0.0%	\$582	0.8%	\$80	13.8%	
License/Permits/Taxes	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Deferred Contract	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Profit	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Royalties/Natl Adv	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Opening Exp	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$1,938	2.6%	\$1,938	100.0%	
Interest Exp	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	
<b>TOTAL NON-CONT EXPENSE</b>	\$113	1.2%	\$122	1.7%	\$138	0.9%	\$131	1.3%	\$213	16.2%	\$717	1.7%	\$0	0.0%	(\$717)	0.0%	\$3,265	4.3%	\$2,547	78.0%	
<b>INCOME BEFORE FEES</b>	(\$1,384)	(15.0%)	(\$4,302)	(58.0%)	(\$538)	(3.6%)	(\$4,687)	(44.7%)	(\$18,307)	(1394.5)	(\$29,218)	(67.4%)	\$0	0.0%	(\$29,218)	0.0%	(\$12,740)	(16.8%)	(\$16,477)	129.3%	

# Metz Culinary Management

Date Range: 5/22/2022 to 6/25/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: **C&U Detail Ops Stmt**      Budget Behavior: **Standard**      Just This Timeframe: **Yes**      Prior Year B(W) Variance % Calculation: **Standard**  
 Transaction Types: **ALL**      Fill Out Weeks: **No**      Budget B(W) Variance % Calculation: **Standard**

	Week 1 5/22-5/28	Week 2 5/29-6/4	Week 3 6/5-6/11	Week 4 6/12-6/18	Week 5 6/19-6/25	PERIOD	BUDGET	VARIANCE B/(W)	PERIOD PRIOR YEAR	VARIANCE B/(W)
<b>OTHER FEES</b>										
Management Fees	\$1,167 12.7%	\$1,167 15.7%	\$1,167 7.8%	\$1,167 11.1%	\$1,167 88.9%	\$5,833 13.5%	\$0 0.0%	(\$5,833) 0.0%	\$5,833 7.7%	\$0 0.0%
Admin Fees	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
TOTAL OTHER FEES	\$1,167 12.7%	\$1,167 15.7%	\$1,167 7.8%	\$1,167 11.1%	\$1,167 88.9%	\$5,833 13.5%	\$0 0.0%	(\$5,833) 0.0%	\$5,833 7.7%	\$0 0.0%
NET INCOME	(\$2,551) (27.7%)	(\$5,468) (73.7%)	(\$1,705) (11.4%)	(\$5,854) (55.9%)	(\$19,474) (1483.3)	(\$35,051) (80.8%)	\$0 0.0%	(\$35,051) 0.0%	(\$18,574) (24.5%)	(\$16,477) 88.7%

# Metz Culinary Management

Date Range: 6/26/2022 to 6/30/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: **C&U Detail Ops Stmtt**

Budget Behavior: **Standard**

Just This Timeframe: **Yes**

Prior Year B(W) Variance % Calculation: **Standard**

Transaction Types: **ALL**

Fill Out Weeks: **No**

Budget B(W) Variance % Calculation: **Standard**

	Week 1 6/26-7/2	Week 2 7/3-7/9	Week 3 7/10-7/16	Week 4 7/17-7/23	PERIOD	BUDGET	VARIANCE B/(W)	PERIOD PRIOR YEAR	VARIANCE B/(W)
<b>SALES</b>									
Retail Sales	\$6,456 115.5%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$6,456 115.5%	\$0 0.0%	\$6,456 0.0%	\$7,280 71.6%	(\$824) (11.3%)
Retail Sales-Kiosk	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Retail Concessions	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Retail Comps	(\$867) (15.5%)	\$0 0.0%	\$0 0.0%	\$0 0.0%	(\$867) (15.5%)	\$0 0.0%	(\$867) 0.0%	(\$353) (3.5%)	(\$514) 145.5%
In-House	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Catering-Inside	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Catering-Outsid	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$3,235 31.8%	(\$3,235) (100.0%)
Meal Plans	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Board Sales	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Non-Academic Da	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Meal Equivalent	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Sales	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Non Meal	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Flex Sales Disc	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Summer Conferen	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Summer Conferen	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Program	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Vending Income	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Sales Commissio	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL SALES</b>	<b>\$5,590 100.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$5,590 100.0%</b>	<b>\$0 0.0%</b>	<b>\$5,590 0.0%</b>	<b>\$10,162 100.0%</b>	<b>(\$4,572) (45.0%)</b>
<b>COST OF SALES</b>									
Dry Grocery	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Bakery	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Dairy	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Produce	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Grocery	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Meat-Pork/Beef	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Poultry	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Seafood	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Beverages	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Misc. Cost	(\$4,398) 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	(\$4,398) 0.0%	\$0 0.0%	\$4,398 0.0%	\$0 0.0%	\$4,398 0.0%
Vending Supplies	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
C-Store Merchandise	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL COST OF SALES</b>	<b>(\$4,398) (78.7%)</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>(\$4,398) (78.7%)</b>	<b>\$0 0.0%</b>	<b>\$4,398 0.0%</b>	<b>\$0 0.0%</b>	<b>\$4,398 0.0%</b>
<b>GROSS PROFIT</b>	<b>\$9,988 178.7%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$9,988 178.7%</b>	<b>\$0 0.0%</b>	<b>\$9,988 0.0%</b>	<b>\$10,162 100.0%</b>	<b>(\$175) (1.7%)</b>
<b>PAYROLL</b>									
<b>LABOR</b>									
Management	\$1,106 19.8%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$1,106 19.8%	\$0 0.0%	(\$1,106) 0.0%	\$0 0.0%	(\$1,106) 0.0%
Hourly-Regular	\$3,746 67.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$3,746 67.0%	\$0 0.0%	(\$3,746) 0.0%	\$0 0.0%	(\$3,746) 0.0%
Hourly-Overtime	\$14 0.2%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$14 0.2%	\$0 0.0%	(\$14) 0.0%	\$0 0.0%	(\$14) 0.0%
Hourly-Vac/Sick/Hol	\$720 12.9%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$720 12.9%	\$0 0.0%	(\$720) 0.0%	\$0 0.0%	(\$720) 0.0%
Contract Labor	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Bonus	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL LABOR</b>	<b>\$5,585 99.9%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$5,585 99.9%</b>	<b>\$0 0.0%</b>	<b>(\$5,585) 0.0%</b>	<b>\$0 0.0%</b>	<b>(\$5,585) 0.0%</b>

# Metz Culinary Management

Date Range: 6/26/2022 to 6/30/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: **C&U Detail Ops Stmt**

Budget Behavior: **Standard**

Just This Timeframe: **Yes**

Prior Year B(W) Variance % Calculation: **Standard**

Transaction Types: **ALL**

Fill Out Weeks: **No**

Budget B(W) Variance % Calculation: **Standard**

	Week 1 6/26-7/2	Week 2 7/3-7/9	Week 3 7/10-7/16	Week 4 7/17-7/23	PERIOD	BUDGET	VARIANCE B(W)	PERIOD PRIOR YEAR	VARIANCE B(W)
<b>TAX &amp; FRINGE</b>									
Tax & Fringe	\$1,586 28.4%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$1,586 28.4%	\$0 0.0%	(\$1,586) 0.0%	\$0 0.0%	(\$1,586) 0.0%
<b>TOTAL TAX &amp; FRINGE</b>	<b>\$1,586 28.4%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$1,586 28.4%</b>	<b>\$0 0.0%</b>	<b>(\$1,586) 0.0%</b>	<b>\$0 0.0%</b>	<b>(\$1,586) 0.0%</b>
<b>TOTAL PAYROLL</b>	<b>\$7,171 128.3%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$7,171 128.3%</b>	<b>\$0 0.0%</b>	<b>(\$7,171) 0.0%</b>	<b>\$0 0.0%</b>	<b>(\$7,171) 0.0%</b>
<b>AFTER PRIME COSTS</b>	<b>\$2,817 50.4%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$2,817 50.4%</b>	<b>\$0 0.0%</b>	<b>\$2,817 0.0%</b>	<b>\$10,162 100.0%</b>	<b>(\$7,345) (72.3%)</b>
<b>CONT. EXPENSES</b>									
Telephone/Utilities	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Menus	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Laundry	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Office Supplies	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Uniforms	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Equipment/Supplies	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Janitorial/Hazardous	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Disposables	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Repairs	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Auto Expense	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Service Contracts	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Contributions	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Travel & Lodging	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Equipment Rental	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Employee Recruit	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Misc Expense	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Postage	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Dues & Subscriptions	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Credit Card/Bank Fees	\$228 4.1%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$228 4.1%	\$0 0.0%	(\$228) 0.0%	\$318 3.1%	\$90 28.3%
Over/Short	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Refuse/Pest Control	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Marketing/Ad/Decor	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL CONT. EXPENSES</b>	<b>\$228 4.1%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$228 4.1%</b>	<b>\$0 0.0%</b>	<b>(\$228) 0.0%</b>	<b>\$318 3.1%</b>	<b>\$90 28.4%</b>
<b>PACE</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$2,589 0.0%</b>	<b>\$9,844 96.9%</b>	<b>(\$7,255) (73.7%)</b>
<b>NON-CONT EXPENSE</b>									
Rent	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Leases	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Computer Eexpense	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Depreciation	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
General Insurance	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
License/Permits/Taxes	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Deferred Contract	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Profit	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Royalties/Nat'l Adv	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Opening Exp	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Interest Exp	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>TOTAL NON-CONT EXPENSE</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>
<b>INCOME BEFORE FEES</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$2,589 0.0%</b>	<b>\$9,844 96.9%</b>	<b>(\$7,255) (73.7%)</b>

# Metz Culinary Management

Date Range: 6/26/2022 to 6/30/2022  
 Report Group: Lake Ashton Community  
 Stores Reporting: 100%

## Ops Statement

Ops Configuration: **C&U Detail Ops Stmt**      Budget Behavior: **Standard**      Just This Timeframe: **Yes**      Prior Year B(W) Variance % Calculation: **Standard**  
 Transaction Types: **ALL**      Fill Out Weeks: **No**      Budget B(W) Variance % Calculation: **Standard**

	Week 1 6/26-7/2	Week 2 7/3-7/9	Week 3 7/10-7/16	Week 4 7/17-7/23	PERIOD	BUDGET	VARIANCE B/(W)	PERIOD PRIOR YEAR	VARIANCE B/(W)
<b><u>OTHER FEES</u></b>									
Management Fees	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
Admin Fees	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
TOTAL OTHER FEES	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%	\$0 0.0%
<b>NET INCOME</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$0 0.0%</b>	<b>\$2,589 46.3%</b>	<b>\$0 0.0%</b>	<b>\$2,589 0.0%</b>	<b>\$9,844 96.9%</b>	<b>(\$7,255) (73.7%)</b>

# SECTION B

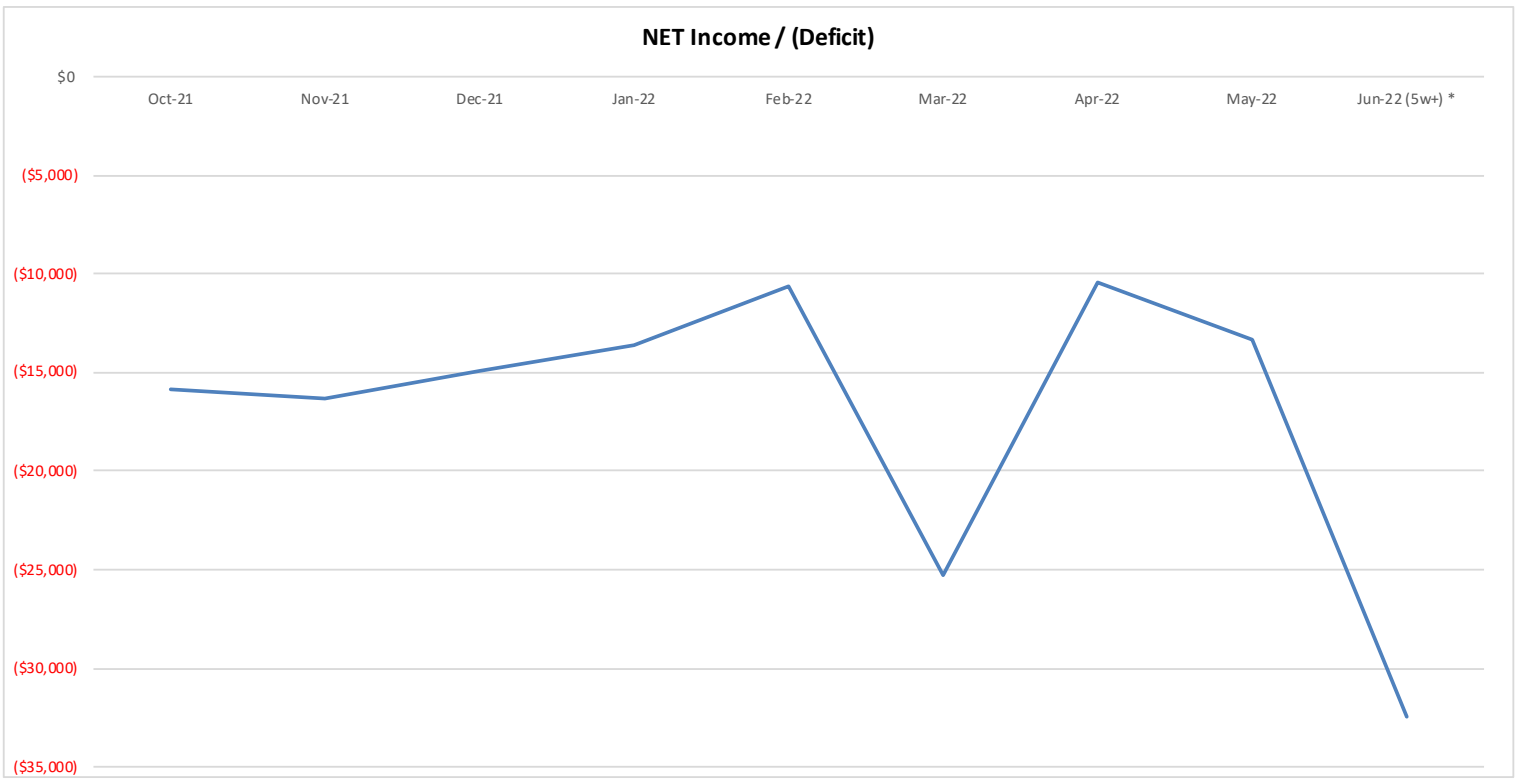
## Ashton Tap & Grill Financials

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

Note: Only the restaurant operating budget is included in these figures. Amenity support (equipment, improvements, maintenance, repairs, utilities) is not included.

Month	Retail Sales	Catering / Other	Total Revenue	Guest Count	Avg. Guest Check	Total Purchases (inc. COS)	Food (COS)	Food (COS) %	Total Labor	Labor %	Fees & Other	Total Expense	NET Income / (Deficit)	NET Income / (Loss) %
<b>FY2021</b>	<b>\$604,907</b>	<b>\$66,226</b>	<b>\$671,133</b>	<b>38,576</b>	<b>\$17.40</b>	<b>\$372,953</b>	<b>\$248,155</b>	<b>37.0%</b>	<b>\$459,801</b>	<b>68.5%</b>	<b>\$64,275</b>	<b>\$897,029</b>	<b>(\$190,797)</b>	<b>-33.7%</b>
Dec-20	\$33,009	\$0	\$33,009	1815	\$18.19	\$47,122	\$17,253		\$51,152		\$6,583	\$104,857	(\$36,748)	
Jan-21	\$69,995	\$4,025	\$74,021	4492	\$15.58	\$42,552	\$26,821	36.2%	\$63,854	86.3%	\$6,641	\$113,048	(\$39,027)	-52.7%
Feb-21	\$61,951	\$3,507	\$65,458	4067	\$15.23	\$32,467	\$22,523	34.4%	\$45,503	69.5%	\$6,437	\$84,406	(\$18,948)	-28.9%
Mar-21	\$97,371	\$4,732	\$102,104	6380	\$15.26	\$51,589	\$38,868	38.1%	\$59,470	58.2%	\$6,675	\$117,734	(\$15,630)	-15.3%
Apr-21	\$80,284	\$2,857	\$83,141	5148	\$15.60	\$42,111	\$29,094	35.0%	\$44,320	53.3%	\$6,405	\$92,836	(\$9,696)	-11.7%
May-21	\$62,021	\$5,845	\$67,866	4136	\$15.00	\$38,075	\$28,830	42.5%	\$42,691	62.9%	\$6,370	\$87,136	(\$19,270)	-28.4%
Jun-21	\$67,205	\$8,664	\$75,869	4210	\$15.96	\$43,096	\$26,470	34.9%	\$44,932	59.2%	\$6,415	\$94,443	(\$18,574)	-24.5%
Jul-21	\$44,176	\$10,750	\$54,926	2841	\$15.55	\$24,915	\$19,760	36.0%	\$34,813	63.4%	\$6,240	\$65,967	(\$11,041)	-20.1%
Aug-21	\$40,331	\$11,041	\$51,372	2547	\$15.83	\$23,720	\$18,718	36.4%	\$35,088	68.3%	\$6,234	\$65,041	(\$13,669)	-26.6%
Sep-21	\$48,562	\$14,805	\$63,367	2940	\$16.52	\$27,307	\$19,817	31.3%	\$37,979	59.9%	\$6,274	\$71,560	(\$8,193)	-12.9%
Oct-21	\$44,681	\$5,776	\$50,457	2838	\$15.74	\$23,024	\$17,888	35.5%	\$37,091	73.5%	\$6,242	\$66,357	(\$15,900)	-31.5%
Nov-21	\$46,555	\$6,785	\$53,341	2800	\$16.63	\$24,639	\$20,602	38.6%	\$38,770	72.7%	\$6,263	\$69,672	(\$16,331)	-30.6%
Dec-21	\$48,849	\$9,446	\$58,295	3328	\$14.68	\$26,206	\$16,311	28.0%	\$40,763	69.9%	\$6,285	\$73,254	(\$14,959)	-25.7%
Jan-22	\$41,168	\$12,444	\$53,612	2989	\$13.77	\$27,035	\$20,823	38.8%	\$33,989	63.4%	\$6,248	\$67,272	(\$13,659)	-25.5%
Feb-22	\$65,134	\$16,099	\$81,232	3775	\$17.25	\$37,595	\$23,440	28.9%	\$47,917	59.0%	\$6,400	\$91,912	(\$10,679)	-13.1%
Mar-22	\$90,084	\$2,860	\$92,944	5560	\$16.20	\$48,158	\$37,907	40.8%	\$63,483	68.3%	\$6,562	\$118,202	(\$25,258)	-27.2%
Apr-22	\$62,436	\$1,418	\$63,853	3818	\$16.35	\$23,028	\$17,342	27.2%	\$44,971	70.4%	\$6,291	\$74,290	(\$10,437)	-16.3%
May-22	\$32,815	\$8,832	\$41,647	1838	\$17.85	\$19,384	\$13,811	33.2%	\$29,384	70.6%	\$6,173	\$54,942	(\$13,295)	-31.9%
Jun-22 (5w+)*	\$40,230	\$8,743	\$48,973	2133	\$18.86	\$34,161	\$25,194	51.4%	\$40,939	83.6%	\$6,335	\$81,435	(\$32,462)	-66.3%
Final Invoice **												\$11,969	(\$11,969)	
Return of Inv ***												\$41,000	(\$41,000)	
<b>FY2022</b>	<b>\$471,952</b>	<b>\$72,403</b>	<b>\$544,355</b>	<b>29,079</b>	<b>\$16.23</b>	<b>\$263,229</b>	<b>\$193,317</b>	<b>35.5%</b>	<b>\$377,308</b>	<b>69.3%</b>	<b>\$56,798</b>	<b>\$750,305</b>	<b>(\$205,950)</b>	<b>-37.8%</b>
<b>TOTAL (19mo)</b>	<b>\$1,076,859</b>	<b>\$138,628</b>	<b>\$1,215,488</b>	<b>67,655</b>	<b>\$15.92</b>	<b>\$636,182</b>	<b>\$441,472</b>	<b>36.3%</b>	<b>\$837,109</b>	<b>68.9%</b>	<b>\$121,073</b>	<b>\$1,647,333</b>	<b>(\$396,747)</b>	<b>-35.5%</b>

\* June Invoice Payment Pending Investigation  
 \*\* 'Final Inventory Invoice' Payment Pending Investigation  
 \*\*\* Prorated Return of Investment Paid



# SECTION C





# RESTAURANT FOCUS GROUP FINDINGS AND RECOMMENDATIONS REPORT

AUGUST 15, 2022

## EXECUTIVE SUMMARY

This report summarizes the key findings of the restaurant focus group during July-August 2022 to assess how Lake Ashton residents wish to utilize the Clubhouse Restaurant space. The group met weekly during this time frame to: a) formalize a plan on how to obtain resident input, b) review resident input, and c) develop and present recommendations.

## INTRODUCTION

The restaurant focus group was initiated at the direction of the LACDD Board of Supervisors and organized by Christine Wells, Community Director. Currently there are 14 members of the group that represent a cross-section of our diverse community. Members of the focus group previous career positions culminate in years of experience in various industries including, but not limited to: food/restaurant, country clubs, manufacturing, advertising and marketing, education, banking, and cafeteria operations.

## METHODOLOGY

The Focus Group developed and distributed a survey to all Lake Ashton residents for their input regarding what they wanted in the existing restaurant space. Individuals of the group visited other 55+ community restaurants to determine management, food choices and price points of these restaurants.

## KEY FINDINGS

### Summary of survey results are as follows:

Surveys - 2,065 survey emails sent

Responses received – over 1200

Consensus of residents - 44.1% prefer a full-service restaurant

35% prefer a sports bar

79.1% overall prefer some form of a restaurant

### Additional information acquired:

Frequency of eating out:

49.8% said twice a week or more

31.4% indicating once a week

15.2% stating twice per month

Support of onsite restaurant:

40% indicated once per week

29.9% indicating twice a month

24.4% stating two or more times per week

Typical restaurant spend - \$51 - \$200 per month

Meal offerings preferred:

Breakfast - 43% Lunch – 91% Dinner – 93%

## FOCUS GROUP RECOMMENDATIONS

After a diligent review of survey responses, supported by resident comments, it was clear the residents want and would support some form of restaurant. Coupled with visits to successful restaurants in 55+ communities, the Restaurant Focus Group makes the following recommendations.

- 1) The space should be utilized as a hybrid of a full-service restaurant/sports bar with the further recommendations of:
  - a. Open 7 days a week for lunch and dinner
  - b. Brunch on Sunday mornings
  - c. Hold activities after dinner to drive post-dinner spend and space usage
  - d. Moderate pricing – lunch range \$7.99-11.99, dinner range \$11.99-16.99, Brunch – \$9.99
  - e. Special themed nights
  - f. Advertising is crucial to success and should be part of agreement. Utilize social media, trade journals, local publications
  - g. Offer optional catering
  - h. Offer home delivery to residents during down or non-peak times
  - i. Offer curbside service during operational hours
  
- 2) Keep the restaurant focus group active to support the LACDD Board of Supervisors in the development of an RFP, conduct pre-interviews of potential candidates, provide insight and knowledge over contract/lease agreement, and offer additional recommendations and support as requested by the LACDD Board of Supervisors.

## CONCLUSION

The Focus Group's review of survey findings, research, and discussions confirm the need and desire for a restaurant-like establishment in this space at the Clubhouse. It is the belief of this group that a restaurant can be successful with the right vendor/owner selected and with a viable contract that benefits both the vendor and our community. A candidate is one who believes and acknowledges that the primary stakeholders are our residents and works to meet their needs and wants. We believe price points are important and should align with the amount the pricing our residents have indicated as acceptable and should not result in a lack of quality in food or service. Outside business and catering should be encouraged and solicited to help sustain the business, but not to the detriment of the residents' experience. We believe a strong, concise, and clear RFP written to encompass these findings and recommendations will ensure a successful venture for both Lake Ashton and the selected candidate.

# SECTION VI

# SECTION A

# JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT

Draft - 7/18/22

## TABLE OF CONTENTS

Page

I.	DEFINITIONS.....	1
II.	PURPOSE.....	3
III.	AUTHORIZED USERS .....	4
IV.	IDENTIFICATION CARDS .....	5
V.	LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY .....	5
VI.	SUSPENSION AND TERMINATION OF PRIVILEGES.....	6
VII.	RESERVING FACILITIES.....	8
VIII.	RENTAL FACILITIES TERMS .....	98
IX.	CLUBS, GROUPS, AND ORGANIZATIONS.....	9
X.	AMENITY POLICIES – GENERAL USAGE.....	109
XI.	AMENITIES POLICIES – SPECIFIC USAGE.....	1413
	i. LOBBY .....	1413
	ii. CLUBHOUSE BALLROOM.....	1413
	iii. BOCCE.....	1514
	iv. BOWLING.....	1514
	v. CINEMA.....	1615
	vi. CARD ROOMS/HFC BILLIARD ROOM/CLUBHOUSE GAME ROOM/HFC POKER ROOM.....	1615
	vii. HFC COMMUNITY CENTER .....	17
	viii. ROSE GARDEN AND OUTDOOR KITCHEN.....	1816
	ix. CRAFT ROOMS .....	1817
	x. FITNESS CENTERS .....	1817
	xi. GOLF COURSE .....	1918
	xii. HORSESHOES.....	2019
	xiii. INDOOR SPORTS COURTS.....	2119
	xiv. LAKES AND PONDS (FISHING) .....	2119
	xv. LIBRARY/MEDIA CENTERS .....	2120
	xvi. MEDIA .....	2220
	xvii. PAVILION.....	2321

xviii. PET PARKS.....	2322
xix. PICKLEBALL .....	2422
xx. RESTAURANT .....	2523
xxi. SHUFFLEBOARD .....	2523
xxii. SPAS .....	2524
xxiii. SWIMMING POOLS .....	2624
xxiv. TENNIS COURTS.....	2725
xxv. WILDLIFE.....	2826
XII. USE AT OWN RISK; INDEMNIFICATION .....	2827
XIII. SOVEREIGN IMMUNITY .....	2927
XIV. SEVERABILITY .....	2927
XV. OTHER RULES AND POLICIES .....	2927
13455688910141414141515161617171818202020212122222324242425262728282828I-	
.....	DEFINITIONS
.....	1
.....	1
II. PURPOSE.....	3
III. AUTHORIZED USERS .....	3
IV. IDENTIFICATION CARDS .....	5
V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY .....	5
VI. SUSPENSION AND TERMINATION OF PRIVILEGES.....	6
VII. RESERVING FACILITIES.....	8
VIII. RENTAL FACILITIES TERMS .....	8
IX. CLUBS AND OTHER ORGANIZATIONS .....	8
X. AMENITY POLICIES – GENERAL USAGE.....	9
XI. AMENITIES POLICIES – SPECIFIC USAGE .....	12
i. BALLROOM.....	12
ii. BOCCE .....	13
iii. BOWLING.....	13
iv. CINEMA.....	14
v. CARD ROOMS/BILLIARDS/GAMES .....	14
vi. CLUBHOUSE AND HFC .....	14
vii. COURTYARD AND OUTDOOR KITCHEN .....	15
viii. CRAFT ROOMS .....	15
ix. FITNESS CENTERS.....	15

x.	GOLF COURSE	16
xi.	HORSESHOES	17
xii.	INDOOR SPORTS COURTS	18
xiii.	LAKES AND PONDS (FISHING)	18
xiv.	LIBRARY/MEDIA CENTERS	19
xv.	MEDIA	19
xvi.	PAVILION	20
xvii.	PET PARKS	20
xviii.	PICKLEBALL	21
xix.	RESTAURANT	22
xx.	SHUFFLEBOARD	22
xxi.	SPA	22
xxii.	SWIMMING POOLS	22
xxiii.	TENNIS COURTS	24
xxiv.	WILDLIFE	24
XII.	USE AT OWN RISK; INDEMNIFICATION	25
XIII.	SOVEREIGN IMMUNITY	25
XIV.	SEVERABILITY	26
XV.	OTHER RULES AND POLICIES	26



**JOINT AMENITY FACILITY POLICIES:  
Lake Ashton Community Development District  
Lake Ashton II Community Development District**

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2019)  
Effective Date: ~~October~~ Month xx19, 20220

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In accordance with Chapter 190 of the Florida Statutes, and on ~~October 19, 2020~~ Month XX, 2022, at a duly noticed joint public meeting and after a duly noticed joint public hearing, the Boards of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District adopted the following rules / policies to govern the operation of the Districts' Amenity Facilities. All prior rules / policies of the Districts governing this subject matter are hereby rescinded.

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**I. DEFINITIONS**

“Amenity Facilities” or “Amenities”- shall mean the properties and areas owned by the Districts ~~and intended for recreational use~~ and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, the Lake Ashton Health and Fitness Center (HFC), the Golf Course, Eagles Nest, Pro Shop and the Pathways/Bridges, roadways, ponds, and other district property together with appurtenant facilities and areas.

“Amenities Facilities Policies” or “Policies” – shall mean the Joint Amenity Facilities Policies of the Lake Ashton Community Development District and Lake Ashton II Community Development District.

“Amenity Manager” – shall be each respective Districts’ “Community Director,” or in his/her absence, the designated representative.

“Board of Supervisors” or “Boards” – shall mean the Board of Supervisors of the Lake Ashton Community Development District and/or Lake Ashton II Community Development District.

“Commercial Purposes” – shall mean those activities which involve, in any way, the provision of goods or services for compensation but shall not include any activities of the Districts.

“Districts” – shall mean the Lake Ashton Community Development District (“LA CDD”) and Lake Ashton II Community Development District (“LAI CDD”), each a political subdivision of the State of Florida, created pursuant to Chapter 190 of the Florida Statutes. Each individually may be referred to herein as a “District.”

“District Manager” – shall mean the professional management company with which each District has contracted to provide management services to the respective District.

“Golf Cart” – shall be defined as such term and the term ‘low-speed vehicle’ is defined in Florida Statutes, as amended.

“Golf Course” – shall mean the Lake Ashton Golf ~~Course~~Club properties and facilities within the Districts.

“Guest” – shall be any Non-Resident invited by a Patron to access and use the Amenity Facilities. Guests must be properly registered and comply with all Policies. (A Patron’s ability to register may be reviewed by an Amenity Manager if exceeding 12 Guest registrations annually.)

“Individual” – shall mean any Patron, Guest, or Non-Resident utilizing an Amenity.

“Inappropriate Content” – shall mean content that is fraudulent, harassing, embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District(s) public harm or disrepute, or is otherwise unlawful.

“Lake Ashton Community” or “Community” – shall mean the Lake Ashton residential golf development within which both the LA CDD and LAII CDD are located.

“May” and “Shall” - as used herein, the word “may” is permissive; the word “shall” is mandatory.

“Media” – shall mean certain publications and media produced by the Districts and solely intended to provide community information, including but not limited to the Lake Ashton Times.

“Non-Resident” – shall mean any person(s) who is not a resident as defined herein does not own or rent property within either District and has not paid the Annual User Fee.

“Non-Golfer” – shall mean any Individual on the Golf Course not playing golf.

“Annual User Fee” – shall mean the fee established by each District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fees is set forth herein, and is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning or renting property in either District who is paying the Annual User Fee to the District(s) for the non-exclusive right to use of all Amenity Facilities.

“Owner” – shall mean the record owner of legal title to any Lot or Living Unit.

“Pathways/Bridges” – shall mean all golf cart pathways, walking paths, and/or ancillary bridges within the ~~Districts~~Golf Course.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters/Leaseholders.

“Political Issue” – shall mean any candidate, whether partisan or nonpartisan, political party, issue, referendum, or amendment that is subject to a vote of electors, whether local, state or federal.

“Ponds” – shall mean one of the over sixty (60) ~~lakes or ponds~~bodies of water located within the Lake Ashton Community, with the exception of Lake Ashton, Rattlesnake Lake, and Hart Lake.

“Renter/Leaseholder” (residential) – shall mean any tenant residing in a Resident’s living unit pursuant to a valid rental or lease agreement.

“Rental Facilities” – shall mean the Amenity Facilities available to Patrons, Non-Residents, and Lake Ashton Community organizations for rent or reservation including, but not limited to, the Clubhouse Ballroom, Reflection Garden, Card Rooms, Game Room, Cinema, Conference Rooms, HFC Community Center, Rose Garden Courtyard, Catering Kitchens, Sports Court, Poker Room, Media Centers and Craft Rooms.

“Resident” – shall mean any person or persons currently residing in or owning a home or lot within either District.

“Staff” – shall mean any employee, contractor, or volunteer that works under the Amenity Manager or District Manager.

## II. PURPOSE

This document, jointly prepared and agreed to by both the LA CDD and LAII CDD Boards of Supervisors, applies to all Individuals, pursuant to usage of all Amenities within both Districts. Compliance with the Policies and provisions is mandatory and will be enforced.

The Board(s), the District Manager, the Amenity Manager and Staff shall have full authority to enforce these Policies. However, the Boards by a vote at a public meeting, District Manager, and/or Amenity Manager shall have the authority in ~~its/there~~ their sole discretion to waive strict application of any of these Policies when prudent, necessary or in the best interest of the Districts and Patrons, provided however, any permanent waiver must be approved by both Boards and such a temporary waiver of any Policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said Policy.

The Boards jointly reserve the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. Use of the Amenity Facilities may be subject to payment of applicable fees or rates set by the respective Districts. To change or modify rates or fees beyond the increases specifically allowed by District(s) rules and regulations, the Boards must hold a duly-noticed public hearing

on said rates and fees. Each district may unilaterally updated rules specific to amenities solely within their respective boundaries.

### III. AUTHORIZED USERS

Only Patrons and Guests are authorized to use the Amenity Facilities (each such a “Users”), ~~all~~ as further provided within these Policies and below; provided however certain events may be available to the general public where permitted by the Districts and subject to payment of any applicable fees and satisfaction of any other applicable requirements. Specifically, Users are subject to the following:

**RESIDENTS:** Residents, upon producing proper identification, can access and use all Amenity Facilities within the Districts. They are entitled to bring up to four (4) guests at a time, unless other arrangements have been made with an Amenity Manager.

**RENTERS/LEASEHOLDERS:** Residents who rent or lease out their residential unit(s) in the Districts for a period of at least 30 days shall have the right to designate the Renter/Leaseholder of their residential unit(s) as the beneficial users of the Resident’s membership privileges for purposes of Amenity Facilities use.

The Renter/Leaseholder may be required to acquire a membership with respect to the residence which is being rented or leased, as well as purchase an ID card in order to be entitled to use the Amenity Facilities. A Renter/Leaseholder who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

During the period when a Renter/Leaseholder is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

Residents Owners and Non-Resident Members shall be responsible for all ~~charges-property damage charges~~ incurred by themselves or their Guests/Renters/Leaseholders which remain unpaid after 60 days, following the customary billing and collection procedure established by the Districts. ~~Resident o~~Residents Owners and Non-Resident Members are responsible for the department of their respective Guests/ Renters/Leaseholders.

**NON-RESIDENT MEMBERS:** Non-Residents may pay an Annual User Fee and have access to all Amenity Facilities. As previously set by each District, both District’s Annual User Fee for any person not owning real property within the District is ~~\$2,400.00~~ 4000.00 per year (split evenly amongst LA CDD and LAII CDD, as permitted by law), and this fee shall include privileges for two (2) people. Such Annual User Fee is adopted by: (i) LA CDD, pursuant to its Chapter II: Non-Residents User Fees, ~~last set on February 26, 2007~~; and (ii) by LAII CDD, pursuant to its Chapter II: Non-Residents User Fees, ~~last set on January 8, 2008~~. This payment must be paid-in-full at the time of completion of the Non-Resident Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by either District. Each subsequent annual membership fee shall be paid-in-full on the anniversary date of application for membership. Each District retains the

authority to establish its own Annual User Fee, per these policies it is the intent of both Districts to set both Annual User Fees at the same level. As previously provided in the Districts rules setting such Annual User Fees, such fee may be increased, not more than once per year, by actions of the respective Boards, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

**GUESTS:** All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. The Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office.

All Guests under eighteen (18) years of age must be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age.

Registered Guests over the age of eighteen (18) ~~must register and~~ may use the Amenity Facilities unaccompanied by a Patron, and must ~~also~~ sign a waiver of liability.

Patrons ~~who have registered a Guest~~ are responsible for ensuring that their Guests adhere to the Policies set forth herein and any and all actions taken by said Guest. Violation by a Guest of any of these Policies as set forth by the Districts could result in loss of that Patron's privileges and membership as set forth in Section VI – Suspension and Termination of Privileges.

#### **IV. IDENTIFICATION CARDS**

ID cards (or similar access devices) may be issued to all members of each Resident's household and/or Non-Resident Members. Guest Passes shall be issued to all Guests upon registering with Amenity Manager. Each Patron and/or Guest will be required to present proper credentials upon request by Staff. If not presented, the individual will be asked to leave the venue. Renters/Leaseholders will be required to purchase their own ID cards (or similar access devices). All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards or additional cards.

#### **V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY**

Patrons and their Guests assume sole responsibility for his or her personal property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment. Owners and Non-Resident Members are responsible for any damage to equipment incurred by their Guests/Renters/Leaseholders. Patrons should contact the Activities Desk or Security to report missing or damaged equipment.

Individuals who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Districts or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Districts, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the Districts, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the Districts and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of said Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or Staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e., the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation, athletic instruction, or lifeguard duties, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

## VI. SUSPENSION AND TERMINATION OF PRIVILEGES

i. **Offenses:** An Individual's privileges to use the Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and the Individual may also be required to pay restitution for any property damage, if he or she:

1. fails to abide by any District rules or policies, including but not limited to these Policies and the Amenity Rate Rules;
2. submits false information on the application for a photo ID card, golf cart registration or Guest pass;
3. permits unauthorized use of a photo ID card or Guest pass;
4. exhibits unsatisfactory behavior, deportment, or appearance;
5. engages in unreasonable and abusive behavior that threatens the welfare, safety or reputation of the District, or its supervisors, Staff, contractors, vendors, or other Patrons or Guests;

6. treats the Districts' supervisor, Staff, contractors, vendors, or other Patrons or Guests in an unreasonable or abusive manner;
7. damages or destroys District property.

ii. **Suspension and Termination Process:** In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the section (i) above, the Districts, through its Boards, District Manager, and/or Amenity Manager, may follow the process outlined below with regard to suspension or termination of a Patron's ~~or Guest's~~ privileges:

1. ~~First Offense~~**Step One** – Verbal warning may be issued by ~~Amenity Manager~~**Staff** of such violations; the warning shall be summarized in a brief written report by ~~Staff~~**Amenity Manager** and kept on file in the Clubhouse and ~~HFC~~**Community Center**.
- ~~2. Second Offense~~**Step Two** – Automatic suspension by the Amenity Manager of all Amenity Facilities privileges commencing immediately and running through closing of the following day. Written warning by ~~Staff~~**Amenity Manager** of continued violations sent by certified mail to the Patron/~~Guest~~, Supervisors notified and kept on file in the Clubhouse and ~~HFC~~**Community Center** offices. ~~In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.~~
- ~~2.~~  
3. ~~Third Offense~~**Step Three** – ~~A~~automatic suspension by the Amenity Manager of all Amenity Facilities privileges, commencing immediately for one (1) week. A written report will be created; a ~~certified~~ letter will be sent by certified mail to the Patron/~~Guest~~, ~~Supervisors notified~~ and a copy of such letter kept on file in the Clubhouse and ~~HFC~~**Community Center** Offices.
4. ~~Fourth Offense~~**Step Four** – ~~A~~automatic suspension by the Amenity Manager from all Amenity Facilities privileges, commencing immediately for up to thirty (30) days or until the date of the next meeting of the Board of Supervisors of the District within which the violation occurred, whichever occurs first. ~~A~~ complete record of all previous documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/~~Guest's~~ privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

iii. **Health, Safety, Welfare.** Notwithstanding anything contained herein, the Amenity Manager may, at any time, remove, restrict or suspend an individual's privileges when such action is necessary to protect the health, safety and welfare of Districts' supervisor, Staff, contractors, vendors, or other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next meeting of the Board of Supervisors of the District within which the violation occurred, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

iv. **Jurisdiction Reciprocal.** The ability to suspend or terminate privileges as provided herein shall be held by the District, through its Boards, District Manager, and/or Amenity Manager, in whose boundaries the violation at issue occurred. Violations that result in a suspension or termination in one District shall be brought up at the next Board of Supervisors meeting for the other District. Suspension or termination of privileges shall in no way prevent a member of the District Boards, the District Manager, District Staff or members of the public from attending a duly advertised public meeting of either District.

v. **Appeals.** Any Individual who has his or her Amenities privileges restricted/suspended for at least thirty (30) days and/or terminated in accordance with this Policies may appeal such restriction, suspension, or termination to the respective Board for reversal or reduction at the next regular meeting of such Board. The Board's decision on appeal shall be final.

## VII. RESERVING FACILITIES

Amenity Facilities are available on a first-come, first-served basis, and subject to applicable fees or rates as set by the appropriate District. Requests to reserve facilities should be submitted through the Staff at the appropriate Amenity Facility.

Reservations ~~are may be~~ available for up to ~~three-two (23)~~ hour increments for all facilities listed in the reservation policy, with the exception of the Clubhouse Ballroom and HFC Community Center. These can be reserved for periods up to ~~five (5)-four (4)~~ hours. Longer time increments may be approved by the Amenity Manager.

~~There are no personal "standing" weekly reservations allowed for the Amenity Facilities listed in the reservation policies. Lake Ashton activities taking place within the Amenity Facilities should be open to all Lake Ashton residents and not be labeled as "private". If the room is not occupied/reserved by a club, group or organization, tables may be individually reserved, with the understanding that the Amenity Manager has the right to may move or cancel reservations, if required, up to 48 hours prior to the reservation time.~~

Clubs, Groups, and organizations may make "standing" reservations. These will be reviewed semi-annually by the Amenity Manager. (Refer to section IX on what constitutes a club)

If a standing reservation made by a registered Club, Group, or Organization is cancelled or unused more than 3 times in a 6-month period then the reservation may be revoked by the Amenity Manager. This does not apply to a group going on a planned hiatus previously arranged with staff.

Reservations for commercial or profit-making purposes will be charged a fee in accordance with LA CDD and LAII CDD Chapter III: Rules for Amenities Rates, (respectively)



The Amenity Manager can reschedule any reservation if requested by a District. The Clubhouse or HFC must be notified if a scheduled reservation cannot be kept so the slot may be re-assigned. Reservations will be held for 15 minutes past ~~theyour~~ scheduled start time, ~~before re-assigning the reservation time slot.~~ after which the Amenity Manager has the right to may re-assign the reservation.

## VIII. RENTAL FACILITIES TERMS

Amenity Facilities are available for rent by Patrons, Lake Ashton approved Clubs/Organizations, and Non-Residents in accordance with the Policies of the District and the laws of the State of Florida. A complete list of Amenity Facilities available for rent, along with associated fees and deposits, are located as follows: (i) for LA CDD, in its Chapter III: Rules for Amenities Rates, ~~last revised on September 7, 2018~~; and (ii) for LAII CDD, in its Chapter III: Rules for Amenities Rates, ~~last revised on August 22, 2019~~, as may be amended from time to time (collectively, the “Amenity Rate Rules”).

For functions held at an Amenity Facility having more than 25 people in attendance, a final guaranteed number of guests is to be conveyed to the Amenity Facilities events planner no later than ~~five (5)~~ 14 days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made payable to the applicable District.

If required by the Amenity Rate Rules of the respective District, deposit(s) or fees shall be submitted to the Clubhouse or HFC in the form of a separate check made payable to the “Lake Ashton Community Development District” or the “Lake Ashton II Community Development District,” as applicable.

## IX. CLUBS, GROUPS, AND OTHER ORGANIZATIONS

Any ~~C~~club, ~~G~~group or ~~O~~organization (collectively, “Clubs”) desiring to utilize the Amenity Facilities ~~activities display space, Channel 96/732, Coffee Meetings, or the Lake Ashton Times and the LA Connection newsletters or District Media~~ to promote Club activities must be registered with the Amenity Manager and meet the following criteria:

1. Clubs must be comprised of a minimum of at least five (5) active members; all members must be Residents or Renters/Leaseholders.
2. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
3. The purpose of each Club must be to provide lifestyle-enhancing opportunities to Residents or Renters/Leaseholders and not to effectuate sales of products or services. ~~No one household can profit from the club.~~ Clubs may generate funds through dues and proceeds from Club organized events. If a Club chooses to

generate funds, a check-and-balance system must be in place ~~as well as a Club checking account.~~

4. Club membership and Club activities must be available to all Residents or Renters/Leaseholders. Residents of Lake Ashton will be given priority to attend any club activity or event. Registered guests may be invited to attend if space permits. The Amenity Manager has the right to ask registered guests and other non-residents to leave if necessary to accommodate Lake Ashton Residents.
- 4.5. Criteria for Club membership should be governed by the individual club's by-laws.
5. ~~Rules applying to the formation and admissibility of Clubs may be modified at the discretion of the Boards of Supervisors.~~
6. Violations of these Policies by any Club may result in the loss of that Club's privileges within the Amenity Facilities.

## X. AMENITY POLICIES – GENERAL USAGE

The following policies apply to the usage of all District Amenities and must be followed at all times. Residents of Lake Ashton will be given priority for usage of all amenities. The Amenity Manager has the right to ask registered guests and other non-residents to leave any amenity, if necessary, to accommodate Lake Ashton Residents. Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein.

**CONDUCT:** Individuals using the Amenity Facilities are expected to conduct themselves in a responsible, respectful, courteous and safe manner, in compliance with all Policies/provisions and rules of the Districts governing the Amenity Facilities. Violation of the District(s) Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of Amenity Facilities privileges with respect to the offending Individual.

**CONFLICTS:** Conflicts between Amenity users should be referred to Staff or security. Under no circumstances should verbal or physical confrontation occur between Amenity users.

**ALCOHOL:** All persons must be twenty-one (21) years of age to consume alcohol at any Amenity Facility, and must do so in a responsible manner.

In regards to LA-CDD's Clubhouse: no alcohol may be brought into the physical structure of the Clubhouse, adjoining outdoor patio and pool deck. Alcoholic beverages held and/or consumed within the physical structure of the Clubhouse, adjoining outdoor patio and pool deck must be purchased through the holder of the liquor license registered with the State of Florida to serve alcoholic beverages at 4141 Ashton Club Drive, Lake Wales, Florida. Any registered holder of said liquor license shall be required to provide the Amenity Manager with an applicable certificate of insurance naming the District as an additional named insured. If there isn't a liquor license holder registered with the State of Florida to serve alcoholic beverages at the Clubhouse, the Clubhouse Amenity Manager may approve consumption of alcohol for events held in the Clubhouse. Alcoholic beverage service, if approved, shall only be obtained through a service

licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved a room in the Clubhouse. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.

In regards to LAHOLA II CDD's HFC Community Center: The HFC Community Center Amenity Manager may approve consumption of alcohol for events held at the Community Center by a vendor who is in possession of a valid liquor license and proof of insurance. See Section XI (vi) regarding the HFC Community Center herein for more specific information regarding alcohol at the HFC Community Center.

SMOKING: Lake Ashton is a smoke-free community. Smoking tobacco products or electronic cigarettes are prohibited at all facilities and venues unless in a designated area.

PETS: Pets, (with the exception of duly registered service animals as defined by the ADA) are not permitted at Amenities Facilities with the exception of Pet Parks unless. If a special event allowing pets has been approved by the Amenity Manager, pets ~~Pets~~ must be leashed and under control of an adult handler at all times, or in an appropriate carrier, or placed in a cage. Users Handlers are responsible ~~to~~ for picking up after their pets and ~~to~~ disposing of any waste in a designated pet waste receptacle or outdoor dumpster. Adult handlers must be in control of pets at all times.

PARKING: Vehicles must be parked in designated areas. Vehicles, bicycles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

OVERNIGHT PARKING: There shall be no overnight parking in Amenity Facility parking lots unless authorized by the Amenity Manager.

OFF-ROAD VEHICLES: Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District(s).

OPEN PLAY: Certain amenities are available on a first come, first serve basis at various times. No reservations are accepted during the time period listed as Open Play at the respective amenity.

FIRE SAFETY/FIREWORKS: Candles, open burning or combustion of any kind are not permitted inside any Amenity Facility. Fireworks of any kind are not permitted on any Amenity Facility or property held by the Districts, with the following exception: the respective Board may approve the use of fireworks over specific bodies of water within its District's boundaries.

GRILLS/SMOKERS: Patrons are not allowed to bring grills or smokers to the Amenity Facilities. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party.

SERVICE AREAS: Service areas within the Amenity Facilities are off-limits except for Staff.

DRONES: Drones and all forms of unmanned aerial vehicles are not permitted to be used inside Amenity Facility buildings any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.

CHILD CARE: The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.

SKATEBOARDING: Skateboarding is not permitted on the Amenity Facilities property at any time. Roller blading is permitted on cart paths and roadways only.

OUTSIDE ENTERTAINMENT: Performances at any Amenity Facility, including those by outside entertainers, must be approved, in advance, by the Amenity Manager.

ADVERTISING: Advertisements for Commercial Purposes shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved, in writing, by the Amenity Manager.

COMMERCIAL PURPOSES: Activities with Commercial Purposes must have approval from the Amenity Manager.

UNATTENDED GUESTS: Amenity users should not leave Guests who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.

PROGRAM/ACTIVITY APPROVAL: All programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities must be approved by the Amenity Manager.

MANAGEMENT SPONSORED EVENTS: The Amenity Manager has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc.

NOISE: The volume of live or recorded music shall not violate applicable Local Noise Ordinances.

**LOITERING:** Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

**COMPLIANCE TO STATUTES:** Individuals shall abide by and comply with any and all federal, state and local laws and ordinances while utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with same.

**EQUIPMENT:** The Districts maintains a limited amount of equipment to support individual activities such as Bocce, Billiards, Pickleball, Racquetball, Shuffleboard, Yoga, and exercise classes. Please check their availability with the Amenity Manager. Patrons are encouraged to provide their own equipment for recurring use.

**HOURS:** Hours of operation, including holiday schedules, for Amenities Facilities are established and published by the Amenity Manager(s), and such hours are subject to change at the discretion of the Amenity Manager.

**EMERGENCIES:** After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (Thompson Nursery Road phone number 863-324-7290, CR 653 phone number 863-318-0237) or Amenity Manager (phone number Clubhouse 863-324-5457 or ~~Community Center~~HFC 863-595-1562) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

**SIGNAGE:** All Political Issue and Commercial Purpose signs outside Amenity Facility buildings are strictly prohibited. All other signs need the approval of ~~an~~the Amenity Manager.

#### **GOLF CARTS:**

1. Golf Cart operations within the Districts shall abide by all applicable provisions of this Policy, Florida Statutes, as amended, and local ordinances and regulations, ~~including~~, but not limited to, compliance with Chapters 316 and 320, *Florida Statutes*, all traffic control devices, and local traffic laws, ~~and the City of Winter Haven's Ordinance Sec. 18-155.~~
2. All Golf Carts used on or within the Amenities, including but not limited to the Golf Course and the Pathways/Bridges, must be registered at ~~LAH CDD's~~the HFC Health and Fitness Center. Registration includes acknowledgement of these Policies, including specifically but not limited to this Section X. - GOLF CARTS and Section XII. (USE AT OWN RISK; INDEMNIFICATION) and displaying the appropriate Golf Cart decal when operating a Golf Cart within or on the Amenities. If the decal is not properly displayed, the Golf Cart operator ~~may~~will be asked to ~~remove the Golf Cart from~~leave the Amenity.
3. Golf Cart operators must be at least 16 years of age.
4. The speed limit for golf carts is 20 MPH on roads and 12 MPH on cart paths and bridges.
- 2.5. Golf Carts must have street/turf tires for operation on the Golf Course turf.

**3.6. Safety Recommendations:** the Districts recommends all owners and/or operators of Golf Carts used on or within the Amenities abide by the following safety recommendations:

- i. Use extreme caution when traveling on Pathways/Bridges, especially if within the Golf Course when golf is being played;
- ii. The Districts recommend Golf Cart owners obtain liability insurance insuring against personal injury and damage to property with limits of at least \$300,000;
- iii. Equip Golf Cart with efficient brakes, reliable steering apparatus, safe street/turf tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
- iv. Regularly check Golf Cart for safe operation of brakes, lights, steering, turn signals, and tires.
- v. Make sure batteries are charged to good operating levels.
- vi. When passing or approaching another Golf Cart on a path, one Golf Cart should move to the side toward the Amenity property to allow the other cart to pass. Under no circumstances, should passing Golf Carts drive onto private property.
- vii. Passengers and drivers should keep all body parts inside the Golf Cart while it is in motion;
- viii. Passengers should have both feet planted firmly on the floor while the Golf Cart is moving;
- ix. Passengers should sit with their right hip against the right arm of the seat;
- x. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the Golf Cart. On turns and fast straightaways, passenger should use right hand to grasp the right arm of the seat.

PHOTOS AT EVENTS: By using District Amenities, patrons grant the District the right to use and publish photographs and/or videos in which they may be included in Lake Ashton media without their inspection or approval.

## **XI. AMENITIES POLICIES – SPECIFIC USAGE**

Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein. In addition to the general Policies listed above, each Amenity Facility has the following specific Policies that must be followed:

### i. LOBBY

The Lobby at the Clubhouse and HFC are not reservable spaces. Tables can only be set up by registered Clubs, Groups, and Organizations, with prior approval from the Amenity Manager, for the purpose of selling tickets or registration for events in rooms reserved by the same group. Approved vendors may also set up a table as part of a sponsorship agreement. Tables must not block means of ingress/egress or access to the rest of the building.

### ii. CLUBHOUSE BALLROOM

1. All food and beverages consumed in the Clubhouse Ballroom must be purchased and provided by the Restaurant contracted by the District.
2. Any Resident or Resident activity that qualifies for, and is granted a fee waiver under the Rules of Lake Ashton Community Development District, Chapter III, may, with the

approval of the Amenity Manager, have an outside caterer provide food and non-alcoholic beverages for an event compliant with Chapter III. The Amenity Manager shall have sole discretion to grant or deny such a request, and may require the submission of a certificate of insurance, a waiver of liability, or other administrative documentation as deemed appropriate by the District.

3. Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
4. ~~The volume of live or recorded music shall not violate applicable City of Lake Wales Noise Ordinances.~~
- 4.5. Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### ii-iii. BOCCE

1. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
2. Bocce balls should not be tossed or thrown outside of the court.
3. Players on the opposite side of the playing or thrower's end should stand outside the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the Staff.
4. ~~Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.~~
5. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
- 4.6. Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### iii-iv. BOWLING

1. The center is available for open bowling when league play is not scheduled. Reservations are made through the Amenity Manager on a first-come basis.
2. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
3. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or Staff for instructions.
4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).

5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. No food or drink is allowed in the approach area.
7. If, at any time, the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or Staff for assistance.
8. No one is allowed behind the pin-setting machines without the permission of the Amenity Manager.
9. Return all balls and shoes to racks when you have finished bowling.
10. Guests under the age of eighteen (18) years of age must be supervised by adult Patron who understands the rules and regulations of the game.
11. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
- ~~10.12.~~ Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### iv-v. CINEMA

1. Movies are scheduled on a regular basis by the Amenity Manager and open to all Patrons. Seating capacity is 55 and admittance is on a first-come basis. Guests under eighteen (18) years of age must be accompanied by an adult.
2. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from Residents are also considered.
3. Scheduled movies and show times are posted and subject to change.
4. Closed-captioning is available for certain movies at certain show times. Please check with the Amenity Manager or Staff to obtain the schedule.
5. Be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
6. Reservations for the Cinema shall be made through the Amenity Manager's office.
7. Contact the Amenity Manager or Staff for assistance with equipment.
8. Be sure the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
9. Report any loose seats, lighting issues, or other facility needs to the Amenity Manager or Staff.

#### v.vi. CARD ROOMS/HFC BILLIARDS ROOM/CLUBHOUSE GAMES ROOM/HFC POKER ROOM

1. Rooms are available during normal hours for Open Play, however, as many different card and billiard games are held at regularly scheduled times, you should contact either the Activities Office or Ashtonliving.net for a list of scheduled activities.
- ~~2. Reservations for the Card/Game Room can be made through the Amenity Manager's office.~~



- ~~3. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.~~
2. Due to the large demand for these rooms, reservations should include the number of tables required to meet the needs of the group. Tables not used will be considered “open” and will be made available for use by another group or individual.
3. AmenityRoom reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.
4. Residents booking the Clubhouse Game Room for a Lake Ashton club, group, or organization meeting or activity should be aware that the room will still be available for Billiards play.

vi.vii. CLUBHOUSE AND HFC COMMUNITY CENTER

- ~~1. Residents, Non-Resident Members, and members of the general public are responsible for ensuring that their Guests adhere to the Policies set forth herein.~~
- ~~2. The volume of live or recorded music must not violate applicable local government noise ordinances.~~
- ~~3. No open burning or candles are allowed at the facility.~~
- 4.1. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the HFC Community Center. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.
- ~~5. Patrons are not allowed to bring or use grills or smokers at the HFC Community Center. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party.~~
2. Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner’s officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenities Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
- 6.3. AmenityRoom reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

vii-viii. COURTYARD-ROSE GARDEN AND OUTDOOR KITCHEN

1. The ~~courtyard~~ Rose Garden is furnished with tables, chairs, and grilling equipment. ~~Reservations for the Rose Garden courtyard may be made through the Community Center/HFC Activities Amenity Manager's office.~~
2. If you are unsure how to operate the grills or need assistance with any equipment, please contact the ~~Community Center/HFC~~ Amenity Manager or Staff for instructions.
3. Please contact the ~~Community Center/HFC~~ Amenity Manager or Staff for assistance if equipment at the Rose Garden courtyard fails to operate properly.
4. Guests must be eighteen (18) years of age to operate the grills ~~at in~~ the ~~courtyard~~ Rose Garden. ~~A deposit fee will be charged in accordance with Rules of Lake Ashton CDD II, Chapter III.~~
5. ~~The courtyard-Rose Garden~~ and surrounding area must be clean and free from trash and debris following any function. Patrons reserving and holding a function ~~at in~~ the ~~courtyard~~ Rose Garden and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee ~~by the Community Center Amenity Manager.~~
- 5-6. ~~Amenity Room~~ reservations are non-exclusive. ~~At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.~~

viii-ix. CRAFT ROOMS

1. Craft Rooms are open during normal operating hours. They are available for general use when not reserved.
2. Reservations for the Craft Rooms can be made through the Amenity Manager's office.
3. If, at any time, the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Please be courteous of others' projects and do not touch or handle them.
5. ~~Guests under eighteen (18) years of age must be properly supervised by an adult.~~
- 5-6. ~~Amenity Room~~ reservations are non-exclusive. ~~At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.~~

ix-x. FITNESS CENTERS

1. Fitness centers are open daily during normal operating hours.
2. Patrons are encouraged to receive training on the apparatus before utilizing equipment
3. Each facility provides televisions for Patrons. Please be considerate when setting volume levels.
4. Individuals must be fourteen (14) years of age and older to use District Fitness Centers. Individuals 14-17 years of age must be accompanied by an adult.
5. Food, including chewing gum, is not permitted within the District Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw-top or sealed lids.

6. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Centers. Appropriate attire includes tee-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
7. Each individual is responsible for wiping off fitness equipment after use with the antiseptic wipes provided by the Districts.
8. Use of personal trainers is permitted in the District Fitness Centers with approval from the Amenity Manager.
9. Hand chalk is not permitted to be used in the District Fitness Centers.
10. ~~Personal audio devices Radios, tape players, MP3 players and CD players~~ are not permitted unless they are personal units equipped utilized with headphones.
11. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the District Fitness Centers.
13. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
14. Be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
15. Replace weights to their proper location after use.
16. Free-weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Centers.

## \*xi. GOLF COURSE

### 1. Cart Paths and Bridges

- i. All Pathways/Bridges within the Golf Course are shared equally between golfers, golf carts, pedestrians and bicyclists. Use of the Pathways/Bridges by Non-Golfers during hours when golf is being played creates potential safety hazards; therefore, all users of the Golf Course must exercise extreme caution when golf is being played.
- ii. To reduce danger and likelihood of being struck by a golf ball, Non-Golfers should walk or ride in the opposite direction of play (starting on Hole 18 and ending on Hole 1), pause as golfers (“Golfers”) are about to hit, and only continue once the Golfers have struck their balls. Golfers should wave Non-Golfers through if the approaching Non-Golfers are fast moving or can pass by quickly.
- iii. **Non-Golfers must stay on the Pathways/Bridges or Pond banks.** Non-Golfers are encouraged to monitor the daily email circulated by Pro Shop ~~S~~staff members announcing course conditions, closures, and starting times for the groups on each course. In doing so, Non-Golfers can identify periods when no golfers are on the course. One course is normally closed on Monday and League play (Tuesday, Wednesday, and Thursday) does not start until 9:00 a.m.; however, Non-Golfers should check the conditions of each course before use. Additionally, it is generally safer to walk before 8:00 a.m. or after 4:00 p.m., when golfers are less likely to be present.
- iv. Pathways adjacent to Ponds and bridges can be dangerous. Golf Carts should operate at a safe speed and always use headlights after dusk. Extreme caution should be taken when traveling through standing water on Pathways.

- v. Pets are permitted to be walked and exercised on the Pathways/Bridges. At no time should they be in the fairways or within thirty feet of a green. Pets must be on leash or in a Golf Cart at all times. Pet owners are responsible to pick up after their pet.
- vi. **Use Golf Course At Own Risk:** All Individuals who enter the Golf Course and/or utilize Pathways/Bridges and/or Ponds, including as a Non-Golfer pedestrian or within a Golf Cart, shall do so at his or her own risk as further provided in Section XII herein and assumes all risks associated with entering property used for playing golf, including but not limited to errant golf balls and golf clubs.

## ~~2. Ponds within the Golf Course~~

- ~~i. The Districts encourage a “catch and release” policy for any fish caught in the Ponds because of the frequency with which the Golf Course is treated with herbicides and fertilizers which may produce run off into the Ponds within the Golf Course.~~
- ~~ii. Non Golfers using the Ponds along the Golf Course must exercise extreme caution when Golfers are present and playing golf because of the risk of being hit by an errant golf ball or golf club. Non Golfers using the Ponds should position themselves away from the flight of any Golfer’s shot and be aware of Golfers hitting. Golf Carts being used by Non Golfers using the Ponds should be parked way from play and off the Pathways/Bridges.~~
- ~~iii. See Section XI.xiii. for additional rules regarding Ponds.~~

## ~~3.2. Golf~~

- ~~i. Golf may be played at the Golf Course for a fee. Any unauthorized individual found using the Golf Course facilities or playing the course will be asked to make restitution. If payment is not received, the individual will be removed and receive a warning.~~
- ~~i-ii. Non-Members or Associate Members that have not checked in with the Pro Shop, and are determined to be playing golf, will be charged the published daily greens rate.~~
- ~~ii-iii. Tee times are available upon request through the Pro Shop. Prior to play, Golfers must report to the Pro Shop. Golfers are asked to abide by local rules regarding dress, behavior, and play. Golfers should comply with announcements on course playing conditions. Complete Golf Course rules are available at the Pro Shop.~~
- ~~iii-iv. Golfers are reminded that they share the Pathways/Bridges and Ponds with Non-Golfers. Golfers do not have any higher priority for use than any Non-Golfer and need to be considerate in allowing use by all Lake Ashton Community members.~~

## ~~xi-xii. HORSESHOES~~

1. Horseshoe equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children’s safety.

### xii.xiii. INDOOR SPORTS COURTS

1. Various articles of equipment, if available, may be obtained from the equipment storage area.
2. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled shoes are allowed.
4. Proper safety equipment, such as protective eyewear, must be used when appropriate to the sport being played.
5. Beverages are permitted at the sports courts if they are contained in non-breakable containers with screw-top or sealed lids.
6. No chairs, other than those provided by the Districts, are permitted on the sports courts.
7. Guests under the age of eighteen (18) must be accompanied by an adult Patron.
8. ~~Courts must be cleaned up after use~~ Equipment must be returned to storage after use.

### xiii.xiv. LAKES AND PONDS (FISHING)

1. Patrons may fish from any District owned Pond within the Lake Ashton Community Development District and Lake Ashton II Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water.
2. No water crafts of any kind are allowed in the Ponds, except for small remote-controlled boats intended for recreational purposes.
3. Swimming, wading, and/or pets are not allowed in any Pond.
4. The Ponds may be occupied with Alligators and other wildlife that can present a danger to Individuals along the Pond banks. All Individuals should exercise extreme caution, but Individuals must be especially mindful of the risk if small children or pets are present. They should not be left unattended.
5. Regarding Ponds within the Golf Course Districts:
  - a. The Districts ~~encourage~~ have a “catch and release” policy for any fish caught in the Ponds because of the frequency with which the Golf Course is of treatment ~~sed~~ with herbicides and fertilizers which may produce run-off into the Ponds. ~~within the Golf Course.~~
  - b. Non-Golfers using the Ponds along the Golf Course must exercise extreme caution when Golfers are present and playing golf because of the risk of being hit by an errant golf ball or golf club. Non-Golfers using the Ponds should position themselves away from the flight of any Golfer’s shot and be aware of Golfers hitting. Golf Carts being used by Non-Golfers using the Ponds should be parked way from play and off the Pathways/Bridges.

### xiv.xv. LIBRARY/MEDIA CENTERS

1. There are two library/media centers, one in the Clubhouse and one in the HFCC Community Center. They have books, puzzles, computers, tables, DVDs and an area for reading.

2. Books and puzzles are donated by Patrons for use by other Patrons. They may be removed but must be returned upon completion to either Amenity Facility.
3. District computers and their content, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.
4. It is strictly prohibited to use a District computer for wireless internet access to seek, send or store Inappropriate Content (as defined herein) and/or for unauthorized copying of copyrighted material. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The Districts assume no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Users of the Districts computers and/or wireless internet access peruse the internet at their own risk, realizing the potential for accessing offensive, inaccurate, illegal, or fraudulent information.
5. The District reserves the right to revoke any User's access to the Districts' computers and/or wireless internet -at any time.

xv-xvi. MEDIA

1. Districts' Media (as defined herein) is provided for the dissemination of factual community information by the Districts to Patrons. The District hereby adopts a no commercial advertisements policy, including those related to Political Issues. This policy provides that the District will not, through its ~~newsletter~~, e-blast system, website, on the recreational facilities walls or grounds or through other District medium, allow commercial advertisements of any kind, regardless of content. The only commercial advertisements permitted are those that are of official District or Club events, as determined by the Amenity Manager.
2. It is the intent of the Districts to maintain Media as a non-public forum for the dissemination of factual community information by the Districts to Patrons.
3. Clubs that meet the criteria for a Club under the Policies and are properly registered with the Amenity Manager, may submit material for inclusion in Media.
4. All information included in Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
5. The provisions hereunder regarding Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the Districts or to such publications, postings, mailings or information permitted under local, state or federal law.
6. The Districts may accept paid political advertising that complies with Chapter 106, Florida Statutes, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political

advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and/or a disclaimer within the paid political advertising.

7. Notwithstanding any of the foregoing, the Districts reserve full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in Media, including the right to edit material relating to Political Issues, and the Districts additionally reserve the right to include a disclaimer in Media noting the LA CDD and LAII CDD does not endorse or support a particular candidate, party, measure or issue.

#### xvi-xvii. PAVILION

1. Use of the Pavilion is by reservation only. Reservations can be made through the Amenities Manager's office.
2. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or Staff for instructions. No grills or smokers are allowed inside the pavilion.
3. If, at any time, the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Guests must be eighteen (18) years of age and older to operate the grills.
5. Ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Patron who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.

5-6. Room reservations are non-exclusive. At the amenity manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### xvii-xviii. PET PARKS

1. Pet parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
2. The ~~Security~~ ~~S~~staff will unlock and lock the gates daily.
3. ~~Both~~ ~~All~~ pet play parks welcome all sized pets.
4. Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
5. Owners are liable for the actions and behavior of their pets at all times.
6. All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
7. All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
8. Aggressive or unruly pets must be leashed and removed from the parks immediately.
9. Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.

10. All pet handlers must be at least eighteen (18) years of age.
11. No children are allowed in the parks without adult supervision.
12. Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.
13. At the first sign of aggression or if a pet becomes unruly and plays too rough, the pet must be leashed and removed from the pet park immediately and banned for the remainder of the day. This will also cause a verbal warning to be issued to the owner by the Amenity Manager.
14. In the event the pet harms, bites or fights another pet or an owner, the pet will be banned from visiting the parks while other pets are present for a period of thirty days.
15. If a second incident of harm, biting, or fighting occurs within a six (6) month period, the pet will be banned from the pet park for one (1) year.
- 15.16. All pet toys should be picked up and removed when done.

### xviii-xix. PICKLEBALL

1. Pickleball courts can be reserved through the Amenity Manager. Non-reserved courts are available for ~~open~~ Open play on a first-come, first-served basis.
2. Use of a pickleball court is limited to one hour when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
3. If you find it necessary to “bump” other players when it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
  - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
4. Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
5. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must also be worn at all times.
6. Due to demand, there is a three (3) Guest limit per court. Guests must be accompanied by a Patron and properly registered.
7. No jumping over nets.
8. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
9. Court hazards or damages must be immediately reported to the ~~Amenities~~ Amenity Manager for repair.
10. No temporary or permanent boundary markers or lines may be placed on the courts, other than the existing lines, unless approved in advance by the Amenity Manager.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No ~~food or~~ glass containers are permitted on the ~~tennis~~ courts.



12. No chairs, other than those provided by the District are permitted on the pickleball courts.
13. Lights at the pickleball facility must be turned off after use.

#### ~~xix-xx.~~ RESTAURANT

1. The Lake Ashton Clubhouse restaurant is open to Patrons and Non-Residents. Operating hours and menu are determined by the restaurant and are posted at the Clubhouse ~~and on~~ [www.ashtonliving.net](http://www.ashtonliving.net).
2. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required.
3. All Patrons and Guests are also required to adhere to any posted Policy regarding the restaurant that has been approved by the Board of Supervisors.

#### ~~xx-xxi.~~ SHUFFLEBOARD

1. Shuffleboard equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes are required at all times.
3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
6. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
- 5-7. Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### ~~xxi-xxii.~~ SPAS

1. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
2. ~~Spas are is~~ open during normal operating hours.
3. You must be thirteen (13) years of age or older to use the spa.
4. Children under the age of eighteen (18) must be accompanied by an adult.
5. Maximum capacity is seven (7) people.
6. ~~No food or beverages are allowed within six (6) feet of the spa. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).~~
6. Beverages must be in non-breakable containers with a lid. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
7. Proper swim attire (no cutoffs) must be worn. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.

8. Personal audio devices and televisions are not permitted unless they are utilized with headphones.
9. Individuals with open sores should not use the spa.
10. The Amenity Manager will control whether swimming is permitted in inclement weather, and the spa facility may be closed or opened at their discretion. If the lightning alarm sounds, all Patrons must evacuate the spa immediately
- 7.11. Patrons must comply with posted signage in addition to the rules listed above.

### xxii-xxiii. SWIMMING POOLS

1. The Swimming pool is open for free swim unless restricted due to the scheduling of swim lessons and aquatic/recreational programs approved by the Amenity Manager.
2. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
3. All Patrons must present proper identification or Guest Passes when requested by Staff. As a rule, a Resident may allow up to four (4) Guests to the swimming pool areas.
4. Use of the swimming pools is permitted only during designated hours.
5. Pool and spa availability may be limited or rotated in order to facilitate maintenance of the facility and to maintain health code regulations.
6. Any person swimming during non-posted swimming hours will be subject to suspension and termination policy.
7. Guests under eighteen (18) years of age must be accompanied by an adult at all times
8. Proper swim attire (no cutoffs) must be worn in the pool.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
11. The changing of diapers or clothes is not allowed poolside.
12. Showers are required before entering the pool.
13. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
14. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
15. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
16. No pets (except service animals), bicycles, skateboards, roller blades, scooters and golf carts are permitted on the pool deck area.
17. Personal audio devices~~Radies, tape players, CD players, MP3 players~~ and televisions are not permitted unless they are personal units-equipped with headphones and utilized or for scheduled activities such as aqua-fitness classes.
18. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with Staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
19. Pool entrances must be kept clear at all times.

20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
23. Food and drinks are permitted outside the wet pool deck area. Glass containers, ~~dishes, and drinking cups~~ are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
24. No chewing gum is permitted in the pool or spa or on the surrounding deck areas.
25. The Districts are not responsible for lost or stolen items.
26. Chemicals used in the pool/spa may affect certain hair or fabric colors. The Districts are not responsible for these effects.
- 26.27. Individuals with open sores should not use the pool.
- ~~28. The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion. While at the Clubhouse outdoor Pool, if the lightning alarm sounds, all Patrons must evacuate the pool immediately.~~
29. Patrons must comply with posted signage in addition to the rules listed above.
- ~~27.~~

#### xxiii-xxiv. TENNIS COURTS

1. Tennis courts can be reserved through the Amenity Manager. Non-reserved courts are available for **O**pen **P**lay on a first-come, first-served basis. Patrons desiring to use the tennis courts should check with Staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
2. If you find it necessary to “bump” other players when it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
  - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
3. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
4. Proper tennis shoes and attire are required at all times while on the courts. Shirts must be worn at all times.
5. Guests are limited to three (3) to a single court. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
6. No jumping over nets.
7. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.

8. Court hazards or damages of any type need to be reported to the Amenity Manager for repair.
  9. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
  10. No temporary or permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines, unless approved in advance by the Amenity Manager.
  11. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw-top or sealed lids. No ~~food or~~ glass containers are permitted on the ~~tennis~~ courts.
  12. No chairs, other than those provided by the District, are permitted on the ~~Tennis C~~ courts.
  13. Lights at the tennis facility must be turned off after use.
  14. A Spinshot tennis ball machine is available at the Clubhouse tennis facility. Use of the machine must be used in accordance with posted instructions. Training for the use of the equipment must occur prior to use and persons using this piece of equipment do so at their own risk.
- 14.15. Reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time at this amenity. When multiple group activities are scheduled, please be courteous of others.

xxiv-xxv. WILDLIFE

1. When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals ("Wildlife"):
  - i. Wildlife encountered within the Amenity Facilities should never be approached.
  - ii. Never leave small children unattended.
  - iii. Never feed wild animals, or leave food/garbage unattended.
  - iv. Wildlife ~~are~~ is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.
2. The Lake Ashton Community is a natural Wildlife habitat; therefore, exercise caution and vigilance at all times.
3. Please visit the Florida Fish and Wildlife Conservation Commission's website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you-serve/wildlife/>

**XII. USE AT OWN RISK; INDEMNIFICATION**

**Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the Districts and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature**

arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her family.

Should any Patron, Guest, or other person, bring suit against the Indemnites in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnites, said Patron, Guest, or other person shall be liable to the Districts for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnites.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, utilization of the Golf Course, Pathways/Bridges, and/or Ponds (including but not limited to as a pedestrian or within a Golf Cart), or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the Districts, its contractors or third parties authorized by the Districts.

### **XIII. SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

### **XIV. SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

### **XV. OTHER RULES AND POLICIES**

The Districts have also adopted other rules and policies governing the use of District property. Please contact the District Manager for copies of all such rules and policies.

# SECTION VII

# SECTION A

# SECTION 1



# SECTION (a)

## RESOLUTION 2022-07

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

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

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake Ashton Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2021/2022, may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF AUGUST 2022**

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

*Option A*  
*(\$200 per unit)*

***Approved Budget  
Fiscal Year 2023***



# **LAKE ASHTON**

***Community Development District***

***August 15, 2022***



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

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-8

Capital Projects Fund

Budget	Page 9
--------	--------

Debt Service Funds

Series 2015 Budget	Page 10
Amortization Schedule A-1	Page 11
Amortization Schedule A-2	Page 12

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,789,053	\$1,808,209	(\$19,178)	\$1,789,031	\$1,964,724
Rental Income	001.300.36200.10100	\$40,000	\$25,325	\$5,065	\$30,390	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$174,525	\$11,386	\$185,911	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$80,000	\$78,790	\$7,957	\$86,747	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$2,249	\$450	\$2,699	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$865,535	\$0	\$0	\$0	\$0
Restaurant Catering Sales	001.300.34900.10001	\$118,400	\$0	\$0	\$0	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$1,650	\$0	\$1,650	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$11,954	\$0	\$11,954	\$5,000
Carryforward	001.300.27100.10000	\$118,295	\$60,516	\$0	\$60,516	\$31,431
<b>TOTAL REVENUES</b>		<b>\$3,147,283</b>	<b>\$2,163,218</b>	<b>\$5,680</b>	<b>\$2,168,899</b>	<b>\$2,267,155</b>
<b>Expenditures</b>						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,875	\$350	\$3,225	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$220	\$27	\$247	\$306
Engineering	001.310.51300.31100	\$60,000	\$32,681	\$9,516	\$42,197	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,433	\$167	\$1,600	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,789	\$9,596	\$38,386	\$30,000
Annual Audit	001.310.51300.32200	\$3,750	\$0	\$3,750	\$3,750	\$3,850
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$50,197	\$10,039	\$60,236	\$63,248
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,064	\$413	\$2,477	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$136	\$27	\$163	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$41,021	\$6,888	\$47,909	\$50,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$1,709	\$342	\$2,050	\$5,500
Insurance	001.310.51300.45000	\$48,639	\$50,686	\$0	\$50,686	\$60,823
Legal Advertising	001.310.51300.48000	\$1,500	\$738	\$750	\$1,488	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$1,178	\$236	\$1,414	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$0
Office Supplies	001.310.51300.51000	\$125	\$88	\$18	\$105	\$175
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$274,391</b>	<b>\$219,734</b>	<b>\$42,285</b>	<b>\$262,019</b>	<b>\$291,737</b>
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$362,786	\$301,394	\$61,391	\$362,786	\$408,176
Gate/Patrol/Pool Officers	001.320.57200.34501	\$260,614	\$238,549	\$50,902	\$289,451	\$310,273
Pest Control	001.320.57200.54501	\$4,690	\$3,440	\$610	\$4,050	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$5,256	\$1,577	\$6,832	\$7,500



# Lake Ashton

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$11,108	\$2,222	\$13,329	\$13,600
Electric	001.320.57200.43000	\$216,000	\$190,120	\$40,248	\$230,368	\$220,000
Water	001.320.57200.43100	\$20,000	\$11,241	\$2,301	\$13,543	\$16,000
Gas-Pool	001.320.57200.43200	\$20,500	\$25,833	\$1,000	\$26,833	\$25,000
Gas-Restaurant	001.320.57200.43201	\$15,000	\$10,338	\$0	\$10,338	\$0
Refuse	001.320.57200.43300	\$14,000	\$13,180	\$2,588	\$15,768	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$38,207	\$7,641	\$45,849	\$57,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$444	\$89	\$533	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$17,400	\$7,685	\$0	\$7,685	\$0
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$10,588	\$2,118	\$12,705	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,326	\$665	\$3,991	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$3,250	\$650	\$3,900	\$0
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$16,101	\$3,220	\$19,321	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$5,400	\$2,507	\$501	\$3,008	\$5,400
Landscape Maintenance	001.320.57200.46200	\$194,514	\$165,610	\$32,420	\$198,030	\$194,520
Plant Replacement	001.320.57200.46201	\$7,000	\$2,531	\$2,500	\$5,031	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$649	\$130	\$778	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,950	\$7,790	\$46,740	\$49,545
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$25,810	\$14,600	\$40,410	\$41,595
Permits/Inspections	001.320.57200.54100	\$1,500	\$2,247	\$449	\$2,696	\$2,200
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$5,176	\$1,035	\$6,211	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$16,662	\$3,332	\$19,994	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$4,046	\$235	\$4,281	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,732	\$1,546	\$9,279	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$0	\$0	\$0	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$114,094	\$6,150	\$120,244	\$130,000
Restaurant Operations <sup>(1)</sup>	001.330.57200.52000	\$1,094,291	\$0	\$0	\$0	\$0
Traffic Accident Repairs	001.320.57200.54507	\$0	\$1,650	\$0	\$1,650	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$2,633,435</b>	<b>\$1,277,724</b>	<b>\$247,911</b>	<b>\$1,525,635</b>	<b>\$1,610,099</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,907,826</b>	<b>\$1,497,458</b>	<b>\$290,196</b>	<b>\$1,787,654</b>	<b>\$1,901,836</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$349,813)	(\$349,813)	\$0	(\$349,813)	(\$365,319)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$110,356	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$239,457)</b>	<b>(\$349,813)</b>	<b>\$0</b>	<b>(\$349,813)</b>	<b>(\$365,319)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$315,947</b>	<b>(\$284,515)</b>	<b>\$31,431</b>	<b>\$0</b>

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$1,964,724
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$147,882
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,112,606
No. of Units	986	986	977	977	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,169.00

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**REVENUES:**

**Special Assessments 001.300.36300.10100**

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

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

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

**Newsletter Income 001.300.36200.10200**

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

**Interest Income 001.300.36100.10000**

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

**Miscellaneous Income 001.300.36900.10000**

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

**Carryforward Surplus 001.300.27100.10000**

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

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

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

**FICA Expense 001.310.51300.21000**

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

**Engineering Fees 001.310.51300.31100**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Arbitrage 001.310.51300.31200**

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

**Dissemination Agent 001.310.51300.31300**

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

**Attorney 001.310.51300.31500**

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

**Annual Audit 001.310.51300.32200**

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

**Trustee Fees 001.310.51300.32300**

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

**Management Fees 001.310.51300.34000**

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

**Accounting System Software 001.310.51300.35100**

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

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

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

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**Rentals & Leases 001.310.51300.42502**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Insurance 001.310.51300.45000**

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

**Legal Advertising 001.310.51300.48000**

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

**Other Current Charges 001.310.51300.49000**

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

**Property Taxes 001.310.51300.31400**

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

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

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

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

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

**Gate/Patrol/Pool Officers 001.320.57200.34501**

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

**Pest Control 001.320.57200.54501**

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

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

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

**Telephone/Internet 001.320.572100.41000**

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

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

GENERAL FUND BUDGET  
 FISCAL YEAR 2023

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

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

**Water 001.320.57200.43100**

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

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

**Gas-Pool 001.320.57200.43200**

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

**Gas-Restaurant 001.320.57200.43201**

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

**Refuse Service 001.320.57200.43300**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

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

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

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

**Repairs and Maintenance-Pool 001.320.57200.45300**

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

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

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

**Landscape Maintenance 001.320.57200.46200**

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

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

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

# LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND BUDGET FISCAL YEAR 2023

### **Lake Maintenance 001.320.53800.46800**

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

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

### **Wetland/Mitigation Maintenance 001.320.53800.46801**

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

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

### **Permits/Inspections 001.320.57200.54100**

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

### **Office Supplies/Printing & Binding 001.320.57200.51000**

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

### **Operating Supplies 001.320.57200.52000**

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

### **Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

### **Dues & Licenses 001.320.57200.54000**

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

### **Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

### **Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

# Lake Ashton

## Community Development District

## Capital Projects Funds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$349,813	\$349,813	\$0	\$349,813	\$365,319
Interest Income	\$1,000	\$2,312	\$462	\$2,774	\$1,000
Carryforward Surplus	\$406,391	\$361,998	\$0	\$361,998	\$304,996
<b>TOTAL REVENUES</b>	<b>\$757,204</b>	<b>\$714,123</b>	<b>\$462</b>	<b>\$714,585</b>	<b>\$671,315</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 22</b>					
Golf Course Reserves	\$25,000	\$30,107	\$12,325	\$42,432	\$0
<b>Capital Projects-FY 22</b>					
Exercise Equipment - Cardio	\$10,000	\$0	\$7,999	\$7,999	\$0
Security Golf Carts	\$7,650	\$13,013	\$0	\$13,013	\$0
Enclose Activities Desk	\$26,000	\$0	\$28,000	\$28,000	\$0
Lake Ashton Blvd. Landscape Refurbishment	\$28,250	\$0	\$0	\$0	\$0
Pavement Management	\$90,000	\$7,538	\$112,463	\$120,000	\$0
Replace Restaurant Awning	\$38,250	\$0	\$0	\$0	\$0
Restaurant Dining Room Redesign	\$10,000	\$8,471	\$529	\$9,000	\$0
Restaurant Kitchen Redesign	\$10,000	\$0	\$0	\$0	\$0
Restaurant Equipment	\$15,000	\$2,390	\$0	\$2,390	\$0
Fence	\$0	\$0	\$1,800	\$1,800	\$0
Stormwater Management	\$25,000	\$20,450	\$0	\$20,450	\$0
HVAC	\$25,000	\$0	\$0	\$0	\$0
Painting of Column End Caps	\$0	\$7,895	\$0	\$7,895	\$0
Other Current Charges	\$650	\$493	\$99	\$592	\$0
<b>Capital Projects-FY 23</b>					
Ballroom Renovation	\$0	\$0	\$0	\$0	\$11,500
Treadsmills (2)	\$0	\$0	\$0	\$0	\$10,000
Outdoor Pool/Spa Refurbishment	\$0	\$0	\$0	\$0	\$66,800
Lake Ashton Shoreline Restoration	\$0	\$0	\$0	\$0	\$16,000
Gate Operators with LED Gate Arms	\$0	\$0	\$0	\$0	\$10,000
Bocce Court Refurbishment	\$0	\$0	\$0	\$0	\$20,000
HVAC	\$0	\$0	\$0	\$0	\$27,000
Asphalt and Curblines repairs	\$0	\$0	\$0	\$0	\$20,000
Golf Course Pathways	\$0	\$0	\$0	\$0	\$10,000
Golf Course Bridge Maintenance	\$0	\$0	\$0	\$0	\$30,000
Pond Repairs	\$0	\$0	\$0	\$0	\$10,000
Paver Maintenance	\$0	\$0	\$0	\$0	\$11,500
Restaurant Equipment	\$0	\$0	\$0	\$0	\$16,000
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$310,800</b>	<b>\$90,355</b>	<b>\$163,214</b>	<b>\$253,570</b>	<b>\$259,450</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to Enterprise Fund)	(\$110,356)	(\$142,830)	(\$13,189)	(\$156,020)	\$0
<b>TOTAL OTHER</b>	<b>(\$110,356)</b>	<b>(\$142,830)</b>	<b>(\$13,189)</b>	<b>(\$156,020)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$336,048</b>	<b>\$480,937</b>	<b>(\$175,941)</b>	<b>\$304,996</b>	<b>\$411,865</b>

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$302,222	\$610,022	\$917,822	\$1,225,622
Reserves	\$349,813	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$253,570)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$156,020)	\$0	\$0	\$0	\$0
Ending Balance	<b>\$302,222</b>	<b>\$610,022</b>	<b>\$917,822</b>	<b>\$1,225,622</b>	<b>\$1,533,422</b>

RESERVE STUDY	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>



# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$435,837	\$438,745	(\$3,784)	\$434,961	\$435,837
Special Assessments - PPMT A-1	\$0	\$60,677	\$0	\$60,677	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$17	\$6	\$23	\$500
Carry Forward Surplus <sup>(1)</sup>	\$156,320	\$185,602	\$0	\$185,602	\$153,012
<b>TOTAL REVENUES</b>	<b>\$592,658</b>	<b>\$685,041</b>	<b>(\$3,778)</b>	<b>\$681,262</b>	<b>\$589,350</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$80,375	\$80,375	\$0	\$80,375	\$72,500
Interest - 05/01	\$78,875	\$78,875	\$0	\$78,875	\$72,500
Principal - 05/01	\$220,000	\$220,000	\$0	\$220,000	\$230,000
Special Call - 11/01	\$0	\$60,000	\$0	\$60,000	\$0
Special Call - 05/01	\$0	\$35,000	\$0	\$35,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,125	\$12,125	\$0	\$12,125	\$11,375
Interest - 05/01	\$11,875	\$11,875	\$0	\$11,875	\$11,375
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$423,250</b>	<b>\$528,250</b>	<b>\$0</b>	<b>\$528,250</b>	<b>\$417,750</b>
<b>EXCESS REVENUES</b>	<b>\$169,408</b>	<b>\$156,791</b>	<b>(\$3,778)</b>	<b>\$153,012</b>	<b>\$171,600</b>

<sup>(1)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$66,750
2015A-2	\$10,875
<b>11/23 Interest</b>	<b>\$77,625</b>

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

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$3,155,000.00	\$ 255,000.00	\$ 78,875.00	\$ -
11/01/22	\$2,900,000.00	\$ -	\$ 72,500.00	\$ 406,375.00
05/01/23	\$2,900,000.00	\$ 230,000.00	\$ 72,500.00	\$ -
11/01/23	\$2,670,000.00	\$ -	\$ 66,750.00	\$ 369,250.00
05/01/24	\$2,670,000.00	\$ 240,000.00	\$ 66,750.00	\$ -
11/01/24	\$2,430,000.00	\$ -	\$ 60,750.00	\$ 367,500.00
05/01/25	\$2,430,000.00	\$ 255,000.00	\$ 60,750.00	\$ -
11/01/25	\$2,175,000.00	\$ -	\$ 54,375.00	\$ 370,125.00
05/01/26	\$2,175,000.00	\$ 265,000.00	\$ 54,375.00	\$ -
11/01/26	\$1,910,000.00	\$ -	\$ 47,750.00	\$ 367,125.00
05/01/27	\$1,910,000.00	\$ 280,000.00	\$ 47,750.00	\$ -
11/01/27	\$1,630,000.00	\$ -	\$ 40,750.00	\$ 368,500.00
05/01/28	\$1,630,000.00	\$ 295,000.00	\$ 40,750.00	\$ -
11/01/28	\$1,335,000.00	\$ -	\$ 33,375.00	\$ 369,125.00
05/01/29	\$1,335,000.00	\$ 310,000.00	\$ 33,375.00	\$ -
11/01/29	\$1,025,000.00	\$ -	\$ 25,625.00	\$ 369,000.00
05/01/30	\$1,025,000.00	\$ 325,000.00	\$ 25,625.00	\$ -
11/01/30	\$ 700,000.00	\$ -	\$ 17,500.00	\$ 368,125.00
05/01/31	\$ 700,000.00	\$ 340,000.00	\$ 17,500.00	\$ -
11/01/31	\$ 360,000.00	\$ -	\$ 9,000.00	\$ 366,500.00
05/01/32	\$ 360,000.00	\$ 360,000.00	\$ 9,000.00	\$ 369,000.00
		\$ 3,155,000.00	\$ 935,625.00	\$ 4,090,625.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 475,000.00	\$ 20,000.00	\$ 11,875.00	\$ -
11/01/22	\$ 455,000.00	\$ -	\$ 11,375.00	\$ 43,250.00
05/01/23	\$ 455,000.00	\$ 20,000.00	\$ 11,375.00	\$ -
11/01/23	\$ 435,000.00	\$ -	\$ 10,875.00	\$ 42,250.00
05/01/24	\$ 435,000.00	\$ 20,000.00	\$ 10,875.00	\$ -
11/01/24	\$ 415,000.00	\$ -	\$ 10,375.00	\$ 41,250.00
05/01/25	\$ 415,000.00	\$ 25,000.00	\$ 10,375.00	\$ -
11/01/25	\$ 390,000.00	\$ -	\$ 9,750.00	\$ 45,125.00
05/01/26	\$ 390,000.00	\$ 25,000.00	\$ 9,750.00	\$ -
11/01/26	\$ 365,000.00	\$ -	\$ 9,125.00	\$ 43,875.00
05/01/27	\$ 365,000.00	\$ 25,000.00	\$ 9,125.00	\$ -
11/01/27	\$ 340,000.00	\$ -	\$ 8,500.00	\$ 42,625.00
05/01/28	\$ 340,000.00	\$ 25,000.00	\$ 8,500.00	\$ -
11/01/28	\$ 315,000.00	\$ -	\$ 7,875.00	\$ 41,375.00
05/01/29	\$ 315,000.00	\$ 30,000.00	\$ 7,875.00	\$ -
11/01/29	\$ 285,000.00	\$ -	\$ 7,125.00	\$ 45,000.00
05/01/30	\$ 285,000.00	\$ 30,000.00	\$ 7,125.00	\$ -
11/01/30	\$ 255,000.00	\$ -	\$ 6,375.00	\$ 43,500.00
05/01/31	\$ 255,000.00	\$ 30,000.00	\$ 6,375.00	\$ -
11/01/31	\$ 225,000.00	\$ -	\$ 5,625.00	\$ 42,000.00
05/01/32	\$ 225,000.00	\$ 35,000.00	\$ 5,625.00	\$ -
11/01/32	\$ 190,000.00	\$ -	\$ 4,750.00	\$ 45,375.00
05/01/33	\$ 190,000.00	\$ 35,000.00	\$ 4,750.00	\$ -
11/01/33	\$ 155,000.00	\$ -	\$ 3,875.00	\$ 43,625.00
05/01/34	\$ 155,000.00	\$ 35,000.00	\$ 3,875.00	\$ -
11/01/34	\$ 120,000.00	\$ -	\$ 3,000.00	\$ 41,875.00
05/01/35	\$ 120,000.00	\$ 40,000.00	\$ 3,000.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 45,000.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 475,000.00	\$ 215,125.00	\$ 690,125.00

**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS - FY 2023**

	ADOPTED BUDGET-FY 22	ACTUALS THRU 5/31/22	PROJECTED 4 MONTHS	PROJECTED TOTAL-FY22	PROPOSED BUDGET-FY 23
<b>SALES CREDIT</b>					
RETAIL SALES	\$ 865,535	\$ 431,722	\$ 32,815	\$ 464,538	\$ -
CATERING-INSIDE	\$ 118,400	\$ 55,834	\$ 8,832	\$ 64,666	\$ -
CATERING-OUTSIDE	\$ -	\$ 7,825	\$ -	\$ 7,825	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 983,935</b>	<b>\$ 495,382</b>	<b>\$ 41,647</b>	<b>\$ 537,029</b>	<b>\$ -</b>
<b>PURCHASES:</b>					
DRY GROCERY	\$ 336,564	\$ 10,122	\$ 1,335	\$ 11,457	\$ -
BAKERY	\$ -	\$ 493	\$ 245	\$ 738	\$ -
DAIRY	\$ -	\$ 11,478	\$ 885	\$ 12,363	\$ -
PRODUCE	\$ -	\$ 17,231	\$ 2,000	\$ 19,231	\$ -
GROCERY-REFRIGERATED/FROZEN	\$ -	\$ 29,425	\$ 1,031	\$ 30,455	\$ -
MEAT-PORK/BEEF	\$ -	\$ 31,540	\$ 1,735	\$ 33,275	\$ -
POULTRY	\$ -	\$ 13,199	\$ 849	\$ 14,047	\$ -
SEAFOOD	\$ -	\$ 14,671	\$ 1,623	\$ 16,294	\$ -
BEVERAGES	\$ -	\$ 24,411	\$ 1,485	\$ 25,895	\$ -
MISC. COST	\$ -	\$ 15,554	\$ 2,625	\$ 18,179	\$ -
<b>TOTAL</b>	<b>\$ 336,564</b>	<b>\$ 168,124</b>	<b>\$ 13,811</b>	<b>\$ 181,935</b>	<b>\$ -</b>
<b>OTHER OPERATING EXPENSES</b>					
TELEPHONE/UTILITIES	\$ 61,759	\$ 538	\$ 90	\$ 628	\$ -
MENUS	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY	\$ -	\$ 3,642	\$ 489	\$ 4,131	\$ -
OFFICE SUPPLIES	\$ -	\$ 1,802	\$ 161	\$ 1,963	\$ -
UNIFORMS	\$ -	\$ 318	\$ -	\$ 318	\$ -
EQUIPMENT/SUPPLIES	\$ -	\$ 2,088	\$ 327	\$ 2,415	\$ -
JANITORIAL/HAZARDOUS	\$ -	\$ 5,403	\$ 419	\$ 5,822	\$ -
DISPOSABLES	\$ -	\$ 11,849	\$ 635	\$ 12,484	\$ -
REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -
AUTO EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE CONTRACTS	\$ -	\$ 2,218	\$ 621	\$ 2,840	\$ -
GAS	\$ -	\$ (900)	\$ -	\$ (900)	\$ -
REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
ENTERTAINMENT	\$ -	\$ 8,504	\$ 1,100	\$ 9,604	\$ -
EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EMPLOYEE RECRUITMENT	\$ -	\$ 292	\$ 37	\$ 328	\$ -
MISC. EXPENSE	\$ -	\$ 1,953	\$ -	\$ 1,953	\$ -
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
DUES/SUBSCRIPTIONS	\$ -	\$ 4,975	\$ -	\$ 4,975	\$ -
CREDIT CARD FEES	\$ -	\$ 12,789	\$ 1,441	\$ 14,231	\$ -
OVER/SHORT	\$ -	\$ 1,542	\$ (1)	\$ 1,541	\$ -
REFUSE/PEST CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -
PROMO/DECORATIONS/FLOWERS/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -
MARKETING/ADVERTISING	\$ -	\$ 1,392	\$ 39	\$ 1,431	\$ -
TECHNOLOGY EXPENSE	\$ -	\$ 2,481	\$ 215	\$ 2,696	\$ -
LICENSES	\$ -	\$ 58	\$ -	\$ 58	\$ -
<b>TOTAL</b>	<b>\$ 61,759</b>	<b>\$ 60,945</b>	<b>\$ 5,573</b>	<b>\$ 66,518</b>	<b>\$ -</b>
<b>LABOR:</b>					
MANAGEMENT PAYROLL & BENEFITS	\$ 581,572	\$ 89,453	\$ 6,025	\$ 95,478	\$ -
BASE PAYROLL (HOURLY)	\$ -	\$ 187,160	\$ 18,433	\$ 205,593	\$ -
BASE TAXES/FRINGES	\$ -	\$ 52,405	\$ 5,161	\$ 57,566	\$ -
CONTRACT LABOR (OTHER)	\$ -	\$ 7,586	\$ -	\$ 7,586	\$ -
<b>TOTAL</b>	<b>\$ 581,572</b>	<b>\$ 336,604</b>	<b>\$ 29,619</b>	<b>\$ 366,223</b>	<b>\$ -</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>					
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 114,395	\$ 68,743	\$ 5,833	\$ 74,576	\$ -
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ -	\$ 3,796	\$ -	\$ 3,796	\$ -
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 114,395</b>	<b>\$ 72,540</b>	<b>\$ 5,833</b>	<b>\$ 78,373</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (110,355)</b>	<b>\$ (142,830)</b>	<b>\$ (13,189)</b>	<b>\$ (156,020)</b>	<b>\$ -</b>
<b>OTHER FINANCING SOURCES</b>	<b>\$ 110,355</b>	<b>\$ 142,830</b>	<b>\$ 13,189</b>	<b>\$ 156,020</b>	<b>\$ -</b>
<b>NET CHANGE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

*Option B*  
*(\$300 per unit)*

***Approved Budget  
Fiscal Year 2023***



# **LAKE ASHTON**

***Community Development District***

***August 15, 2022***



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

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-8

Capital Projects Fund

Budget	Page 9
--------	--------

Debt Service Funds

Series 2015 Budget	Page 10
Amortization Schedule A-1	Page 11
Amortization Schedule A-2	Page 12

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,789,053	\$1,808,209	(\$19,178)	\$1,789,031	\$2,055,306
Rental Income	001.300.36200.10100	\$40,000	\$25,325	\$5,065	\$30,390	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$174,525	\$11,386	\$185,911	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$80,000	\$78,790	\$7,957	\$86,747	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$2,249	\$450	\$2,699	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$865,535	\$0	\$0	\$0	\$0
Restaurant Catering Sales	001.300.34900.10001	\$118,400	\$0	\$0	\$0	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$1,650	\$0	\$1,650	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$11,954	\$0	\$11,954	\$5,000
Carryforward	001.300.27100.10000	\$118,295	\$60,516	\$0	\$60,516	\$31,431
<b>TOTAL REVENUES</b>		<b>\$3,147,283</b>	<b>\$2,163,218</b>	<b>\$5,680</b>	<b>\$2,168,899</b>	<b>\$2,357,737</b>
<b>Expenditures</b>						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,875	\$350	\$3,225	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$220	\$27	\$247	\$306
Engineering	001.310.51300.31100	\$60,000	\$32,681	\$9,516	\$42,197	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,433	\$167	\$1,600	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,789	\$9,596	\$38,386	\$30,000
Annual Audit	001.310.51300.32200	\$3,750	\$0	\$3,750	\$3,750	\$3,850
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$50,197	\$10,039	\$60,236	\$63,248
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,064	\$413	\$2,477	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$136	\$27	\$163	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$41,021	\$6,888	\$47,909	\$50,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$1,709	\$342	\$2,050	\$5,500
Insurance	001.310.51300.45000	\$48,639	\$50,686	\$0	\$50,686	\$60,823
Legal Advertising	001.310.51300.48000	\$1,500	\$738	\$750	\$1,488	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$1,178	\$236	\$1,414	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$0
Office Supplies	001.310.51300.51000	\$125	\$88	\$18	\$105	\$175
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$274,391</b>	<b>\$219,734</b>	<b>\$42,285</b>	<b>\$262,019</b>	<b>\$291,737</b>
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$362,786	\$301,394	\$61,391	\$362,786	\$408,176
Gate/Patrol/Pool Officers	001.320.57200.34501	\$260,614	\$238,549	\$50,902	\$289,451	\$310,273
Pest Control	001.320.57200.54501	\$4,690	\$3,440	\$610	\$4,050	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$5,256	\$1,577	\$6,832	\$7,500



# Lake Ashton

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$11,108	\$2,222	\$13,329	\$13,600
Electric	001.320.57200.43000	\$216,000	\$190,120	\$40,248	\$230,368	\$220,000
Water	001.320.57200.43100	\$20,000	\$11,241	\$2,301	\$13,543	\$16,000
Gas-Pool	001.320.57200.43200	\$20,500	\$25,833	\$1,000	\$26,833	\$25,000
Gas-Restaurant	001.320.57200.43201	\$15,000	\$10,338	\$0	\$10,338	\$0
Refuse	001.320.57200.43300	\$14,000	\$13,180	\$2,588	\$15,768	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$38,207	\$7,641	\$45,849	\$57,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$444	\$89	\$533	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$17,400	\$7,685	\$0	\$7,685	\$0
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$10,588	\$2,118	\$12,705	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,326	\$665	\$3,991	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$3,250	\$650	\$3,900	\$0
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$16,101	\$3,220	\$19,321	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$5,400	\$2,507	\$501	\$3,008	\$5,400
Landscape Maintenance	001.320.57200.46200	\$194,514	\$165,610	\$32,420	\$198,030	\$194,520
Plant Replacement	001.320.57200.46201	\$7,000	\$2,531	\$2,500	\$5,031	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$649	\$130	\$778	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,950	\$7,790	\$46,740	\$49,545
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$25,810	\$14,600	\$40,410	\$41,595
Permits/Inspections	001.320.57200.54100	\$1,500	\$2,247	\$449	\$2,696	\$2,200
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$5,176	\$1,035	\$6,211	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$16,662	\$3,332	\$19,994	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$4,046	\$235	\$4,281	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,732	\$1,546	\$9,279	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$0	\$0	\$0	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$114,094	\$6,150	\$120,244	\$130,000
Restaurant Operations <sup>(1)</sup>	001.330.57200.52000	\$1,094,291	\$0	\$0	\$0	\$0
Traffic Accident Repairs	001.320.57200.54507	\$0	\$1,650	\$0	\$1,650	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$2,633,435</b>	<b>\$1,277,724</b>	<b>\$247,911</b>	<b>\$1,525,635</b>	<b>\$1,610,099</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,907,826</b>	<b>\$1,497,458</b>	<b>\$290,196</b>	<b>\$1,787,654</b>	<b>\$1,901,836</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$349,813)	(\$349,813)	\$0	(\$349,813)	(\$455,901)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$110,356	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$239,457)</b>	<b>(\$349,813)</b>	<b>\$0</b>	<b>(\$349,813)</b>	<b>(\$455,901)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$315,947</b>	<b>(\$284,515)</b>	<b>\$31,431</b>	<b>\$0</b>

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006
No. of Units	986	986	977	977	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**REVENUES:**

**Special Assessments 001.300.36300.10100**

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

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

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

**Newsletter Income 001.300.36200.10200**

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

**Interest Income 001.300.36100.10000**

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

**Miscellaneous Income 001.300.36900.10000**

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

**Carryforward Surplus 001.300.27100.10000**

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

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

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

**FICA Expense 001.310.51300.21000**

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

**Engineering Fees 001.310.51300.31100**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Arbitrage 001.310.51300.31200**

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

**Dissemination Agent 001.310.51300.31300**

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

**Attorney 001.310.51300.31500**

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

**Annual Audit 001.310.51300.32200**

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

**Trustee Fees 001.310.51300.32300**

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

**Management Fees 001.310.51300.34000**

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

**Accounting System Software 001.310.51300.35100**

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

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

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

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**Rentals & Leases 001.310.51300.42502**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Insurance 001.310.51300.45000**

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

**Legal Advertising 001.310.51300.48000**

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

**Other Current Charges 001.310.51300.49000**

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

**Property Taxes 001.310.51300.31400**

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

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

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

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

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

**Gate/Patrol/Pool Officers 001.320.57200.34501**

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

**Pest Control 001.320.57200.54501**

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

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

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

**Telephone/Internet 001.320.572100.41000**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET  
FISCAL YEAR 2023

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

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

**Water 001.320.57200.43100**

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

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

**Gas-Pool 001.320.57200.43200**

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

**Gas-Restaurant 001.320.57200.43201**

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

**Refuse Service 001.320.57200.43300**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

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

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

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

**Repairs and Maintenance-Pool 001.320.57200.45300**

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

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

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

**Landscape Maintenance 001.320.57200.46200**

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

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Lake Maintenance 001.320.53800.46800**

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

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

**Wetland/Mitigation Maintenance 001.320.53800.46801**

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

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

**Permits/Inspections 001.320.57200.54100**

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

**Office Supplies/Printing & Binding 001.320.57200.51000**

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

**Operating Supplies 001.320.57200.52000**

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

**Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

**Dues & Licenses 001.320.57200.54000**

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

**Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

**Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

# Lake Ashton

## Community Development District

## Capital Projects Funds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$349,813	\$349,813	\$0	\$349,813	\$455,901
Interest Income	\$1,000	\$2,312	\$462	\$2,774	\$1,000
Carryforward Surplus	\$406,391	\$361,998	\$0	\$361,998	\$304,996
<b>TOTAL REVENUES</b>	<b>\$757,204</b>	<b>\$714,123</b>	<b>\$462</b>	<b>\$714,585</b>	<b>\$761,897</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 22</b>					
Golf Course Reserves	\$25,000	\$30,107	\$12,325	\$42,432	\$0
<b>Capital Projects-FY 22</b>					
Exercise Equipment - Cardio	\$10,000	\$0	\$7,999	\$7,999	\$0
Security Golf Carts	\$7,650	\$13,013	\$0	\$13,013	\$0
Enclose Activities Desk	\$26,000	\$0	\$28,000	\$28,000	\$0
Lake Ashton Blvd. Landscape Refurbishment	\$28,250	\$0	\$0	\$0	\$0
Pavement Management	\$90,000	\$7,538	\$112,463	\$120,000	\$0
Replace Restaurant Awning	\$38,250	\$0	\$0	\$0	\$0
Restaurant Dining Room Redesign	\$10,000	\$8,471	\$529	\$9,000	\$0
Restaurant Kitchen Redesign	\$10,000	\$0	\$0	\$0	\$0
Restaurant Equipment	\$15,000	\$2,390	\$0	\$2,390	\$0
Fence	\$0	\$0	\$1,800	\$1,800	\$0
Stormwater Management	\$25,000	\$20,450	\$0	\$20,450	\$0
HVAC	\$25,000	\$0	\$0	\$0	\$0
Painting of Column End Caps	\$0	\$7,895	\$0	\$7,895	\$0
Other Current Charges	\$650	\$493	\$99	\$592	\$0
<b>Capital Projects-FY 23</b>					
Ballroom Renovation	\$0	\$0	\$0	\$0	\$11,500
Treadsmills (2)	\$0	\$0	\$0	\$0	\$10,000
Outdoor Pool/Spa Refurbishment	\$0	\$0	\$0	\$0	\$66,800
Lake Ashton Shoreline Restoration	\$0	\$0	\$0	\$0	\$16,000
Gate Operators with LED Gate Arms	\$0	\$0	\$0	\$0	\$10,000
Bocce Court Refurbishment	\$0	\$0	\$0	\$0	\$20,000
HVAC	\$0	\$0	\$0	\$0	\$27,000
Asphalt and Curblines repairs	\$0	\$0	\$0	\$0	\$20,000
Golf Course Pathways	\$0	\$0	\$0	\$0	\$10,000
Golf Course Bridge Maintenance	\$0	\$0	\$0	\$0	\$30,000
Pond Repairs	\$0	\$0	\$0	\$0	\$10,000
Paver Maintenance	\$0	\$0	\$0	\$0	\$11,500
Restaurant Equipment	\$0	\$0	\$0	\$0	\$16,000
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$310,800</b>	<b>\$90,355</b>	<b>\$163,214</b>	<b>\$253,570</b>	<b>\$259,450</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to Enterprise Fund)	(\$110,356)	(\$142,830)	(\$13,189)	(\$156,020)	\$0
<b>TOTAL OTHER</b>	<b>(\$110,356)</b>	<b>(\$142,830)</b>	<b>(\$13,189)</b>	<b>(\$156,020)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$336,048</b>	<b>\$480,937</b>	<b>(\$175,941)</b>	<b>\$304,996</b>	<b>\$502,447</b>

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$302,222	\$610,022	\$917,822	\$1,225,622
Reserves	\$349,813	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$253,570)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$156,020)	\$0	\$0	\$0	\$0
Ending Balance	<b>\$302,222</b>	<b>\$610,022</b>	<b>\$917,822</b>	<b>\$1,225,622</b>	<b>\$1,533,422</b>

RESERVE STUDY	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>



# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$435,837	\$438,745	(\$3,784)	\$434,961	\$435,837
Special Assessments - PPMT A-1	\$0	\$60,677	\$0	\$60,677	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$17	\$6	\$23	\$500
Carry Forward Surplus <sup>(1)</sup>	\$156,320	\$185,602	\$0	\$185,602	\$153,012
<b>TOTAL REVENUES</b>	<b>\$592,658</b>	<b>\$685,041</b>	<b>(\$3,778)</b>	<b>\$681,262</b>	<b>\$589,350</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$80,375	\$80,375	\$0	\$80,375	\$72,500
Interest - 05/01	\$78,875	\$78,875	\$0	\$78,875	\$72,500
Principal - 05/01	\$220,000	\$220,000	\$0	\$220,000	\$230,000
Special Call - 11/01	\$0	\$60,000	\$0	\$60,000	\$0
Special Call - 05/01	\$0	\$35,000	\$0	\$35,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,125	\$12,125	\$0	\$12,125	\$11,375
Interest - 05/01	\$11,875	\$11,875	\$0	\$11,875	\$11,375
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$423,250</b>	<b>\$528,250</b>	<b>\$0</b>	<b>\$528,250</b>	<b>\$417,750</b>
<b>EXCESS REVENUES</b>	<b>\$169,408</b>	<b>\$156,791</b>	<b>(\$3,778)</b>	<b>\$153,012</b>	<b>\$171,600</b>

<sup>(1)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$66,750
2015A-2	\$10,875
<b>11/23 Interest</b>	<b>\$77,625</b>

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

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 3,155,000.00	\$ 255,000.00	\$ 78,875.00	\$ -
11/01/22	\$ 2,900,000.00	\$ -	\$ 72,500.00	\$ 406,375.00
05/01/23	\$ 2,900,000.00	\$ 230,000.00	\$ 72,500.00	\$ -
11/01/23	\$ 2,670,000.00	\$ -	\$ 66,750.00	\$ 369,250.00
05/01/24	\$ 2,670,000.00	\$ 240,000.00	\$ 66,750.00	\$ -
11/01/24	\$ 2,430,000.00	\$ -	\$ 60,750.00	\$ 367,500.00
05/01/25	\$ 2,430,000.00	\$ 255,000.00	\$ 60,750.00	\$ -
11/01/25	\$ 2,175,000.00	\$ -	\$ 54,375.00	\$ 370,125.00
05/01/26	\$ 2,175,000.00	\$ 265,000.00	\$ 54,375.00	\$ -
11/01/26	\$ 1,910,000.00	\$ -	\$ 47,750.00	\$ 367,125.00
05/01/27	\$ 1,910,000.00	\$ 280,000.00	\$ 47,750.00	\$ -
11/01/27	\$ 1,630,000.00	\$ -	\$ 40,750.00	\$ 368,500.00
05/01/28	\$ 1,630,000.00	\$ 295,000.00	\$ 40,750.00	\$ -
11/01/28	\$ 1,335,000.00	\$ -	\$ 33,375.00	\$ 369,125.00
05/01/29	\$ 1,335,000.00	\$ 310,000.00	\$ 33,375.00	\$ -
11/01/29	\$ 1,025,000.00	\$ -	\$ 25,625.00	\$ 369,000.00
05/01/30	\$ 1,025,000.00	\$ 325,000.00	\$ 25,625.00	\$ -
11/01/30	\$ 700,000.00	\$ -	\$ 17,500.00	\$ 368,125.00
05/01/31	\$ 700,000.00	\$ 340,000.00	\$ 17,500.00	\$ -
11/01/31	\$ 360,000.00	\$ -	\$ 9,000.00	\$ 366,500.00
05/01/32	\$ 360,000.00	\$ 360,000.00	\$ 9,000.00	\$ 369,000.00
		\$ 3,155,000.00	\$ 935,625.00	\$ 4,090,625.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 475,000.00	\$ 20,000.00	\$ 11,875.00	\$ -
11/01/22	\$ 455,000.00	\$ -	\$ 11,375.00	\$ 43,250.00
05/01/23	\$ 455,000.00	\$ 20,000.00	\$ 11,375.00	\$ -
11/01/23	\$ 435,000.00	\$ -	\$ 10,875.00	\$ 42,250.00
05/01/24	\$ 435,000.00	\$ 20,000.00	\$ 10,875.00	\$ -
11/01/24	\$ 415,000.00	\$ -	\$ 10,375.00	\$ 41,250.00
05/01/25	\$ 415,000.00	\$ 25,000.00	\$ 10,375.00	\$ -
11/01/25	\$ 390,000.00	\$ -	\$ 9,750.00	\$ 45,125.00
05/01/26	\$ 390,000.00	\$ 25,000.00	\$ 9,750.00	\$ -
11/01/26	\$ 365,000.00	\$ -	\$ 9,125.00	\$ 43,875.00
05/01/27	\$ 365,000.00	\$ 25,000.00	\$ 9,125.00	\$ -
11/01/27	\$ 340,000.00	\$ -	\$ 8,500.00	\$ 42,625.00
05/01/28	\$ 340,000.00	\$ 25,000.00	\$ 8,500.00	\$ -
11/01/28	\$ 315,000.00	\$ -	\$ 7,875.00	\$ 41,375.00
05/01/29	\$ 315,000.00	\$ 30,000.00	\$ 7,875.00	\$ -
11/01/29	\$ 285,000.00	\$ -	\$ 7,125.00	\$ 45,000.00
05/01/30	\$ 285,000.00	\$ 30,000.00	\$ 7,125.00	\$ -
11/01/30	\$ 255,000.00	\$ -	\$ 6,375.00	\$ 43,500.00
05/01/31	\$ 255,000.00	\$ 30,000.00	\$ 6,375.00	\$ -
11/01/31	\$ 225,000.00	\$ -	\$ 5,625.00	\$ 42,000.00
05/01/32	\$ 225,000.00	\$ 35,000.00	\$ 5,625.00	\$ -
11/01/32	\$ 190,000.00	\$ -	\$ 4,750.00	\$ 45,375.00
05/01/33	\$ 190,000.00	\$ 35,000.00	\$ 4,750.00	\$ -
11/01/33	\$ 155,000.00	\$ -	\$ 3,875.00	\$ 43,625.00
05/01/34	\$ 155,000.00	\$ 35,000.00	\$ 3,875.00	\$ -
11/01/34	\$ 120,000.00	\$ -	\$ 3,000.00	\$ 41,875.00
05/01/35	\$ 120,000.00	\$ 40,000.00	\$ 3,000.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 45,000.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 475,000.00	\$ 215,125.00	\$ 690,125.00

**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS - FY 2023**

	ADOPTED BUDGET-FY 22	ACTUALS THRU 5/31/22	PROJECTED 4 MONTHS	PROJECTED TOTAL-FY22	PROPOSED BUDGET-FY 23
<b>SALES CREDIT</b>					
RETAIL SALES	\$ 865,535	\$ 431,722	\$ 32,815	\$ 464,538	\$ -
CATERING-INSIDE	\$ 118,400	\$ 55,834	\$ 8,832	\$ 64,666	\$ -
CATERING-OUTSIDE	\$ -	\$ 7,825	\$ -	\$ 7,825	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 983,935</b>	<b>\$ 495,382</b>	<b>\$ 41,647</b>	<b>\$ 537,029</b>	<b>\$ -</b>
<b>PURCHASES:</b>					
DRY GROCERY	\$ 336,564	\$ 10,122	\$ 1,335	\$ 11,457	\$ -
BAKERY	\$ -	\$ 493	\$ 245	\$ 738	\$ -
DAIRY	\$ -	\$ 11,478	\$ 885	\$ 12,363	\$ -
PRODUCE	\$ -	\$ 17,231	\$ 2,000	\$ 19,231	\$ -
GROCERY-REFRIGERATED/FROZEN	\$ -	\$ 29,425	\$ 1,031	\$ 30,455	\$ -
MEAT-PORK/BEEF	\$ -	\$ 31,540	\$ 1,735	\$ 33,275	\$ -
POULTRY	\$ -	\$ 13,199	\$ 849	\$ 14,047	\$ -
SEAFOOD	\$ -	\$ 14,671	\$ 1,623	\$ 16,294	\$ -
BEVERAGES	\$ -	\$ 24,411	\$ 1,485	\$ 25,895	\$ -
MISC. COST	\$ -	\$ 15,554	\$ 2,625	\$ 18,179	\$ -
<b>TOTAL</b>	<b>\$ 336,564</b>	<b>\$ 168,124</b>	<b>\$ 13,811</b>	<b>\$ 181,935</b>	<b>\$ -</b>
<b>OTHER OPERATING EXPENSES</b>					
TELEPHONE/UTILITIES	\$ 61,759	\$ 538	\$ 90	\$ 628	\$ -
MENUS	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY	\$ -	\$ 3,642	\$ 489	\$ 4,131	\$ -
OFFICE SUPPLIES	\$ -	\$ 1,802	\$ 161	\$ 1,963	\$ -
UNIFORMS	\$ -	\$ 318	\$ -	\$ 318	\$ -
EQUIPMENT/SUPPLIES	\$ -	\$ 2,088	\$ 327	\$ 2,415	\$ -
JANITORIAL/HAZARDOUS	\$ -	\$ 5,403	\$ 419	\$ 5,822	\$ -
DISPOSABLES	\$ -	\$ 11,849	\$ 635	\$ 12,484	\$ -
REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -
AUTO EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE CONTRACTS	\$ -	\$ 2,218	\$ 621	\$ 2,840	\$ -
GAS	\$ -	\$ (900)	\$ -	\$ (900)	\$ -
REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
ENTERTAINMENT	\$ -	\$ 8,504	\$ 1,100	\$ 9,604	\$ -
EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EMPLOYEE RECRUITMENT	\$ -	\$ 292	\$ 37	\$ 328	\$ -
MISC. EXPENSE	\$ -	\$ 1,953	\$ -	\$ 1,953	\$ -
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
DUES/SUBSCRIPTIONS	\$ -	\$ 4,975	\$ -	\$ 4,975	\$ -
CREDIT CARD FEES	\$ -	\$ 12,789	\$ 1,441	\$ 14,231	\$ -
OVER/SHORT	\$ -	\$ 1,542	\$ (1)	\$ 1,541	\$ -
REFUSE/PEST CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -
PROMO/DECORATIONS/FLOWERS/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -
MARKETING/ADVERTISING	\$ -	\$ 1,392	\$ 39	\$ 1,431	\$ -
TECHNOLOGY EXPENSE	\$ -	\$ 2,481	\$ 215	\$ 2,696	\$ -
LICENSES	\$ -	\$ 58	\$ -	\$ 58	\$ -
<b>TOTAL</b>	<b>\$ 61,759</b>	<b>\$ 60,945</b>	<b>\$ 5,573</b>	<b>\$ 66,518</b>	<b>\$ -</b>
<b>LABOR:</b>					
MANAGEMENT PAYROLL & BENEFITS	\$ 581,572	\$ 89,453	\$ 6,025	\$ 95,478	\$ -
BASE PAYROLL (HOURLY)	\$ -	\$ 187,160	\$ 18,433	\$ 205,593	\$ -
BASE TAXES/FRINGES	\$ -	\$ 52,405	\$ 5,161	\$ 57,566	\$ -
CONTRACT LABOR (OTHER)	\$ -	\$ 7,586	\$ -	\$ 7,586	\$ -
<b>TOTAL</b>	<b>\$ 581,572</b>	<b>\$ 336,604</b>	<b>\$ 29,619</b>	<b>\$ 366,223</b>	<b>\$ -</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>					
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 114,395	\$ 68,743	\$ 5,833	\$ 74,576	\$ -
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ -	\$ 3,796	\$ -	\$ 3,796	\$ -
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 114,395</b>	<b>\$ 72,540</b>	<b>\$ 5,833</b>	<b>\$ 78,373</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (110,355)</b>	<b>\$ (142,830)</b>	<b>\$ (13,189)</b>	<b>\$ (156,020)</b>	<b>\$ -</b>
<b>OTHER FINANCING SOURCES</b>	<b>\$ 110,355</b>	<b>\$ 142,830</b>	<b>\$ 13,189</b>	<b>\$ 156,020</b>	<b>\$ -</b>
<b>NET CHANGE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# SECTION 2

# SECTION (a)

## RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

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



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

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

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

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

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August 2022

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

*Option A*  
*(\$200 per unit)*

***Approved Budget***  
***Fiscal Year 2023***



# **LAKE ASHTON**

***Community Development District***

***August 15, 2022***



**Lake Ashton  
Community Development District**

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-8

Capital Projects Fund

Budget	Page 9
--------	--------

Debt Service Funds

Series 2015 Budget	Page 10
Amortization Schedule A-1	Page 11
Amortization Schedule A-2	Page 12

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,789,053	\$1,808,209	(\$19,178)	\$1,789,031	\$1,964,724
Rental Income	001.300.36200.10100	\$40,000	\$25,325	\$5,065	\$30,390	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$174,525	\$11,386	\$185,911	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$80,000	\$78,790	\$7,957	\$86,747	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$2,249	\$450	\$2,699	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$865,535	\$0	\$0	\$0	\$0
Restaurant Catering Sales	001.300.34900.10001	\$118,400	\$0	\$0	\$0	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$1,650	\$0	\$1,650	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$11,954	\$0	\$11,954	\$5,000
Carryforward	001.300.27100.10000	\$118,295	\$60,516	\$0	\$60,516	\$31,431
<b>TOTAL REVENUES</b>		<b>\$3,147,283</b>	<b>\$2,163,218</b>	<b>\$5,680</b>	<b>\$2,168,899</b>	<b>\$2,267,155</b>
<b>Expenditures</b>						
<b>Administrative</b>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,875	\$350	\$3,225	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$220	\$27	\$247	\$306
Engineering	001.310.51300.31100	\$60,000	\$32,681	\$9,516	\$42,197	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,433	\$167	\$1,600	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,789	\$9,596	\$38,386	\$30,000
Annual Audit	001.310.51300.32200	\$3,750	\$0	\$3,750	\$3,750	\$3,850
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$50,197	\$10,039	\$60,236	\$63,248
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,064	\$413	\$2,477	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$136	\$27	\$163	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$41,021	\$6,888	\$47,909	\$50,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$1,709	\$342	\$2,050	\$5,500
Insurance	001.310.51300.45000	\$48,639	\$50,686	\$0	\$50,686	\$60,823
Legal Advertising	001.310.51300.48000	\$1,500	\$738	\$750	\$1,488	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$1,178	\$236	\$1,414	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$0
Office Supplies	001.310.51300.51000	\$125	\$88	\$18	\$105	\$175
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$274,391</b>	<b>\$219,734</b>	<b>\$42,285</b>	<b>\$262,019</b>	<b>\$291,737</b>
<b>Maintenance</b>						
Field Management Services	001.320.57200.34000	\$362,786	\$301,394	\$61,391	\$362,786	\$408,176
Gate/Patrol/Pool Officers	001.320.57200.34501	\$260,614	\$238,549	\$50,902	\$289,451	\$310,273
Pest Control	001.320.57200.54501	\$4,690	\$3,440	\$610	\$4,050	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$5,256	\$1,577	\$6,832	\$7,500

# Lake Ashton

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$11,108	\$2,222	\$13,329	\$13,600
Electric	001.320.57200.43000	\$216,000	\$190,120	\$40,248	\$230,368	\$220,000
Water	001.320.57200.43100	\$20,000	\$11,241	\$2,301	\$13,543	\$16,000
Gas-Pool	001.320.57200.43200	\$20,500	\$25,833	\$1,000	\$26,833	\$25,000
Gas-Restaurant	001.320.57200.43201	\$15,000	\$10,338	\$0	\$10,338	\$0
Refuse	001.320.57200.43300	\$14,000	\$13,180	\$2,588	\$15,768	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$38,207	\$7,641	\$45,849	\$57,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$444	\$89	\$533	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$17,400	\$7,685	\$0	\$7,685	\$0
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$10,588	\$2,118	\$12,705	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,326	\$665	\$3,991	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$3,250	\$650	\$3,900	\$0
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$16,101	\$3,220	\$19,321	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$5,400	\$2,507	\$501	\$3,008	\$5,400
Landscape Maintenance	001.320.57200.46200	\$194,514	\$165,610	\$32,420	\$198,030	\$194,520
Plant Replacement	001.320.57200.46201	\$7,000	\$2,531	\$2,500	\$5,031	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$649	\$130	\$778	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,950	\$7,790	\$46,740	\$49,545
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$25,810	\$14,600	\$40,410	\$41,595
Permits/Inspections	001.320.57200.54100	\$1,500	\$2,247	\$449	\$2,696	\$2,200
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$5,176	\$1,035	\$6,211	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$16,662	\$3,332	\$19,994	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$4,046	\$235	\$4,281	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,732	\$1,546	\$9,279	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$0	\$0	\$0	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$114,094	\$6,150	\$120,244	\$130,000
Restaurant Operations <sup>(1)</sup>	001.330.57200.52000	\$1,094,291	\$0	\$0	\$0	\$0
Traffic Accident Repairs	001.320.57200.54507	\$0	\$1,650	\$0	\$1,650	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$2,633,435</b>	<b>\$1,277,724</b>	<b>\$247,911</b>	<b>\$1,525,635</b>	<b>\$1,610,099</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,907,826</b>	<b>\$1,497,458</b>	<b>\$290,196</b>	<b>\$1,787,654</b>	<b>\$1,901,836</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$349,813)	(\$349,813)	\$0	(\$349,813)	(\$365,319)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$110,356	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$239,457)</b>	<b>(\$349,813)</b>	<b>\$0</b>	<b>(\$349,813)</b>	<b>(\$365,319)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$315,947</b>	<b>(\$284,515)</b>	<b>\$31,431</b>	<b>\$0</b>

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$1,964,724
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$147,882
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,112,606
No. of Units	986	986	977	977	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,169.00

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**REVENUES:**

**Special Assessments 001.300.36300.10100**

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

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

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

**Newsletter Income 001.300.36200.10200**

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

**Interest Income 001.300.36100.10000**

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

**Miscellaneous Income 001.300.36900.10000**

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

**Carryforward Surplus 001.300.27100.10000**

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

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

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

**FICA Expense 001.310.51300.21000**

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

**Engineering Fees 001.310.51300.31100**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Arbitrage 001.310.51300.31200**

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

**Dissemination Agent 001.310.51300.31300**

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

**Attorney 001.310.51300.31500**

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

**Annual Audit 001.310.51300.32200**

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

**Trustee Fees 001.310.51300.32300**

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

**Management Fees 001.310.51300.34000**

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

**Accounting System Software 001.310.51300.35100**

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

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

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

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**Rentals & Leases 001.310.51300.42502**

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



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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Insurance 001.310.51300.45000**

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

**Legal Advertising 001.310.51300.48000**

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

**Other Current Charges 001.310.51300.49000**

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

**Property Taxes 001.310.51300.31400**

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

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

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

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

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

**Gate/Patrol/Pool Officers 001.320.57200.34501**

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

**Pest Control 001.320.57200.54501**

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

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

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

**Telephone/Internet 001.320.572100.41000**

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

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

GENERAL FUND BUDGET  
FISCAL YEAR 2023

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

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

**Water 001.320.57200.43100**

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

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

**Gas-Pool 001.320.57200.43200**

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

**Gas-Restaurant 001.320.57200.43201**

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

**Refuse Service 001.320.57200.43300**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

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

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

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

**Repairs and Maintenance-Pool 001.320.57200.45300**

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

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

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

**Landscape Maintenance 001.320.57200.46200**

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

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

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

# LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND BUDGET FISCAL YEAR 2023

### **Lake Maintenance 001.320.53800.46800**

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

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

### **Wetland/Mitigation Maintenance 001.320.53800.46801**

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

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

### **Permits/Inspections 001.320.57200.54100**

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

### **Office Supplies/Printing & Binding 001.320.57200.51000**

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

### **Operating Supplies 001.320.57200.52000**

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

### **Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

### **Dues & Licenses 001.320.57200.54000**

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

### **Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

### **Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

# Lake Ashton

## Community Development District

## Capital Projects Funds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$349,813	\$349,813	\$0	\$349,813	\$365,319
Interest Income	\$1,000	\$2,312	\$462	\$2,774	\$1,000
Carryforward Surplus	\$406,391	\$361,998	\$0	\$361,998	\$304,996
<b>TOTAL REVENUES</b>	<b>\$757,204</b>	<b>\$714,123</b>	<b>\$462</b>	<b>\$714,585</b>	<b>\$671,315</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 22</b>					
Golf Course Reserves	\$25,000	\$30,107	\$12,325	\$42,432	\$0
<b>Capital Projects-FY 22</b>					
Exercise Equipment - Cardio	\$10,000	\$0	\$7,999	\$7,999	\$0
Security Golf Carts	\$7,650	\$13,013	\$0	\$13,013	\$0
Enclose Activities Desk	\$26,000	\$0	\$28,000	\$28,000	\$0
Lake Ashton Blvd. Landscape Refurbishment	\$28,250	\$0	\$0	\$0	\$0
Pavement Management	\$90,000	\$7,538	\$112,463	\$120,000	\$0
Replace Restaurant Awning	\$38,250	\$0	\$0	\$0	\$0
Restaurant Dining Room Redesign	\$10,000	\$8,471	\$529	\$9,000	\$0
Restaurant Kitchen Redesign	\$10,000	\$0	\$0	\$0	\$0
Restaurant Equipment	\$15,000	\$2,390	\$0	\$2,390	\$0
Fence	\$0	\$0	\$1,800	\$1,800	\$0
Stormwater Management	\$25,000	\$20,450	\$0	\$20,450	\$0
HVAC	\$25,000	\$0	\$0	\$0	\$0
Painting of Column End Caps	\$0	\$7,895	\$0	\$7,895	\$0
Other Current Charges	\$650	\$493	\$99	\$592	\$0
<b>Capital Projects-FY 23</b>					
Ballroom Renovation	\$0	\$0	\$0	\$0	\$11,500
Treadsmills (2)	\$0	\$0	\$0	\$0	\$10,000
Outdoor Pool/Spa Refurbishment	\$0	\$0	\$0	\$0	\$66,800
Lake Ashton Shoreline Restoration	\$0	\$0	\$0	\$0	\$16,000
Gate Operators with LED Gate Arms	\$0	\$0	\$0	\$0	\$10,000
Bocce Court Refurbishment	\$0	\$0	\$0	\$0	\$20,000
HVAC	\$0	\$0	\$0	\$0	\$27,000
Asphalt and Curblines repairs	\$0	\$0	\$0	\$0	\$20,000
Golf Course Pathways	\$0	\$0	\$0	\$0	\$10,000
Golf Course Bridge Maintenance	\$0	\$0	\$0	\$0	\$30,000
Pond Repairs	\$0	\$0	\$0	\$0	\$10,000
Paver Maintenance	\$0	\$0	\$0	\$0	\$11,500
Restaurant Equipment	\$0	\$0	\$0	\$0	\$16,000
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$310,800</b>	<b>\$90,355</b>	<b>\$163,214</b>	<b>\$253,570</b>	<b>\$259,450</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to Enterprise Fund)	(\$110,356)	(\$142,830)	(\$13,189)	(\$156,020)	\$0
<b>TOTAL OTHER</b>	<b>(\$110,356)</b>	<b>(\$142,830)</b>	<b>(\$13,189)</b>	<b>(\$156,020)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$336,048</b>	<b>\$480,937</b>	<b>(\$175,941)</b>	<b>\$304,996</b>	<b>\$411,865</b>

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$302,222	\$610,022	\$917,822	\$1,225,622
Reserves	\$349,813	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$253,570)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$156,020)	\$0	\$0	\$0	\$0
Ending Balance	<b>\$302,222</b>	<b>\$610,022</b>	<b>\$917,822</b>	<b>\$1,225,622</b>	<b>\$1,533,422</b>

RESERVE STUDY	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>

# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$435,837	\$438,745	(\$3,784)	\$434,961	\$435,837
Special Assessments - PPMT A-1	\$0	\$60,677	\$0	\$60,677	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$17	\$6	\$23	\$500
Carry Forward Surplus <sup>(1)</sup>	\$156,320	\$185,602	\$0	\$185,602	\$153,012
<b>TOTAL REVENUES</b>	<b>\$592,658</b>	<b>\$685,041</b>	<b>(\$3,778)</b>	<b>\$681,262</b>	<b>\$589,350</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$80,375	\$80,375	\$0	\$80,375	\$72,500
Interest - 05/01	\$78,875	\$78,875	\$0	\$78,875	\$72,500
Principal - 05/01	\$220,000	\$220,000	\$0	\$220,000	\$230,000
Special Call - 11/01	\$0	\$60,000	\$0	\$60,000	\$0
Special Call - 05/01	\$0	\$35,000	\$0	\$35,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,125	\$12,125	\$0	\$12,125	\$11,375
Interest - 05/01	\$11,875	\$11,875	\$0	\$11,875	\$11,375
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$423,250</b>	<b>\$528,250</b>	<b>\$0</b>	<b>\$528,250</b>	<b>\$417,750</b>
<b>EXCESS REVENUES</b>	<b>\$169,408</b>	<b>\$156,791</b>	<b>(\$3,778)</b>	<b>\$153,012</b>	<b>\$171,600</b>

<sup>(1)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$66,750
2015A-2	\$10,875
<b>11/23 Interest</b>	<b>\$77,625</b>

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

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 3,155,000.00	\$ 255,000.00	\$ 78,875.00	\$ -
11/01/22	\$ 2,900,000.00	\$ -	\$ 72,500.00	\$ 406,375.00
05/01/23	\$ 2,900,000.00	\$ 230,000.00	\$ 72,500.00	\$ -
11/01/23	\$ 2,670,000.00	\$ -	\$ 66,750.00	\$ 369,250.00
05/01/24	\$ 2,670,000.00	\$ 240,000.00	\$ 66,750.00	\$ -
11/01/24	\$ 2,430,000.00	\$ -	\$ 60,750.00	\$ 367,500.00
05/01/25	\$ 2,430,000.00	\$ 255,000.00	\$ 60,750.00	\$ -
11/01/25	\$ 2,175,000.00	\$ -	\$ 54,375.00	\$ 370,125.00
05/01/26	\$ 2,175,000.00	\$ 265,000.00	\$ 54,375.00	\$ -
11/01/26	\$ 1,910,000.00	\$ -	\$ 47,750.00	\$ 367,125.00
05/01/27	\$ 1,910,000.00	\$ 280,000.00	\$ 47,750.00	\$ -
11/01/27	\$ 1,630,000.00	\$ -	\$ 40,750.00	\$ 368,500.00
05/01/28	\$ 1,630,000.00	\$ 295,000.00	\$ 40,750.00	\$ -
11/01/28	\$ 1,335,000.00	\$ -	\$ 33,375.00	\$ 369,125.00
05/01/29	\$ 1,335,000.00	\$ 310,000.00	\$ 33,375.00	\$ -
11/01/29	\$ 1,025,000.00	\$ -	\$ 25,625.00	\$ 369,000.00
05/01/30	\$ 1,025,000.00	\$ 325,000.00	\$ 25,625.00	\$ -
11/01/30	\$ 700,000.00	\$ -	\$ 17,500.00	\$ 368,125.00
05/01/31	\$ 700,000.00	\$ 340,000.00	\$ 17,500.00	\$ -
11/01/31	\$ 360,000.00	\$ -	\$ 9,000.00	\$ 366,500.00
05/01/32	\$ 360,000.00	\$ 360,000.00	\$ 9,000.00	\$ 369,000.00
		\$ 3,155,000.00	\$ 935,625.00	\$ 4,090,625.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 475,000.00	\$ 20,000.00	\$ 11,875.00	\$ -
11/01/22	\$ 455,000.00	\$ -	\$ 11,375.00	\$ 43,250.00
05/01/23	\$ 455,000.00	\$ 20,000.00	\$ 11,375.00	\$ -
11/01/23	\$ 435,000.00	\$ -	\$ 10,875.00	\$ 42,250.00
05/01/24	\$ 435,000.00	\$ 20,000.00	\$ 10,875.00	\$ -
11/01/24	\$ 415,000.00	\$ -	\$ 10,375.00	\$ 41,250.00
05/01/25	\$ 415,000.00	\$ 25,000.00	\$ 10,375.00	\$ -
11/01/25	\$ 390,000.00	\$ -	\$ 9,750.00	\$ 45,125.00
05/01/26	\$ 390,000.00	\$ 25,000.00	\$ 9,750.00	\$ -
11/01/26	\$ 365,000.00	\$ -	\$ 9,125.00	\$ 43,875.00
05/01/27	\$ 365,000.00	\$ 25,000.00	\$ 9,125.00	\$ -
11/01/27	\$ 340,000.00	\$ -	\$ 8,500.00	\$ 42,625.00
05/01/28	\$ 340,000.00	\$ 25,000.00	\$ 8,500.00	\$ -
11/01/28	\$ 315,000.00	\$ -	\$ 7,875.00	\$ 41,375.00
05/01/29	\$ 315,000.00	\$ 30,000.00	\$ 7,875.00	\$ -
11/01/29	\$ 285,000.00	\$ -	\$ 7,125.00	\$ 45,000.00
05/01/30	\$ 285,000.00	\$ 30,000.00	\$ 7,125.00	\$ -
11/01/30	\$ 255,000.00	\$ -	\$ 6,375.00	\$ 43,500.00
05/01/31	\$ 255,000.00	\$ 30,000.00	\$ 6,375.00	\$ -
11/01/31	\$ 225,000.00	\$ -	\$ 5,625.00	\$ 42,000.00
05/01/32	\$ 225,000.00	\$ 35,000.00	\$ 5,625.00	\$ -
11/01/32	\$ 190,000.00	\$ -	\$ 4,750.00	\$ 45,375.00
05/01/33	\$ 190,000.00	\$ 35,000.00	\$ 4,750.00	\$ -
11/01/33	\$ 155,000.00	\$ -	\$ 3,875.00	\$ 43,625.00
05/01/34	\$ 155,000.00	\$ 35,000.00	\$ 3,875.00	\$ -
11/01/34	\$ 120,000.00	\$ -	\$ 3,000.00	\$ 41,875.00
05/01/35	\$ 120,000.00	\$ 40,000.00	\$ 3,000.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 45,000.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 475,000.00	\$ 215,125.00	\$ 690,125.00



**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS - FY 2023**

	ADOPTED BUDGET-FY 22	ACTUALS THRU 5/31/22	PROJECTED 4 MONTHS	PROJECTED TOTAL-FY22	PROPOSED BUDGET-FY 23
<b>SALES CREDIT</b>					
RETAIL SALES	\$ 865,535	\$ 431,722	\$ 32,815	\$ 464,538	\$ -
CATERING-INSIDE	\$ 118,400	\$ 55,834	\$ 8,832	\$ 64,666	\$ -
CATERING-OUTSIDE	\$ -	\$ 7,825	\$ -	\$ 7,825	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 983,935</b>	<b>\$ 495,382</b>	<b>\$ 41,647</b>	<b>\$ 537,029</b>	<b>\$ -</b>
<b>PURCHASES:</b>					
DRY GROCERY	\$ 336,564	\$ 10,122	\$ 1,335	\$ 11,457	\$ -
BAKERY	\$ -	\$ 493	\$ 245	\$ 738	\$ -
DAIRY	\$ -	\$ 11,478	\$ 885	\$ 12,363	\$ -
PRODUCE	\$ -	\$ 17,231	\$ 2,000	\$ 19,231	\$ -
GROCERY-REFRIGERATED/FROZEN	\$ -	\$ 29,425	\$ 1,031	\$ 30,455	\$ -
MEAT-PORK/BEEF	\$ -	\$ 31,540	\$ 1,735	\$ 33,275	\$ -
POULTRY	\$ -	\$ 13,199	\$ 849	\$ 14,047	\$ -
SEAFOOD	\$ -	\$ 14,671	\$ 1,623	\$ 16,294	\$ -
BEVERAGES	\$ -	\$ 24,411	\$ 1,485	\$ 25,895	\$ -
MISC. COST	\$ -	\$ 15,554	\$ 2,625	\$ 18,179	\$ -
<b>TOTAL</b>	<b>\$ 336,564</b>	<b>\$ 168,124</b>	<b>\$ 13,811</b>	<b>\$ 181,935</b>	<b>\$ -</b>
<b>OTHER OPERATING EXPENSES</b>					
TELEPHONE/UTILITIES	\$ 61,759	\$ 538	\$ 90	\$ 628	\$ -
MENUS	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY	\$ -	\$ 3,642	\$ 489	\$ 4,131	\$ -
OFFICE SUPPLIES	\$ -	\$ 1,802	\$ 161	\$ 1,963	\$ -
UNIFORMS	\$ -	\$ 318	\$ -	\$ 318	\$ -
EQUIPMENT/SUPPLIES	\$ -	\$ 2,088	\$ 327	\$ 2,415	\$ -
JANITORIAL/HAZARDOUS	\$ -	\$ 5,403	\$ 419	\$ 5,822	\$ -
DISPOSABLES	\$ -	\$ 11,849	\$ 635	\$ 12,484	\$ -
REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -
AUTO EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE CONTRACTS	\$ -	\$ 2,218	\$ 621	\$ 2,840	\$ -
GAS	\$ -	\$ (900)	\$ -	\$ (900)	\$ -
REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
ENTERTAINMENT	\$ -	\$ 8,504	\$ 1,100	\$ 9,604	\$ -
EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EMPLOYEE RECRUITMENT	\$ -	\$ 292	\$ 37	\$ 328	\$ -
MISC. EXPENSE	\$ -	\$ 1,953	\$ -	\$ 1,953	\$ -
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
DUES/SUBSCRIPTIONS	\$ -	\$ 4,975	\$ -	\$ 4,975	\$ -
CREDIT CARD FEES	\$ -	\$ 12,789	\$ 1,441	\$ 14,231	\$ -
OVER/SHORT	\$ -	\$ 1,542	\$ (1)	\$ 1,541	\$ -
REFUSE/PEST CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -
PROMO/DECORATIONS/FLOWERS/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -
MARKETING/ADVERTISING	\$ -	\$ 1,392	\$ 39	\$ 1,431	\$ -
TECHNOLOGY EXPENSE	\$ -	\$ 2,481	\$ 215	\$ 2,696	\$ -
LICENSES	\$ -	\$ 58	\$ -	\$ 58	\$ -
<b>TOTAL</b>	<b>\$ 61,759</b>	<b>\$ 60,945</b>	<b>\$ 5,573</b>	<b>\$ 66,518</b>	<b>\$ -</b>
<b>LABOR:</b>					
MANAGEMENT PAYROLL & BENEFITS	\$ 581,572	\$ 89,453	\$ 6,025	\$ 95,478	\$ -
BASE PAYROLL (HOURLY)	\$ -	\$ 187,160	\$ 18,433	\$ 205,593	\$ -
BASE TAXES/FRINGES	\$ -	\$ 52,405	\$ 5,161	\$ 57,566	\$ -
CONTRACT LABOR (OTHER)	\$ -	\$ 7,586	\$ -	\$ 7,586	\$ -
<b>TOTAL</b>	<b>\$ 581,572</b>	<b>\$ 336,604</b>	<b>\$ 29,619</b>	<b>\$ 366,223</b>	<b>\$ -</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>					
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 114,395	\$ 68,743	\$ 5,833	\$ 74,576	\$ -
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ -	\$ 3,796	\$ -	\$ 3,796	\$ -
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 114,395</b>	<b>\$ 72,540</b>	<b>\$ 5,833</b>	<b>\$ 78,373</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (110,355)</b>	<b>\$ (142,830)</b>	<b>\$ (13,189)</b>	<b>\$ (156,020)</b>	<b>\$ -</b>
<b>OTHER FINANCING SOURCES</b>	<b>\$ 110,355</b>	<b>\$ 142,830</b>	<b>\$ 13,189</b>	<b>\$ 156,020</b>	<b>\$ -</b>
<b>NET CHANGE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

*Option B*  
*(\$300 per unit)*

***Approved Budget  
Fiscal Year 2023***



# **LAKE ASHTON**

***Community Development District***

***August 15, 2022***



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

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-8

Capital Projects Fund

Budget	Page 9
--------	--------

Debt Service Funds

Series 2015 Budget	Page 10
Amortization Schedule A-1	Page 11
Amortization Schedule A-2	Page 12

# Lake Ashton

## Community Development District

## General Fund

Description		Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$1,789,053	\$1,808,209	(\$19,178)	\$1,789,031	\$2,055,306
Rental Income	001.300.36200.10100	\$40,000	\$25,325	\$5,065	\$30,390	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$174,525	\$11,386	\$185,911	\$130,000
Newsletter Ad Revenue	001.300.36200.10200	\$80,000	\$78,790	\$7,957	\$86,747	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$2,249	\$450	\$2,699	\$1,000
Restaurant Retail Sales	001.300.34900.10000	\$865,535	\$0	\$0	\$0	\$0
Restaurant Catering Sales	001.300.34900.10001	\$118,400	\$0	\$0	\$0	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$1,650	\$0	\$1,650	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$11,954	\$0	\$11,954	\$5,000
Carryforward	001.300.27100.10000	\$118,295	\$60,516	\$0	\$60,516	\$31,431
<b>TOTAL REVENUES</b>		<b>\$3,147,283</b>	<b>\$2,163,218</b>	<b>\$5,680</b>	<b>\$2,168,899</b>	<b>\$2,357,737</b>
<b>Expenditures</b>						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$2,875	\$350	\$3,225	\$4,000
FICA Expense	001.310.51300.21000	\$306	\$220	\$27	\$247	\$306
Engineering	001.310.51300.31100	\$60,000	\$32,681	\$9,516	\$42,197	\$60,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,000	\$1,433	\$167	\$1,600	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,789	\$9,596	\$38,386	\$30,000
Annual Audit	001.310.51300.32200	\$3,750	\$0	\$3,750	\$3,750	\$3,850
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$60,236	\$50,197	\$10,039	\$60,236	\$63,248
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,064	\$413	\$2,477	\$2,500
Printing & Binding	001.310.51300.42500	\$1,000	\$136	\$27	\$163	\$1,000
Newsletter Printing	001.310.51300.42501	\$35,000	\$41,021	\$6,888	\$47,909	\$50,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$1,709	\$342	\$2,050	\$5,500
Insurance	001.310.51300.45000	\$48,639	\$50,686	\$0	\$50,686	\$60,823
Legal Advertising	001.310.51300.48000	\$1,500	\$738	\$750	\$1,488	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$1,178	\$236	\$1,414	\$1,250
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$0
Office Supplies	001.310.51300.51000	\$125	\$88	\$18	\$105	\$175
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$274,391</b>	<b>\$219,734</b>	<b>\$42,285</b>	<b>\$262,019</b>	<b>\$291,737</b>
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$362,786	\$301,394	\$61,391	\$362,786	\$408,176
Gate/Patrol/Pool Officers	001.320.57200.34501	\$260,614	\$238,549	\$50,902	\$289,451	\$310,273
Pest Control	001.320.57200.54501	\$4,690	\$3,440	\$610	\$4,050	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$5,256	\$1,577	\$6,832	\$7,500

# Lake Ashton

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$11,108	\$2,222	\$13,329	\$13,600
Electric	001.320.57200.43000	\$216,000	\$190,120	\$40,248	\$230,368	\$220,000
Water	001.320.57200.43100	\$20,000	\$11,241	\$2,301	\$13,543	\$16,000
Gas-Pool	001.320.57200.43200	\$20,500	\$25,833	\$1,000	\$26,833	\$25,000
Gas-Restaurant	001.320.57200.43201	\$15,000	\$10,338	\$0	\$10,338	\$0
Refuse	001.320.57200.43300	\$14,000	\$13,180	\$2,588	\$15,768	\$14,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$38,207	\$7,641	\$45,849	\$57,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$444	\$89	\$533	\$3,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$17,400	\$7,685	\$0	\$7,685	\$0
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$10,588	\$2,118	\$12,705	\$17,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,326	\$665	\$3,991	\$15,000
Repairs and Maintenance-Cart Path & Bridge	001.320.57200.54540	\$7,000	\$3,250	\$650	\$3,900	\$0
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$16,101	\$3,220	\$19,321	\$20,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$5,400	\$2,507	\$501	\$3,008	\$5,400
Landscape Maintenance	001.320.57200.46200	\$194,514	\$165,610	\$32,420	\$198,030	\$194,520
Plant Replacement	001.320.57200.46201	\$7,000	\$2,531	\$2,500	\$5,031	\$7,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$649	\$130	\$778	\$3,500
Lake Maintenance	001.320.53800.46800	\$46,740	\$38,950	\$7,790	\$46,740	\$49,545
Wetland/Mitigation Maintenance	001.320.53800.46801	\$34,800	\$25,810	\$14,600	\$40,410	\$41,595
Permits/Inspections	001.320.57200.54100	\$1,500	\$2,247	\$449	\$2,696	\$2,200
Office Supplies/Printing/Binding	001.320.57200.51000	\$6,000	\$5,176	\$1,035	\$6,211	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$16,662	\$3,332	\$19,994	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$4,000	\$4,046	\$235	\$4,281	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,732	\$1,546	\$9,279	\$9,000
Decorations	001.320.57200.52005	\$2,000	\$0	\$0	\$0	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$114,094	\$6,150	\$120,244	\$130,000
Restaurant Operations <sup>(1)</sup>	001.330.57200.52000	\$1,094,291	\$0	\$0	\$0	\$0
Traffic Accident Repairs	001.320.57200.54507	\$0	\$1,650	\$0	\$1,650	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$2,633,435</b>	<b>\$1,277,724</b>	<b>\$247,911</b>	<b>\$1,525,635</b>	<b>\$1,610,099</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,907,826</b>	<b>\$1,497,458</b>	<b>\$290,196</b>	<b>\$1,787,654</b>	<b>\$1,901,836</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$349,813)	(\$349,813)	\$0	(\$349,813)	(\$455,901)
Capital Reserve-Transfer In (Restaurant) (From Capital Reserve to General)		\$110,356	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$239,457)</b>	<b>(\$349,813)</b>	<b>\$0</b>	<b>(\$349,813)</b>	<b>(\$455,901)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$315,947</b>	<b>(\$284,515)</b>	<b>\$31,431</b>	<b>\$0</b>

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006
No. of Units	986	986	977	977	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**REVENUES:**

**Special Assessments 001.300.36300.10100**

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

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

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

**Newsletter Income 001.300.36200.10200**

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

**Interest Income 001.300.36100.10000**

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

**Miscellaneous Income 001.300.36900.10000**

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

**Carryforward Surplus 001.300.27100.10000**

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

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

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

**FICA Expense 001.310.51300.21000**

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

**Engineering Fees 001.310.51300.31100**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Arbitrage 001.310.51300.31200**

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

**Dissemination Agent 001.310.51300.31300**

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

**Attorney 001.310.51300.31500**

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

**Annual Audit 001.310.51300.32200**

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

**Trustee Fees 001.310.51300.32300**

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

**Management Fees 001.310.51300.34000**

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

**Accounting System Software 001.310.51300.35100**

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

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

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

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**Rentals & Leases 001.310.51300.42502**

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



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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Insurance 001.310.51300.45000**

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

**Legal Advertising 001.310.51300.48000**

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

**Other Current Charges 001.310.51300.49000**

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

**Property Taxes 001.310.51300.31400**

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

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

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

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

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

**Gate/Patrol/Pool Officers 001.320.57200.34501**

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

**Pest Control 001.320.57200.54501**

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

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

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

**Telephone/Internet 001.320.572100.41000**

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

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

GENERAL FUND BUDGET  
 FISCAL YEAR 2023

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

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

**Water 001.320.57200.43100**

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

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

**Gas-Pool 001.320.57200.43200**

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

**Gas-Restaurant 001.320.57200.43201**

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

**Refuse Service 001.320.57200.43300**

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

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

**GENERAL FUND BUDGET**  
**FISCAL YEAR 2023**

**Maintenance**

**Repairs and Maintenance-Clubhouse 001.320.57200.54500**

Regular repairs and maintenance to the District's Facilities.

**Repairs and Maintenance-Fitness Center 001.320.57200.54510**

Regular repairs and maintenance to the fitness equipment and center.

**Repairs and Maintenance-Restaurant 001.320.57200.54520**

Regular repairs and maintenance to the restaurant.

**Repairs and Maintenance-Bowling Lanes 001.320.57200.54530**

Regular repairs and maintenance to the bowling lanes.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

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

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

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

**Repairs and Maintenance-Pool 001.320.57200.45300**

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

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

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

**Landscape Maintenance 001.320.57200.46200**

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

**Plant Replacement 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

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

# LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND BUDGET FISCAL YEAR 2023

### **Lake Maintenance 001.320.53800.46800**

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

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

### **Wetland/Mitigation Maintenance 001.320.53800.46801**

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

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

### **Permits/Inspections 001.320.57200.54100**

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

### **Office Supplies/Printing & Binding 001.320.57200.51000**

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

### **Operating Supplies 001.320.57200.52000**

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

### **Credit Card Processing Fee 001.320.57200.34699**

The District processes credit cards with Bank of America.

### **Dues & Licenses 001.320.57200.54000**

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

### **Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

### **Special Events 001.320.57200.49400**

The District will have shows and events throughout the year.

# Lake Ashton

## Community Development District

## Capital Projects Funds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$349,813	\$349,813	\$0	\$349,813	\$455,901
Interest Income	\$1,000	\$2,312	\$462	\$2,774	\$1,000
Carryforward Surplus	\$406,391	\$361,998	\$0	\$361,998	\$304,996
<b>TOTAL REVENUES</b>	<b>\$757,204</b>	<b>\$714,123</b>	<b>\$462</b>	<b>\$714,585</b>	<b>\$761,897</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 22</b>					
Golf Course Reserves	\$25,000	\$30,107	\$12,325	\$42,432	\$0
<b>Capital Projects-FY 22</b>					
Exercise Equipment - Cardio	\$10,000	\$0	\$7,999	\$7,999	\$0
Security Golf Carts	\$7,650	\$13,013	\$0	\$13,013	\$0
Enclose Activities Desk	\$26,000	\$0	\$28,000	\$28,000	\$0
Lake Ashton Blvd. Landscape Refurbishment	\$28,250	\$0	\$0	\$0	\$0
Pavement Management	\$90,000	\$7,538	\$112,463	\$120,000	\$0
Replace Restaurant Awning	\$38,250	\$0	\$0	\$0	\$0
Restaurant Dining Room Redesign	\$10,000	\$8,471	\$529	\$9,000	\$0
Restaurant Kitchen Redesign	\$10,000	\$0	\$0	\$0	\$0
Restaurant Equipment	\$15,000	\$2,390	\$0	\$2,390	\$0
Fence	\$0	\$0	\$1,800	\$1,800	\$0
Stormwater Management	\$25,000	\$20,450	\$0	\$20,450	\$0
HVAC	\$25,000	\$0	\$0	\$0	\$0
Painting of Column End Caps	\$0	\$7,895	\$0	\$7,895	\$0
Other Current Charges	\$650	\$493	\$99	\$592	\$0
<b>Capital Projects-FY 23</b>					
Ballroom Renovation	\$0	\$0	\$0	\$0	\$11,500
Treadsmills (2)	\$0	\$0	\$0	\$0	\$10,000
Outdoor Pool/Spa Refurbishment	\$0	\$0	\$0	\$0	\$66,800
Lake Ashton Shoreline Restoration	\$0	\$0	\$0	\$0	\$16,000
Gate Operators with LED Gate Arms	\$0	\$0	\$0	\$0	\$10,000
Bocce Court Refurbishment	\$0	\$0	\$0	\$0	\$20,000
HVAC	\$0	\$0	\$0	\$0	\$27,000
Asphalt and Curblines repairs	\$0	\$0	\$0	\$0	\$20,000
Golf Course Pathways	\$0	\$0	\$0	\$0	\$10,000
Golf Course Bridge Maintenance	\$0	\$0	\$0	\$0	\$30,000
Pond Repairs	\$0	\$0	\$0	\$0	\$10,000
Paver Maintenance	\$0	\$0	\$0	\$0	\$11,500
Restaurant Equipment	\$0	\$0	\$0	\$0	\$16,000
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$310,800</b>	<b>\$90,355</b>	<b>\$163,214</b>	<b>\$253,570</b>	<b>\$259,450</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve-Transfer Out (Restaurant) (From Capital Reserve to Enterprise Fund)	(\$110,356)	(\$142,830)	(\$13,189)	(\$156,020)	\$0
<b>TOTAL OTHER</b>	<b>(\$110,356)</b>	<b>(\$142,830)</b>	<b>(\$13,189)</b>	<b>(\$156,020)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$336,048</b>	<b>\$480,937</b>	<b>(\$175,941)</b>	<b>\$304,996</b>	<b>\$502,447</b>

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$302,222	\$610,022	\$917,822	\$1,225,622
Reserves	\$349,813	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$253,570)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Expenditures-Restaurant	(\$156,020)	\$0	\$0	\$0	\$0
Ending Balance	<b>\$302,222</b>	<b>\$610,022</b>	<b>\$917,822</b>	<b>\$1,225,622</b>	<b>\$1,533,422</b>

RESERVE STUDY	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$594,828	\$902,628	\$1,210,428	\$1,518,228	\$1,826,028
Reserves	\$328,000	\$328,000	\$328,000	\$328,000	\$328,000
Expenditures	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)	(\$20,200)
Ending Balance	<b>\$902,628</b>	<b>\$1,210,428</b>	<b>\$1,518,228</b>	<b>\$1,826,028</b>	<b>\$2,133,828</b>

# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$435,837	\$438,745	(\$3,784)	\$434,961	\$435,837
Special Assessments - PPMT A-1	\$0	\$60,677	\$0	\$60,677	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$17	\$6	\$23	\$500
Carry Forward Surplus <sup>(1)</sup>	\$156,320	\$185,602	\$0	\$185,602	\$153,012
<b>TOTAL REVENUES</b>	<b>\$592,658</b>	<b>\$685,041</b>	<b>(\$3,778)</b>	<b>\$681,262</b>	<b>\$589,350</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$80,375	\$80,375	\$0	\$80,375	\$72,500
Interest - 05/01	\$78,875	\$78,875	\$0	\$78,875	\$72,500
Principal - 05/01	\$220,000	\$220,000	\$0	\$220,000	\$230,000
Special Call - 11/01	\$0	\$60,000	\$0	\$60,000	\$0
Special Call - 05/01	\$0	\$35,000	\$0	\$35,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$12,125	\$12,125	\$0	\$12,125	\$11,375
Interest - 05/01	\$11,875	\$11,875	\$0	\$11,875	\$11,375
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$423,250</b>	<b>\$528,250</b>	<b>\$0</b>	<b>\$528,250</b>	<b>\$417,750</b>
<b>EXCESS REVENUES</b>	<b>\$169,408</b>	<b>\$156,791</b>	<b>(\$3,778)</b>	<b>\$153,012</b>	<b>\$171,600</b>

<sup>(1)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$66,750
2015A-2	\$10,875
<b>11/23 Interest</b>	<b>\$77,625</b>

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

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$3,155,000.00	\$ 255,000.00	\$ 78,875.00	\$ -
11/01/22	\$2,900,000.00	\$ -	\$ 72,500.00	\$ 406,375.00
05/01/23	\$2,900,000.00	\$ 230,000.00	\$ 72,500.00	\$ -
11/01/23	\$2,670,000.00	\$ -	\$ 66,750.00	\$ 369,250.00
05/01/24	\$2,670,000.00	\$ 240,000.00	\$ 66,750.00	\$ -
11/01/24	\$2,430,000.00	\$ -	\$ 60,750.00	\$ 367,500.00
05/01/25	\$2,430,000.00	\$ 255,000.00	\$ 60,750.00	\$ -
11/01/25	\$2,175,000.00	\$ -	\$ 54,375.00	\$ 370,125.00
05/01/26	\$2,175,000.00	\$ 265,000.00	\$ 54,375.00	\$ -
11/01/26	\$1,910,000.00	\$ -	\$ 47,750.00	\$ 367,125.00
05/01/27	\$1,910,000.00	\$ 280,000.00	\$ 47,750.00	\$ -
11/01/27	\$1,630,000.00	\$ -	\$ 40,750.00	\$ 368,500.00
05/01/28	\$1,630,000.00	\$ 295,000.00	\$ 40,750.00	\$ -
11/01/28	\$1,335,000.00	\$ -	\$ 33,375.00	\$ 369,125.00
05/01/29	\$1,335,000.00	\$ 310,000.00	\$ 33,375.00	\$ -
11/01/29	\$1,025,000.00	\$ -	\$ 25,625.00	\$ 369,000.00
05/01/30	\$1,025,000.00	\$ 325,000.00	\$ 25,625.00	\$ -
11/01/30	\$ 700,000.00	\$ -	\$ 17,500.00	\$ 368,125.00
05/01/31	\$ 700,000.00	\$ 340,000.00	\$ 17,500.00	\$ -
11/01/31	\$ 360,000.00	\$ -	\$ 9,000.00	\$ 366,500.00
05/01/32	\$ 360,000.00	\$ 360,000.00	\$ 9,000.00	\$ 369,000.00
		\$ 3,155,000.00	\$ 935,625.00	\$ 4,090,625.00

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 475,000.00	\$ 20,000.00	\$ 11,875.00	\$ -
11/01/22	\$ 455,000.00	\$ -	\$ 11,375.00	\$ 43,250.00
05/01/23	\$ 455,000.00	\$ 20,000.00	\$ 11,375.00	\$ -
11/01/23	\$ 435,000.00	\$ -	\$ 10,875.00	\$ 42,250.00
05/01/24	\$ 435,000.00	\$ 20,000.00	\$ 10,875.00	\$ -
11/01/24	\$ 415,000.00	\$ -	\$ 10,375.00	\$ 41,250.00
05/01/25	\$ 415,000.00	\$ 25,000.00	\$ 10,375.00	\$ -
11/01/25	\$ 390,000.00	\$ -	\$ 9,750.00	\$ 45,125.00
05/01/26	\$ 390,000.00	\$ 25,000.00	\$ 9,750.00	\$ -
11/01/26	\$ 365,000.00	\$ -	\$ 9,125.00	\$ 43,875.00
05/01/27	\$ 365,000.00	\$ 25,000.00	\$ 9,125.00	\$ -
11/01/27	\$ 340,000.00	\$ -	\$ 8,500.00	\$ 42,625.00
05/01/28	\$ 340,000.00	\$ 25,000.00	\$ 8,500.00	\$ -
11/01/28	\$ 315,000.00	\$ -	\$ 7,875.00	\$ 41,375.00
05/01/29	\$ 315,000.00	\$ 30,000.00	\$ 7,875.00	\$ -
11/01/29	\$ 285,000.00	\$ -	\$ 7,125.00	\$ 45,000.00
05/01/30	\$ 285,000.00	\$ 30,000.00	\$ 7,125.00	\$ -
11/01/30	\$ 255,000.00	\$ -	\$ 6,375.00	\$ 43,500.00
05/01/31	\$ 255,000.00	\$ 30,000.00	\$ 6,375.00	\$ -
11/01/31	\$ 225,000.00	\$ -	\$ 5,625.00	\$ 42,000.00
05/01/32	\$ 225,000.00	\$ 35,000.00	\$ 5,625.00	\$ -
11/01/32	\$ 190,000.00	\$ -	\$ 4,750.00	\$ 45,375.00
05/01/33	\$ 190,000.00	\$ 35,000.00	\$ 4,750.00	\$ -
11/01/33	\$ 155,000.00	\$ -	\$ 3,875.00	\$ 43,625.00
05/01/34	\$ 155,000.00	\$ 35,000.00	\$ 3,875.00	\$ -
11/01/34	\$ 120,000.00	\$ -	\$ 3,000.00	\$ 41,875.00
05/01/35	\$ 120,000.00	\$ 40,000.00	\$ 3,000.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 45,000.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 475,000.00	\$ 215,125.00	\$ 690,125.00



**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS - FY 2023**

	ADOPTED BUDGET-FY 22	ACTUALS THRU 5/31/22	PROJECTED 4 MONTHS	PROJECTED TOTAL-FY22	PROPOSED BUDGET-FY 23
<b>SALES CREDIT</b>					
RETAIL SALES	\$ 865,535	\$ 431,722	\$ 32,815	\$ 464,538	\$ -
CATERING-INSIDE	\$ 118,400	\$ 55,834	\$ 8,832	\$ 64,666	\$ -
CATERING-OUTSIDE	\$ -	\$ 7,825	\$ -	\$ 7,825	\$ -
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 983,935</b>	<b>\$ 495,382</b>	<b>\$ 41,647</b>	<b>\$ 537,029</b>	<b>\$ -</b>
<b>PURCHASES:</b>					
DRY GROCERY	\$ 336,564	\$ 10,122	\$ 1,335	\$ 11,457	\$ -
BAKERY	\$ -	\$ 493	\$ 245	\$ 738	\$ -
DAIRY	\$ -	\$ 11,478	\$ 885	\$ 12,363	\$ -
PRODUCE	\$ -	\$ 17,231	\$ 2,000	\$ 19,231	\$ -
GROCERY-REFRIGERATED/FROZEN	\$ -	\$ 29,425	\$ 1,031	\$ 30,455	\$ -
MEAT-PORK/BEEF	\$ -	\$ 31,540	\$ 1,735	\$ 33,275	\$ -
POULTRY	\$ -	\$ 13,199	\$ 849	\$ 14,047	\$ -
SEAFOOD	\$ -	\$ 14,671	\$ 1,623	\$ 16,294	\$ -
BEVERAGES	\$ -	\$ 24,411	\$ 1,485	\$ 25,895	\$ -
MISC. COST	\$ -	\$ 15,554	\$ 2,625	\$ 18,179	\$ -
<b>TOTAL</b>	<b>\$ 336,564</b>	<b>\$ 168,124</b>	<b>\$ 13,811</b>	<b>\$ 181,935</b>	<b>\$ -</b>
<b>OTHER OPERATING EXPENSES</b>					
TELEPHONE/UTILITIES	\$ 61,759	\$ 538	\$ 90	\$ 628	\$ -
MENUS	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY	\$ -	\$ 3,642	\$ 489	\$ 4,131	\$ -
OFFICE SUPPLIES	\$ -	\$ 1,802	\$ 161	\$ 1,963	\$ -
UNIFORMS	\$ -	\$ 318	\$ -	\$ 318	\$ -
EQUIPMENT/SUPPLIES	\$ -	\$ 2,088	\$ 327	\$ 2,415	\$ -
JANITORIAL/HAZARDOUS	\$ -	\$ 5,403	\$ 419	\$ 5,822	\$ -
DISPOSABLES	\$ -	\$ 11,849	\$ 635	\$ 12,484	\$ -
REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -
AUTO EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE CONTRACTS	\$ -	\$ 2,218	\$ 621	\$ 2,840	\$ -
GAS	\$ -	\$ (900)	\$ -	\$ (900)	\$ -
REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
ENTERTAINMENT	\$ -	\$ 8,504	\$ 1,100	\$ 9,604	\$ -
EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EMPLOYEE RECRUITMENT	\$ -	\$ 292	\$ 37	\$ 328	\$ -
MISC. EXPENSE	\$ -	\$ 1,953	\$ -	\$ 1,953	\$ -
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
DUES/SUBSCRIPTIONS	\$ -	\$ 4,975	\$ -	\$ 4,975	\$ -
CREDIT CARD FEES	\$ -	\$ 12,789	\$ 1,441	\$ 14,231	\$ -
OVER/SHORT	\$ -	\$ 1,542	\$ (1)	\$ 1,541	\$ -
REFUSE/PEST CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -
PROMO/DECORATIONS/FLOWERS/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -
MARKETING/ADVERTISING	\$ -	\$ 1,392	\$ 39	\$ 1,431	\$ -
TECHNOLOGY EXPENSE	\$ -	\$ 2,481	\$ 215	\$ 2,696	\$ -
LICENSES	\$ -	\$ 58	\$ -	\$ 58	\$ -
<b>TOTAL</b>	<b>\$ 61,759</b>	<b>\$ 60,945</b>	<b>\$ 5,573</b>	<b>\$ 66,518</b>	<b>\$ -</b>
<b>LABOR:</b>					
MANAGEMENT PAYROLL & BENEFITS	\$ 581,572	\$ 89,453	\$ 6,025	\$ 95,478	\$ -
BASE PAYROLL (HOURLY)	\$ -	\$ 187,160	\$ 18,433	\$ 205,593	\$ -
BASE TAXES/FRINGES	\$ -	\$ 52,405	\$ 5,161	\$ 57,566	\$ -
CONTRACT LABOR (OTHER)	\$ -	\$ 7,586	\$ -	\$ 7,586	\$ -
<b>TOTAL</b>	<b>\$ 581,572</b>	<b>\$ 336,604</b>	<b>\$ 29,619</b>	<b>\$ 366,223</b>	<b>\$ -</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>					
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 114,395	\$ 68,743	\$ 5,833	\$ 74,576	\$ -
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ -	\$ 3,796	\$ -	\$ 3,796	\$ -
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 114,395</b>	<b>\$ 72,540</b>	<b>\$ 5,833</b>	<b>\$ 78,373</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (110,355)</b>	<b>\$ (142,830)</b>	<b>\$ (13,189)</b>	<b>\$ (156,020)</b>	<b>\$ -</b>
<b>OTHER FINANCING SOURCES</b>	<b>\$ 110,355</b>	<b>\$ 142,830</b>	<b>\$ 13,189</b>	<b>\$ 156,020</b>	<b>\$ -</b>
<b>NET CHANGE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Lake Ashton CDD</b> <b>FY 23 Assessment Roll</b>
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PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152000010	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000020	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000030	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000040	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000050	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000060	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000070	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000080	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000090	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000100	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000110	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000120	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000130	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000140	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000150	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000160	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000170	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000180	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000190	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000200	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000210	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000220	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000230	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000240	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000250	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000260	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000270	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000280	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000290	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000300	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000310	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000320	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000330	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000340	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000350	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000360	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000370	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000380	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000390	1	\$2,269.00	\$539.74	\$2,808.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152000400	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000410	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000420	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000430	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000440	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000450	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000460	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000470	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000480	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000490	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000500	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000510	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000520	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000530	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000540	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000550	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000560	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000570	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000580	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000590	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000600	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000610	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000620	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000630	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000640	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000650	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000660	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000670	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000680	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000690	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000700	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000710	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000720	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000730	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000740	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000750	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000760	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000770	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000780	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000790	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000800	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000810	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000820	1	\$2,269.00	\$765.82	\$3,034.82

<b>PARCEL ID</b>	<b>UNITS</b>	<b>O&amp;M</b>	<b>2015 DEBT</b>	<b>TOTAL</b>
272918865152000830	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000840	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000850	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000860	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000870	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000880	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000890	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000900	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000910	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000920	1	\$2,269.00	\$765.82	\$3,034.82
272918865152000930	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000940	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000950	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000960	1	\$2,269.00	\$539.74	\$2,808.74
272918865152000970	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000980	1	\$2,269.00	\$0.00	\$2,269.00
272918865152000990	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001000	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001010	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001020	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001030	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001040	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001050	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001060	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001070	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001080	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001090	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001100	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001110	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001120	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001130	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001140	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001150	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001160	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001170	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001180	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001190	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001200	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001210	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001220	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001230	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001240	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001250	1	\$2,269.00	\$539.74	\$2,808.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152001260	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001270	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001280	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001290	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001300	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001310	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001320	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001330	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001340	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001350	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001360	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001370	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001380	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001390	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001400	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001410	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001420	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001430	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001440	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001450	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001460	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001470	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001480	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001490	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001500	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001510	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001520	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001530	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001540	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001550	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001560	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001570	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001580	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001590	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001600	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001610	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001620	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001630	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001640	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001650	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001660	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001670	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001680	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152001690	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001700	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001710	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001720	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001730	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001740	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001750	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001760	1	\$2,269.00	\$765.82	\$3,034.82
272918865152001770	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001780	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001790	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001800	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001810	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001820	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001830	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001840	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001850	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001860	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001870	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001880	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001890	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001900	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001910	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001920	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001930	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001940	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001950	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001960	1	\$2,269.00	\$539.74	\$2,808.74
272918865152001970	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001980	1	\$2,269.00	\$0.00	\$2,269.00
272918865152001990	1	\$2,269.00	\$765.82	\$3,034.82
272918865152002000	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002010	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002020	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002030	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002040	1	\$2,269.00	\$765.82	\$3,034.82
272918865152002050	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002060	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002070	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002080	1	\$2,269.00	\$765.82	\$3,034.82
272918865152002090	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002100	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002110	1	\$2,269.00	\$539.74	\$2,808.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152002120	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002130	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002140	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002150	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002160	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002170	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002180	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002190	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002200	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002210	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002220	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002230	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002240	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002250	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002260	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002270	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002280	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002290	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002300	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002310	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002320	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002330	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002340	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002350	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002360	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002370	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002380	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002390	1	\$2,269.00	\$765.82	\$3,034.82
272918865152002400	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002410	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002420	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002430	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002440	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002450	1	\$2,269.00		\$2,269.00
272918865152002460	1	\$2,269.00	\$765.82	\$3,034.82
272918865152002470	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002480	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002490	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002500	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002510	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002520	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002530	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002540	1	\$2,269.00	\$539.74	\$2,808.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865152002550	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002560	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002570	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002580	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002590	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002600	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002610	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002620	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002630	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002640	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002650	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002660	1	\$2,269.00	\$0.00	\$2,269.00
272918865152002670	1	\$2,269.00		\$2,269.00
272918865152002690	0	\$0.00	\$0.00	\$0.00
272918865152002700	0	\$0.00	\$0.00	\$0.00
272918865152002701	0	\$0.00	\$0.00	\$0.00
272918865152002710	0	\$0.00	\$0.00	\$0.00
272918865152002720	0	\$0.00	\$0.00	\$0.00
272918865152002730	0	\$0.00	\$0.00	\$0.00
272918865152002740	0	\$0.00	\$0.00	\$0.00
272918865152002750	0	\$0.00	\$0.00	\$0.00
272918865152002760	0	\$0.00	\$0.00	\$0.00
272918865152002770	0	\$0.00	\$0.00	\$0.00
272918865152002780	0	\$0.00	\$0.00	\$0.00
272918865152002800	1	\$2,269.00	\$539.74	\$2,808.74
272918865152002810	5	\$11,345.00	\$3,971.00	\$15,316.00
272918865153001010	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001020	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001030	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001040	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001050	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001060	1	\$2,269.00	\$684.62	\$2,953.62
272918865153001070	1	\$2,269.00	\$0.00	\$2,269.00
272918865153001080	1	\$2,269.00	\$0.00	\$2,269.00
272918865153002010	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002020	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002030	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002040	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002050	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002060	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002070	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002080	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002090	1	\$2,269.00	\$684.62	\$2,953.62



PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865153002100	1	\$2,269.00	\$0.00	\$2,269.00
272918865153002110	1	\$2,269.00	\$684.62	\$2,953.62
272918865153002120	1	\$2,269.00	\$0.00	\$2,269.00
272918865153010000	0	\$0.00	\$0.00	\$0.00
272918865153020000	0	\$0.00	\$0.00	\$0.00
272918865154006000	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006010	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006020	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006030	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006040	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006050	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006060	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006070	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006080	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006090	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006100	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006110	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006120	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006130	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006140	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006150	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006160	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006170	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006180	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006190	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006200	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006210	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006220	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006230	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006240	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006250	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006260	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006270	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006280	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006290	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006300	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006310	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006320	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006330	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006340	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006350	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006360	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006370	1	\$2,269.00	\$765.82	\$3,034.82

<b>PARCEL ID</b>	<b>UNITS</b>	<b>O&amp;M</b>	<b>2015 DEBT</b>	<b>TOTAL</b>
272918865154006380	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006390	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006400	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006410	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006420	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006430	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006440	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006450	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006460	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006470	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006480	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006490	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006500	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006510	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006520	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006530	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006540	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006550	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006560	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006570	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006580	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006590	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006600	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006610	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006620	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006630	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006640	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006650	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006660	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006670	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006680	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006690	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006700	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006710	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006720	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006730	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006740	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006750	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006760	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006770	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006780	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006790	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006800	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865154006810	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006820	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006830	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006840	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006850	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006860	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006870	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006880	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006890	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006900	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006910	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006920	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006930	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006940	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006950	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006960	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006970	1	\$2,269.00	\$0.00	\$2,269.00
272918865154006980	1	\$2,269.00	\$765.82	\$3,034.82
272918865154006990	1	\$2,269.00	\$0.00	\$2,269.00
272918865154007000	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007010	1	\$2,269.00	\$0.00	\$2,269.00
272918865154007020	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007030	1	\$2,269.00	\$0.00	\$2,269.00
272918865154007040	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007050	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007060	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007070	1	\$2,269.00	\$539.74	\$2,808.74
272918865154007080	1	\$2,269.00	\$765.82	\$3,034.82
272918865154007090	1	\$2,269.00	\$539.74	\$2,808.74
272918865154007100	0	\$0.00	\$0.00	\$0.00
272918865155008000	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008010	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008020	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008030	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008040	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008050	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008060	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008070	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008080	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008090	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008100	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008110	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008120	1	\$2,269.00	\$765.82	\$3,034.82

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865155008130	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008140	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008150	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008160	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008170	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008180	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008190	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008200	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008210	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008220	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008230	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008240	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008250	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008260	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008270	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008280	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008290	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008300	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008310	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008320	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008330	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008340	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008350	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008360	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008370	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008380	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008390	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008400	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008410	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008420	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008430	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008440	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008450	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008460	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008470	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008480	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008490	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008500	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008510	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008520	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008530	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008540	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008550	1	\$2,269.00	\$765.82	\$3,034.82

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865155008560	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008570	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008580	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008590	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008600	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008610	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008620	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008630	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008640	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008650	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008660	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008670	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008680	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008690	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008700	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008710	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008720	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008730	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008740	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008750	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008760	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008770	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008780	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008790	1	\$2,269.00	\$0.00	\$2,269.00
272918865155008800	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008810	1	\$2,269.00	\$765.82	\$3,034.82
272918865155008820	0	\$0.00	\$0.00	\$0.00
272918865156009010	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009020	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009030	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009040	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009050	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009060	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009070	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009080	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009090	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009100	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009110	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009120	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009130	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009140	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009150	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009160	1	\$2,269.00	\$977.74	\$3,246.74

<b>PARCEL ID</b>	<b>UNITS</b>	<b>O&amp;M</b>	<b>2015 DEBT</b>	<b>TOTAL</b>
272918865156009170	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009180	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009190	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009200	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009210	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009220	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009230	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009240	1	\$2,269.00		\$2,269.00
272918865156009250	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009260	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009270	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009280	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009290	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009300	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009310	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009320	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009330	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009340	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009350	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009360	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009370	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009380	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009390	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009400	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009410	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009420	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009430	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009440	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009450	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009460	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009470	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009480	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009490	1	\$2,269.00	\$0.00	\$2,269.00
272918865156009500	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009510	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009520	1	\$2,269.00	\$977.74	\$3,246.74
272918865156009530	0	\$0.00	\$0.00	\$0.00
272918865156009540	0	\$0.00	\$0.00	\$0.00
272918865157009540	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009550	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009560	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009570	1	\$2,269.00	\$0.00	\$2,269.00
272918865157009580	1	\$2,269.00	\$977.74	\$3,246.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272918865157009590	1	\$2,269.00	\$0.00	\$2,269.00
272918865157009600	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009610	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009620	1	\$2,269.00	\$977.74	\$3,246.74
272918865157009630	0	\$0.00	\$0.00	\$0.00
272918865157009640	0	\$0.00	\$0.00	\$0.00
272919865200003160	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003170	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003180	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003190	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003200	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003210	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003220	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003230	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003240	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003250	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003260	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003270	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003280	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003290	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003300	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003310	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003320	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003330	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003340	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003350	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003360	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003370	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003380	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003390	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003400	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003410	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003420	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003430	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003440	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003450	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003460	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003470	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003480	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003490	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003500	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003510	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003520	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200003530	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003540	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003550	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003560	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003570	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003580	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003590	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003600	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003610	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003620	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003630	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003640	1	\$2,269.00	\$539.74	\$2,808.74
272919865200003650	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003660	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003670	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003680	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003690	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003700	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003710	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003720	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003730	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003740	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003750	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003760	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003770	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003780	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003790	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003800	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003810	1	\$2,269.00	\$539.74	\$2,808.74
272919865200003820	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003830	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003840	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003850	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003860	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003870	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003880	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003890	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003900	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003910	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003920	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003930	1	\$2,269.00	\$539.74	\$2,808.74
272919865200003940	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003950	1	\$2,269.00	\$539.74	\$2,808.74



PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200003960	1	\$2,269.00	\$0.00	\$2,269.00
272919865200003970	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003980	1	\$2,269.00	\$765.82	\$3,034.82
272919865200003990	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004000	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004010	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004020	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004030	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004040	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004050	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004060	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004070	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004080	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004090	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004100	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004110	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004120	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004130	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004140	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004150	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004160	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004170	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004180	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004190	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004200	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004210	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004220	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004230	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004240	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004250	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004260	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004270	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004280	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004290	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004300	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004310	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004320	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004330	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004340	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004350	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004360	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004370	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004380	1	\$2,269.00	\$539.74	\$2,808.74

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200004390	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004400	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004410	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004420	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004430	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004440	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004450	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004460	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004470	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004480	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004490	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004500	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004510	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004520	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004530	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004540	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004550	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004560	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004570	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004580	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004590	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004600	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004610	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004620	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004630	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004640	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004650	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004660	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004670	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004680	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004690	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004700	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004710	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004720	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004730	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004740	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004750	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004760	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004770	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004780	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004790	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004800	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004810	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200004820	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004830	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004840	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004850	1	\$2,269.00	\$539.74	\$2,808.74
272919865200004860	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004870	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004880	1	\$2,269.00		\$2,269.00
272919865200004890	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004900	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004910	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004920	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004930	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004940	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004950	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004960	1	\$2,269.00	\$765.82	\$3,034.82
272919865200004970	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004980	1	\$2,269.00	\$0.00	\$2,269.00
272919865200004990	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005000	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005010	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005020	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005030	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005040	1	\$2,269.00	\$539.74	\$2,808.74
272919865200005050	1	\$2,269.00	\$539.74	\$2,808.74
272919865200005060	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005070	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005080	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005090	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005100	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005110	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005120	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005130	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005140	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005150	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005160	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005170	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005180	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005190	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005200	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005210	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005220	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005230	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005240	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200005251	1	\$2,269.00	\$539.74	\$2,808.74
272919865200005260	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005270	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005280	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005290	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005300	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005310	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005320	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005330	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005340	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005350	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005360	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005370	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005380	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005390	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005400	0	\$0.00	\$0.00	\$0.00
272919865200005421	0	\$0.00	\$0.00	\$0.00
272919865200005430	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005440	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005450	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005460	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005470	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005480	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005490	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005500	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005510	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005520	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005530	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005540	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005550	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005560	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005570	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005580	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005590	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005600	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005610	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005620	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005630	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005640	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005650	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005660	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005670	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005680	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865200005690	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005700	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005710	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005720	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005730	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005740	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005750	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005760	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005770	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005780	1	\$2,269.00	\$765.82	\$3,034.82
272919865200005790	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005800	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005810	1	\$2,269.00	\$0.00	\$2,269.00
272919865200005820	1	\$2,269.00	\$539.74	\$2,808.74
272919865200005840	0	\$0.00	\$0.00	\$0.00
272919865200005850	0	\$0.00	\$0.00	\$0.00
272919865200005860	0	\$0.00	\$0.00	\$0.00
272919865200005870	0	\$0.00	\$0.00	\$0.00
272919865200005880	0	\$0.00	\$0.00	\$0.00
272919865200005890	0	\$0.00	\$0.00	\$0.00
272919865200005900	0	\$0.00	\$0.00	\$0.00
272919865200005910	0	\$0.00	\$0.00	\$0.00
272919865200005920	0	\$0.00	\$0.00	\$0.00
272919865200005930	0	\$0.00	\$0.00	\$0.00
272919865200005940	0	\$0.00	\$0.00	\$0.00
272919865201010020	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010030	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010040	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010051	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010061	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010071	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010072	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010081	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010091	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010101	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010120	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010130	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010140	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010150	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010160	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010170	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010180	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010190	1	\$2,269.00	\$0.00	\$2,269.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865201010200	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010210	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010220	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010230	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010240	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010250	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010260	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010270	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010280	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010290	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010300	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010310	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010320	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010330	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010340	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010350	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010360	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010370	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010380	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010390	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010400	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010410	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010420	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010430	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010440	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010450	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010460	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010470	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010480	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010490	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010500	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010510	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010520	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010530	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010540	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010550	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010560	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010570	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010580	1	\$2,269.00	\$0.00	\$2,269.00
272919865201010590	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010600	1	\$2,269.00	\$977.74	\$3,246.74
272919865201010610	0	\$0.00	\$0.00	\$0.00
272919865201010620	0	\$0.00	\$0.00	\$0.00

PARCEL ID	UNITS	O&M	2015 DEBT	TOTAL
272919865201010630	7	\$15,883.00	\$5,559.40	\$21,442.40
272919865201010640	0	\$0.00	\$0.00	\$0.00
272919865201010650	0	\$0.00	\$0.00	\$0.00
272919865201010660	0	\$0.00	\$0.00	\$0.00
272919865202011000	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011010	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011020	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011030	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011040	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011050	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011060	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011070	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011080	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011090	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011100	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011110	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011120	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011130	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011140	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011150	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011160	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011170	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011180	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011190	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011200	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011210	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011220	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011230	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011240	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011250	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011260	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011270	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011280	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011290	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011300	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011310	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011320	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011330	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011340	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011350	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011360	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011370	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011380	1	\$2,269.00	\$1,028.98	\$3,297.98

<b>PARCEL ID</b>	<b>UNITS</b>	<b>O&amp;M</b>	<b>2015 DEBT</b>	<b>TOTAL</b>
272919865202011390	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011400	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011410	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011420	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011430	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011440	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011450	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011460	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011470	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011480	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011490	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011500	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011510	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011520	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011530	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011540	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011550	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011560	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011570	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011580	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011590	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011600	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011610	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011620	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011630	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011640	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011650	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011660	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011670	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011680	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011690	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011700	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011710	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011720	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011730	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011740	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011750	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011760	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011770	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011780	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011790	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011800	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011810	1	\$2,269.00	\$1,092.43	\$3,361.43



<b>PARCEL ID</b>	<b>UNITS</b>	<b>O&amp;M</b>	<b>2015 DEBT</b>	<b>TOTAL</b>
272919865202011820	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011830	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011840	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011850	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011860	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011870	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011880	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011890	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011900	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011910	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011920	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011930	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011940	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011950	1	\$2,269.00	\$1,028.98	\$3,297.98
272919865202011960	1	\$2,269.00	\$0.00	\$2,269.00
272919865202011970	1	\$2,269.00	\$1,092.43	\$3,361.43
272919865202011980	0	\$0.00	\$0.00	\$0.00
272919865202011990	0	\$0.00	\$0.00	\$0.00
272919865202012000	0	\$0.00	\$0.00	\$0.00
<b>Total Gross Assessments</b>	<b>974</b>	<b>\$2,210,006.00</b>	<b>\$456,971.44</b>	<b>\$2,666,977.44</b>
<b>Total Net Assessments</b>	<b>974</b>	<b>\$2,055,305.58</b>	<b>\$424,983.44</b>	<b>\$2,480,289.02</b>

# SECTION B

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August 2022

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Lake Ashton Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859 at 9:30 a.m. on the 3<sup>rd</sup> Monday of each month, unless otherwise indicated as follows:

**October 17, 2022**  
**November 28, 2022**  
**December 19, 2022**  
**January 23, 2023 (4<sup>th</sup> Monday)**  
**February 27, 2023 (4<sup>th</sup> Monday)**  
**March 20, 2023**  
**April 17, 2023**  
**May 15, 2023**  
**June 19, 2023**  
**July 17, 2023**  
**August 21, 2023**  
**September 18, 2023**

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

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

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

District Manager

# SECTION VIII

# SECTION B



**08/15/2022**

**Lake Ashton I CDD Meeting  
Engineering Report**

**1) Ashton/Berwick Repaving**

- AAA scheduled for the week of 8/15.

**2) Hole #1 Erosion**

- Repairs completed.
- We are evaluating options to repair entire pond bank along cart path.

**3) Dunmore Pavement Repairs**

- Bids have been received to repair sunken pavement at the following inlets:
  - 4076 Ashton Club
  - 4049 Dunmore
  - 4045 Dunmore
- S&S- \$18,963.50
- AAA- \$21,459.60

**4) Ashton Palms Hole**

- Hole was caused by collapse of City sanitary sewer.
- Repairs have been completed by the City.
- We are compiling a list of other sunken pavement areas that may be related to issues with the City's sanitary sewer system.

# SECTION 1



# SECTION (a)

AAA Top Quality Asphalt, LLC  
P. O. Box 1564  
Winter Haven, FL 33882 US  
(863) 521-5454  
aaatopqualityasphalt@gmail.com  
www.aaatopqualityasphalt.com

# Proposal



**ADDRESS**

MR ALAN RAYL  
Rayl Engineering and Surveying, LLC  
415 E Main St Ste B  
Bartow, FL 338304703 USA

**SHIP TO**

MR ALAN RAYL  
LAKE ASHTON 1 CDD  
LAKE WALES, FLORIDA  
CURB, PIPE, AND PAVEMENT  
REPAIRS

PROPOSAL #	DATE
7701	07/22/2022

**SALES REP**  
DAVID PRILLHART

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<b>SALESMAN 4</b>	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT DAVID PRILLHART FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863) 956-7724, OR AT THE OFFICE AT (863) 521-5454.			
<b>JOB INFO</b>	LAKE ASHTON CDD 1 PAVEMENT REPAIRS - 2022 - *** REVISED ***			
<b>JOB INFO</b>	** PLEASE NOTE: WHEN REMOVING THIS CURB, THERE IS A CHANCE THAT PORTIONS OF THIS CURB WILL LEAVE VOIDS UNDER THE PAVER BRICK DRIVEWAYS. THIS REPAIR IS NOT INCLUDED.			
<b>M.O.E.</b>	MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT.			
<b>M.O.T.</b>	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA.			
	AREA #4 - 4049 DUNMORE			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	1. SAWCUT AND REMOVE ASPHALT 10.7 SQ. YDS. 2. EXCAVATE TO STORM PIPE AND PATCH ANY VOID WITH GROUT OR FLOWABLE FILL 3. COMPACT FILL AND BASE MATERIAL. 4. PATCH ASPHALT - 10.7 SQ. YDS.			
<b>DEMO</b>	SAWCUT AND REMOVE ASPHALT APPROXIMATELY 10.7 SQ. YDS.	10.70	118.00	1,262.60
<b>EXCAVATE</b>	EXCAVATE TO STORM PIPE AND PATCH ANY VOID WITH GROUT OR FLOWABLE FILL	1	2,460.00	2,460.00
<b>BACKFILL</b>	COMPACT FILL AND BASE MATERIALS	1	1,890.00	1,890.00
<b>ASPHALT REPAIR 1</b>	APPLY TACK COAT. INSTALL 1.5" SP9.5 TLC HOT MIX ASPHALT MATERIALS APPROXIMATELY 10.7 SQ. YDS. ROLL, LEVEL AND PACK TO EXISTING ELEVATION AND PROPER DENSITY.	10.70	190.00	2,033.00
				Subtotal: 7,645.60
	AREA #4 - 4045 DUNMORE 1. SAWCUT AND REMOVE ASPHALT 8 SQ. YDS. 2. EXCAVATE TO STORM PIPE AND PATCH ANY VOID WITH GROUT OR FLOWABLE FILL 3. COMPACT FILL AND BASE MATERIAL. 4. PATCH ASPHALT - 8 SQ. YDS.			
<b>DEMO</b>	SAWCUT AND REMOVE ASPHALT APPROXIMATELY 8 SQ. YDS.	8	118.00	944.00
<b>EXCAVATE</b>	EXCAVATE TO STORM PIPE AND PATCH ANY VOID WITH GROUT OR FLOWABLE FILL	1	2,460.00	2,460.00
<b>BACKFILL</b>	COMPACT FILL AND BASE MATERIALS	1	1,890.00	1,890.00
<b>ASPHALT REPAIR 1</b>	APPLY TACK COAT. INSTALL 1.5" SP9.5 TLC HOT MIX ASPHALT MATERIALS APPROXIMATELY 8 SQ. YDS. ROLL, LEVEL AND PACK TO EXISTING ELEVATION AND PROPER DENSITY.	8	190.00	1,520.00
				Subtotal: 6,814.00
	AREA #5 - 4076 ASHTON CLUB DR. 1. REMOVE/REPLACE 20 LN. FT. OF MIAMI CURB/GUTTER 2. REMOVE / REPLACE ASPHALT IN (1) AREA 15' X 8' PLUS 2' ALONG			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<b>CURBING</b>	CURB REPLACEMENT - 22' X 2' REMOVE/REPLACE MIAMI CURB AND GUTTER - 20 LN. FT.			
<b>ASPHALT REPAIR 1</b>	APPLY TACK COAT. INSTALL 1.5" OF SP 9.5 40% RAP FDOT HOT MIX TYPE ASPHALT MATERIALS IN 15' X 8' AREA AND 2' ALONG CURB REPLACEMENT. ROLL, LEVEL AND PACK TO EXISTING ELEVATION AND PROPER DENSITY WITH A STEEL WHEEL ROLLER.			
<b>TOTAL SECTION</b>	TOTAL CURB REPAIR / ASPHALT REPAIR	20	350.00	7,000.00  Subtotal: 7,000.00
<b>EXCLUSIONS</b>	<p>*** PLEASE NOTE ***</p> <p>DUE TO THE VOLATILITY OF THE CURRENT MARKET IN REFERENCE TO OIL BASED PRODUCTS, WE RESERVE THE RIGHT TO RELOOK AT PRICING AT TIME OF ASPHALT INSTALLATION.</p> <p>EXCLUSIONS:</p> <p>ASPHALT OVERAGES DUE TO BASE NOT BEING CORRECT, TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. NOT RESPONSIBLE FOR REFLECTIVE CRACKING COMING UP DUE TO PAVING OVER OLD ASPHALT OR CONCRETE. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. POSITIVE DRAINAGE IS NOT GUARANTEED ON ALL AREAS. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION. ALL WORK QUOTED IS SPECIFIED ABOVE. ANY WORK NOT SPECIFICALLY LISTED IS NOT INCLUDED.</p> <p>WARRANTY OF ASPHALT PAVEMENT OR BASE INSTALLATION IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY EXISTING SUB-GRADE SOILS AND / OR SUB-GRADE SOILS THAT CONTAIN CLAYEY SOILS, ORGANICS OR UNSUITABLE MATERIALS.</p> <p>WARRANTY OF ASPHALT PAVEMENT IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY BASE AND / OR SUBGRADE INSTALLED AND COMPACTED BY OTHERS.</p> <p>PAYMENT IS DUE IN 30 DAYS FROM ORIGINAL INVOICE DATE. IF PAYMENT IS NOT RECEIVED WITH IN 60 DAYS FROM ORIGINAL INVOICE DATE A NOTICE OF NON-PAYMENT WILL BE FILLED/SENT OUT WITH THE INTENT TO LIEN IN 10 DAYS. IF A ATTORNEY IS RETAINED IN ORDER TO COLLECT PAYMENT THEN THE FEES WILL ALSO BE INCLUDED. PRIOR TO PAVING THE BASE NEEDS TO BE INSPECTED. BASE NEEDS TO BE FIRM ON GRADE AND UNYIELDING. THE BASE SHOULD HAVE A STRING LINE TEST TO ENSURE THE THICKNESS OF THE ASPHALT BEING INSTALLED.</p> <p>ANY AND ALL OVERAGES WILL BE SENT BACK TO THE CONTRACTOR. ANY ADDITIONAL MOBILIZATIONS WILL BE AT THE CONTRACTOR EXPENSE AT \$3,500.00. WE TRY AND HOLD PRICES FOR AT LEAST THIRTY DAYS BUT AFTER THAT PRICES ARE SUBJECT TO CHANGE DUE TO PRICE INCREASES IN</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	MATERIALS, HAULING ECT.			

ACCEPTANCE OF PROPOSAL

TOTAL

**\$21,459.60**

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL IS GOOD FOR 30 DAYS FROM ABOVE DATE.

Accepted By

Accepted Date

**SECTION (b)**



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

# Estimate

Date	Estimate No.
7/21/2022	E5500

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

Curb Repair / Pavement Repair

Description	Qty	Rate Each	Total
Mobilization (LS)	1	800.00	800.00
Maintenance of Traffic / Lane Closure / Flagmen available only during active work time (LS)	1	1,500.00	1,500.00
Concrete Short Load Fee (LS) 4076 Ashton Club Dr.	1	400.00	400.00
Remove & Replace Miami Curb (LF) 4045 Dunmore	19	47.00	893.00
Excavate, Patch Pipe / Fill Void w/ Flowable Fill / Includes Flowable Fill in Void in Grass behind Inlet (LS)	1	2,600.00	2,600.00
Compact Fill, Repair Base & Asphalt (SF) 4049 Dunmore	72	27.50	1,980.00
Excavate, Patch Pipe / Fill Void w/ Flowable Fill (LS)	1	2,250.00	2,250.00
Compact Fill, Repair Base & Asphalt (SF) NW Corner Dunmore & Ashton Club	107	27.50	2,942.50
Excavate, Patch Pipe / Fill Void w/ Flowable Fill (LS)	1	2,250.00	2,250.00
Compact Fill, Repair Base & Asphalt (SF)	120	27.50	3,300.00
24" White / Paint (LF)	12	4.00	48.00

**Total**





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

# Estimate

Date	Estimate No.
7/21/2022	E5500

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

Curb Repair / Pavement Repair

Description	Qty	Rate Each	Total
Notes: 1) All permits, fees, meter costs, governmental charges of any type by others. 2) No removal or replacement of unsuitable materials included. 3) Positive drainage not guaranteed on areas having less than 2% fall. 4) Estimate based on normal daytime work hours, no night or weekend work included. 5) All soils, materials and density testing by others. 6) All submittals / approvals to go through GC. 7) No sod, grassing, seed & mulch, landscaping or irrigation system, installation or repair, of any type included. 8) All surveying, construction layout, asbuilts by others. 9) Construction water / temporary meter by others. 10) Crushed concrete is a recycled product and therefore availability varies this may effect the schedule and /or cost if it is not readily available at required time, multiple sources may also be used. Allowance in materials testing must take this into account. 11) Any item not specifically included in this estimate is hereby specifically excluded. 12) Areas with curb replacement only, includes removing & replacing enough base & asphalt to facilitate removal of curb without disturbing brick paver driveways and/or sod, landscaping/irrigation systems. 13) No removal or replacement of brick pavers included. 14) It is CDD responsibility to notify property owners of work in front of their property and that their driveways will be inaccessible while work is being completed. 15) Work at 4045 & 4049 Dunmore will be done at the same time. Lane will need to be closed over night to allow flowable fill to set up. 16) This estimate has no allowance for excavation or pipe patching below the current water table. All repairs below water table will be through use of Flowable Fill Only.			

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** \$18,963.50

# SECTION C



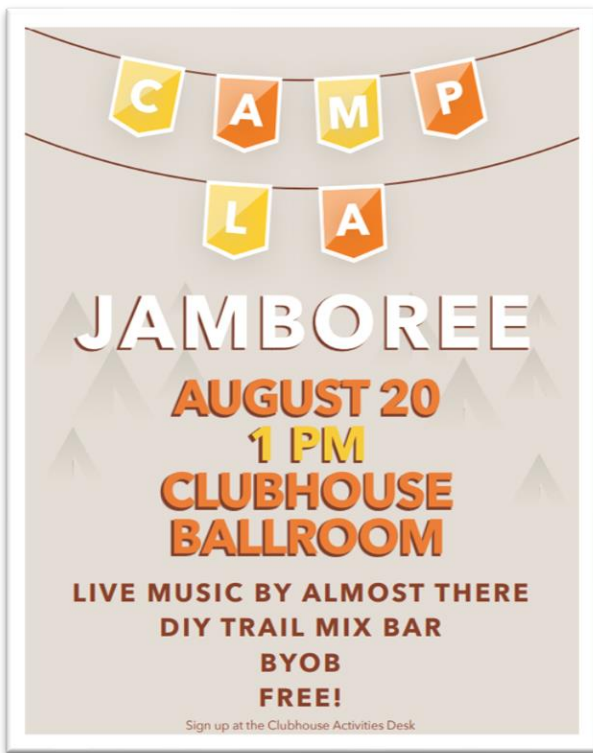
# Lake Ashton Community Development District

## Community Director Report

Submitted by:  
Christine Wells, Community Director

Meeting Date: August 15, 2022





## Events and Activities

Camp Lake Ashton is in full swing and many compliments have already been received. Every activity that is part of Camp Lake Ashton is free thanks to our sponsors.

In the month of September, staff has booked a Disco Party and Oktoberfest event for residents. Lake Ashton's Rockin' New Year's Eve party information will be released in the September edition of the LA Times in addition to the entertainment for the 2023 Entertainment Series.

- August 11:** Garden Art Stone (Free)
- August 11:** Square Dance Lessons (Free)
- August 12:** Macramé Plant Holder (Free)
- August 14:** Sunday Funday with Quittin' Time (\$3)
- August 17:** UF/IFAS Class - The MIND Diet (Free)
- August 17:** Kayaking & Canoeing Adventure (Free)
- August 19:** Karaoke with DJ Wayne (\$2)
- August 20:** Jamboree w/ AlmostThere Band (Free)
- August 25:** Pool Party (Free)
- August 26:** Field Day (Free)
- August 26:** Campfire Jam Session (Free)
- August 28:** Sunday Funday w/ Good Stuff Band (\$3)
- August 31:** Hoedown w/ Red Hot Rooster (Free)
- September 7-8:** Ft. Myers Murder Mystery Train Overnight Trip (\$325)
- September 9:** Disco Party (\$5)

- A Photography Contest is being conducted to find photographs to display in the Clubhouse Foyer. All residents are welcomed and encouraged to submit their best 3 photographs for consideration.
- Food Trucks are now on site weekly. A schedule of food trucks is posted on the Clubhouse Information Wall and is sent out via email blast.



## Restaurant Update:

- The Restaurant Focus Group will be presenting their report regarding recommended utilization of the Restaurant space. Their report is also included in the agenda packet. ‘
- Inventory of food, alcohol, and small wares is still ongoing and is about 75 percent completed. Final reports on all inventories will be presented to the board when complete.
- A final invoice for June 2022 Restaurant operations has been received and all charges are being reconciled.
- Semi-Annual maintenance of the fire suppression system was performed on 7/27/22.
- Hood cleaning is scheduled for the week of August 15.
- The Restaurant re-design project is almost complete. Thank you to all of the volunteers that have helped with this project: BOLLA (Blankets of Love Lake Ashton) for sewing the curtains, Ann Heaton (labor help and overall project coordination and design), Dennis Krupinski (photo contributions and labor help), Debbie Crosby (labor help), Larry Hillock (labor help), Barbara Ann Comer (photo contributions), and John Candler (photo contributions).

## Newsletter:

The August Lake Ashton community newsletter was sent out via email blast along with the monthly calendar of events on August 1. This issue featured a cover advertising the free Cypress Gardens Ski Show.

The back cover was used to advertise the full Camp Lake Ashton schedule of events and activities. Sponsors were listed on the back cover as well. The September *LA Times* newsletter will be distributed on **Thursday, September 1.**



## Monday Coffee:

The following featured speakers are scheduled for upcoming Monday Coffee Meetings.

- August 22: All About Aging
- August 29: Visit Central Florida
- September 12: Lori Edwards– Supervisor of Elections
- September 26: Medicare Fraud Prevention
- October 24: Winter Haven Optimist Group

## Other Information:

- Staff is in the process of organizing all storage areas in the Clubhouse, including the attic space. A list of potential surplus items will be presented at an upcoming Board of Supervisors meeting.
- Staff is in the process of price comparing all items purchased on a regular basis to see if any savings can be realized by purchasing some items in larger quantities.
- A revised maintenance checklist is now in place and includes updates to include the additional maintenance duties.
- Several requests have come in recently from residents using the Fitness Center concerning the need to purchase an additional recumbent stepper. This is a very popular piece of equipment used by residents. Staff has received one quote for a stepper that matches what is currently in place. It is listed at \$5,704.00 from the vendor the previous stepper was purchased from. Would Supervisors like to have staff move forward with additional quotes to consider this purchase? If so, would Supervisors like to purchase in the current budget year or budget for next fiscal year?
- Staff has received complaints recently from residents regarding the landscape along Lake Ashton Blvd. At the beginning of 2021 staff presented Supervisors with a quote to refurbish the landscape in this area and it was ultimately included in the FY 22 budget. This recommendation was brought on due to the fact that the majority of this landscape is over 20 years old and most is in need of replacement. Staff is working with Yellowstone to see if the Magnolia trees can be brought back to life as they seem to be struggling in this area. Are Supervisors amenable to staff getting an updated quote to replace some of the landscape in this area, staying within the amount that was included in the FY 2022 capital project budget (\$28,250) for this project?

- Listed below are the remaining capital projects that were included in the FY 2022 budget. Staff would like direction on whether the Board of Supervisors would like to move forward with gathering quotes for any of the listed projects before the end of the fiscal year. Quotes for cooling units for the Pool will be sent under separate cover for Supervisor consideration under the Operations Manager's Report. This would come out of the HVAC capital project line item. There is currently \$25,000 in that line item.
  - Exercise Equipment: \$2,000 remaining
  - Lake Ashton Blvd. Landscape Refurbishment: \$28,250
  - Replace Restaurant Awning: \$38,250
  - Restaurant Dining Room Redesign: \$1,000 remaining
  - Restaurant Kitchen Redesign: \$10,000
  - Restaurant Equipment: Approximately \$13,000 remaining.
  - HVAC: \$25,000

## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Completion	Project Manager	Current Status	Status Updated
<b><i>Clubhouse and Other Grounds Projects</i></b>							
Olsen Road Fence Repairs	NTE \$1,800		6/20/2022		Christine and Matt	Quotes have been received to repair the fence. Supervisors requested that staff obtain quote to install bougainvillea along the fence line and a quote will be presented at the August BOS meeting.	8/8/2022
Enclose Activities Desk Area	NTE \$28,000		4/18/2022	Started on 5/25/22 and be completed the week of 8/8/22	Christine and Matt	The countertops and shutters are scheduled to be installed the week of 8/8/22	8/8/2022
<b><i>Restaurant</i></b>							
Restaurant Redesign Project	NTE \$9,000		10/18/2021	Week of August 8	Christine and Resident Volunteers	The company that produces the photo fabric is behind on the original production plan. They are hoping to ship everything out the week of June 20. Everything was shipped out on July 5. Photo fabric has been received and recovering is scheduled to occur soon. Side lights and curtains have been hung. Acoustic panels have been hung on several walls in the Dining Room. Project should be completed by August 12.	8/8/2022
<b><i>Pavement Management/Stormwater Management/Bridges/Pathways</i></b>							
Berwick/Ashton Club Drive Pavement Project	NTE \$120,000		6/20/2022	Scheduled to begin week of 8/15/22	District Engineer	At the April 18 BOS meeting Supervisors voted to add the repavement of Ashton Club Drive from the western portion of the circular drive in front of the Clubhouse, east to Ashton Palms Drive to the original quote requested. The quote will include this portion and the original portion of Berwick to Waterford.	8/8/2022
Dunmore Drive Pavement Repairs					District Engineer	Engineer is requesting bids to repair 3 sunken pavement locations on Dunmore/Ashton Club Drive.	7/11/2022
Depression on Ashton Palms Drive - Near MacArthur Palms	City of LW				District Engineer and City of LW	City of LW came out on Friday, July 22 to investigate the area and determined there was a failure in the sanitary line. They have repaired the pipe and filled in the hole. Asphalt repair is pending.	8/8/2022
Cooking Oil Container Pad					District Engineer	Design is complete and bids are being requested.	4/11/2022



## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Completion	Project Manager	Current Status	Status Updated
<b>Completed Projects</b>							
Hole #1 Pond 20 Bank Erosion	NTE \$6,200	\$4,955.00	7/18/2022	Completed on 7/19/22	District Engineer	Engineer is requesting bids to repair erosion area under golf cart pathway.	8/8/2022
Applying Sealant to the East Golf Course Bridges	NTE \$14,000	Hsve not received final inv yet	2/28/2022	Completed on 7/22/22	Matt	Work was done during the week of 5/23/22. Four bridges need to be completed and this will occur during the next scheduled aerification closure which is the week of July 18. Completed on July 22, 2022	8/8/2022
Purchase a New Projector for the Cinema	\$5,294.00	\$5,294.00	4/18/2022	Completed Ordered on 4/19/22. Installed on 7/25/22	Christine	Ordered projector but it is on backorder. The vendor has tentatively confirmed it will ship late June/Early July and will schedule the install as soon as it is received. Projector has not been shipped as of 7/11/22. Installed on 7/25/22	8/8/2022
Installation of Grass Seed at the Clubhouse Pet Play Park	\$476.08	Have not received final inv yet	5/16/2022	Project Started on 6/10/22. Completed and Reopened on August 1	Matt	The western portion of the Pet Play Park is complete. The eastern portion is blocked off now and will be closed for a couple more weeks. Completed and reopened on August 1.	8/8/2022
<b>Projects on Hold or Being Monitored</b>							
Install carp in the GC7 pond near the restroom between holes 9 and 10 on the East Golf Course.	NTE \$1200		2/28/2022	Oct-22	Matt	The Grass Carp will not be received from the vendor that Applied Aquatics uses until October 2022.	7/11/2022
LAVA Wall of Honor	\$0.00		12/21/2020		LAVA	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
Paver Pathway on Lake Ashton Blvd					District Engineer	Golf Course Maintenance informed the Engineer that there are not any irrigation lines located in this area. Staff installed concrete fines under the pavers and they have not sunken since this was installed.	5/9/2022
Replacement of Restaurant Patio Awning	\$7,999.00		11/15/2021		Christine	Staff is meeting with Parker's Custom Canvas the week of 3/14/22 to evaluate the structure for further recommendations on this project. Staff was instructed to table this project at the March 2022 BOS meeting	4/11/2022
Ice Machine Bin Replacement	\$1,497.60		12/21/2020			Metz informed staff that the ordering and installation of the ice bin machine bin has been put on hold and will be completed at a later date	8/9/2021
Palm Tree Replacement on Blvd	\$1,077.93		9/21/2020			A Roebelenii Palm was approved as the replacement for the Medjool palm that was struck by lightning. Replacement is on hold until the refurbishment plan is presented.	1/4/2021

# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION D



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

**DATE:** August 15, 2022

**FROM:** Matthew Fisher  
Operations Manager

**RE:** Lake Ashton CDD Monthly Managers Report – August 15, 2022

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

### **Aquatic Maintenance**

During the site visit with Applied Aquatic, pond E9 (located between Muirfield Loop and Gullane Dr.) and E10 (located between Gullane Dr. and Muirfield Loop) were identified as having a good amount of Bacopa, an aquatic plant, visible.



Pond E8 continues to be treated by Applied Aquatic every two weeks. This pond is located behind Aberdeen Ln. Staff is working with Applied Aquatic on other treatment options to aid in clearing up the algae.



### **Landscaping Updates**

Yellowstone is removing two dead bottle brush trees around the Clubhouse.

Yellowstone is removing dead shrubs along Lake Ashton Blvd.

The Pet Play Park has been completely opened to residents. Below is a before and after grass seeding photo.



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

Staff pressure washed curbing in the West parking lot.



Staff has been working in the Restaurant dining room hanging sound boards, window curtains, and new lighting fixtures.

Staff is in the process of repairing the Lobby doors to ensure they close properly and to reduce the escape of cool air.

GMS completed pressure washing and sealing the remainder of the bridges.

Miller's Central Air cleared the clogged drain line to the Cinema air conditioning unit. Water was cleaned up that overflowed into the Cinema.

Staff painted parking blocks in the West parking lot.



## **Maintenance Project Forecaster**

Detail clean vinyl flooring and carpet in Restaurant dining room. Estimated start date is the week of August 22<sup>nd</sup>.

Shampoo the Cinema carpet flooring and seats. Estimated start date is the week of September 5<sup>th</sup>.



# SECTION 1



## MEMO

To: LACDD Board of Supervisors  
From: Matthew Fisher, Operations Manager  
CC: District Manager  
Date: August 15, 2022

At the May 16<sup>th</sup> BOS meeting staff presented options to remedy the above grade roots which are a potential tripping hazard and causing damage to the island curbing and pavement. After discussion, it was agreed upon to table the project at that time and bring back options at an upcoming meeting. Staff revisited the project with Yellowstone and revised the scope of work.

### **Option 1 (Oak Tree Removal Only)**

- Remove the largest oak tree which is located on the northern end of the median
- Grind the stump and roots below grade
- Remove all debris

**Cost - \$2,260.34**

### **Option 2 (Refurbishment of the Median Only)**

- Remove all existing rock from the median and place it around the adjacent bottle brush trees near the Tennis Court.
- Level the paver walk ways between the oak trees.
- Install ground cover around the base of the oak trees within the drip line.
- Install ground cover on the southern end of the median.
- Remove one declining bottle brush tree and replace it with a 30-gallon bottle brush standard.
- Install soil enhancement material to help the establishment of all ground cover.

**Cost-\$4,936.99**

Staff is seeking approval to complete both options to eliminate any potential trip hazards and further damage to the pavement/curbing in that area.

If you have any questions, please contact Matt Fisher at [mfisher@lakeashtoncdd.com](mailto:mfisher@lakeashtoncdd.com).



Proposal #236047

Date: 08/08/2022

From: Dana Bryant

Proposal For

Lake Ashton CDD

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

main:  
 mobile:

Location

4141 Ashton Club Dr  
 Lake Wales, FL 33859

Property Name: Lake Ashton CDD

L.A. Oak Tree Removal

Terms: Net 30

- Remove the Largest Of 4 Oak Trees in the West Parking Lot Island
- Grind the stump and Roots below grade
- Remove all Debris

DESCRIPTION	QUANTITY	AMOUNT
Arbor Cost	1.00	\$2,260.34

Client Notes

	<b>SUBTOTAL</b>	\$2,260.34
Signature	<b>SALES TAX</b>	\$0.00
x	<b>TOTAL</b>	\$2,260.34

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.*

*Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Dana Bryant  
 Office:  
 danabryant@yellowstonelandscape.com



Proposal #236050

Date: 08/08/2022

From: Dana Bryant

**Proposal For**

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

main:  
 mobile:

**Location**

4141 Ashton Club Dr  
 Lake Wales, FL 33859

Property Name: Lake Ashton CDD

Rock Removal , Ground Cover, Paver Adjustments, & B.B. Tree

Terms: Net 30

- Remove all existing rock from the Island and install it around the Bottle Brush Trees
- Trade/Use (1) pond Mowing tick for labor
- Adjust / Level existing Paver Walkways between the Oak Trees
- Install ground cover around the base of the Oak Trees within the Drip line
- Install ground cover on the Mailbox end of the Parking Lot Island
- Remove (1) Weak Bottle Brush Tree and replace it with a 30gal Bottle Brush Standard
- Install Soil Enhancement Material to help all ground cover establishment.

DESCRIPTION	QUANTITY	AMOUNT
Planting Labor	20.00	\$1,000.00
Rock Removal Labor	20.00	\$0.00
Ground Cover	150.00	\$3,150.00
Bottle Brush Standard Tree	1.00	\$350.00
Soil Enhancement Material	50.00	\$300.00
Tree Removal (Sub)	1.00	\$136.99

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Client Notes

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Signature

x

SUBTOTAL	\$4,936.99
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$4,936.99</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Dana Bryant

Office:

danabryant@yellowstonelandscape.com

# SECTION 2



# MEMO

To: LACDD Board of Supervisors  
From: Matthew Fisher, Operations Manager  
CC: District Manager  
Date: August 15, 2022

At the July BOS meeting, staff was asked to get prices to replace the two inoperable heating and cooling AquaCal heat pumps for the Pool. Supervisors approved of \$25,000 to be added to the FY 22 Capital Project list. To date, no funds have been used.

All three quotes provided include the installation of 2 new heating and cooling heat pumps. Staff has also included a price for the installation of one unit to potentially spread out the cost of replacing the units.

The quote received from Heartland Pools to replace both units totaled \$12,490.

To replace a single unit the total is \$6,245

The warranty on these units are 2 years labor, 7 years parts and 10 years compressor.

The quote received from Spies Pools to replace both units totaled \$17,992.

To replace a single unit the total is \$10,792.

The warranty on these units are 5 years labor and 7 years parts (compressor included)

The quote received from Miller's Central Air to replace both units totaled \$14,956.

To replace a single unit the total is \$7,778.

The warranty on these units are 1 year parts/labor and 5 years compressor.

If you have any questions please contact Matt at [MFisher@lakeashtoncdd.com](mailto:MFisher@lakeashtoncdd.com).

Heartland Commercial Pool Services, Inc.  
 1200 Shadow Drive  
 Lakeland, FL. 33810  
 (863) 648-9400

CPC License No. - 1458286  
 www.heartlandpools.com  
 info@heartlandpoolsfl.com

# Quote

Date	Quote #
7/22/2022	3335

Name / Address
<b>Lake Ashton CDD</b> <b>c/o GMS-SF. LLC</b> <b>5385 N Nob Hill Rd</b> <b>Sunrise, FL 33251</b>

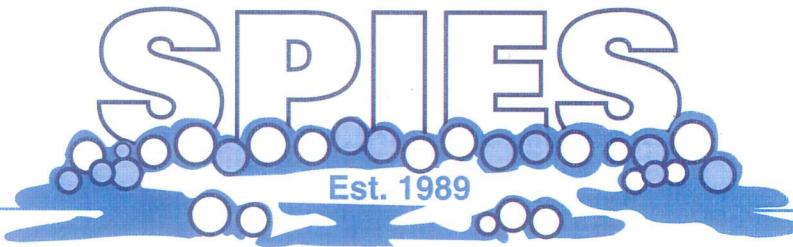
Ship To	
Lake Ashton CDD 4141 Ashton Club Dr Lake Wales, FL 33859	
Job Site	

Item	Description	Qty	Cost	Total
Repair	Install new AquaCal SQ166 Heat and Cool Heat Pumps. Includes removal of 2 old units, new plumbing to fit new heaters	2	5,995.00	11,990.00
Repair	Labor	4	125.00	500.00

Thank you for choosing Heartland Commercial Pools for all your pool needs.	<b>Total</b>	\$12,490.00
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- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

LAKE ASHTON RESORT  
4141 ASHTON CLUB DR  
LAKE WALES, FL 33859

08/11/2022

ATTN: MATT

THIS BID IS FOR INSTALLING TWO NEW AQUACAL HEAT PUMPS ON THE POOL. SPIES WILL INSTALL 2 NEW AQUACAL SQ166 HEAT PUMPS ON PADS, INSTALL 4 NEW ISOLATION VALVES PER CODE AND CONNECT THE NEW HEAT PUMPS TO EXISTING PIPING WITH NEW PVC FITTINGS. PRICE INCLUDES ALL LABOR AND MATERIAL FOR THE INSTALLATION.

TOTAL \$17,992.00 PLUS TAX

PLEASE NOTE: THIS HEAT PUMP MODEL IS CAPABLE OF HEATING YOUR POOL WITH OUTSIDE AIR TEMPERATURES IN THE **MID 40 DEGREES** AND WARMER. TEMPERATURES BELOW THIS RANGE WILL CAUSE THE UNIT TO RUN AND ICE UP WITHOUT HEATING THE POOL.

PRICING IS BASED ON YOUR EXISTING ELECTRICAL PANEL HAVING SUFFICIENT SPACE FOR TWO ADDITIONAL 50 AMP 2-POLE CIRCUIT BREAKERS. IF NEW PANEL IS REQUIRED, THE WORK WILL BE DONE BY CUSTOMER'S ELECTRICIAN AND IS NOT INCLUDED IN THE ABOVE AMOUNT.

\*\*AQUACAL HEAT PUMPS HAVE A 7 YEAR PARTS WARRANTY AND 5 YEAR LABOR WARRANTY. PRICE IS GOOD FOR 30 DAYS FROM DATE ON BID.

ACCEPTED AND AGREED:

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

REGARDS,

KEN SOUKUP  
SERVICE MANAGER  
SPIES POOL, LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

www.spiespool.com



Florida's Heartland  
 20 W Interlake Blvd  
 Lake Placid, FL 33852  
 863-699-5455  
 MCAir@MillersCentralAir.

Okeechobee  
 109 NW 7th Ave  
 Okeechobee, FL 34972  
 863-467-1545  
 MillersCentralAir.com

Treasure Coast  
 673 SW Carter Ave  
 Port Saint Lucie, FL 34983  
 772-785-8080

Bill to  
**Lake Ashton Clubhouse**  
 4141 Ashton Club Drive  
 Lake Wales, FL 33853-

Ship to  
**Lake Ashton Clubhouse**  
 4141 Ashton Club Drive  
 Lake Wales, FL 33853-

Phone Number: (863) 956-6207

**Quote #: q24213**

Transaction Date: 8/11/2022

Sales Rep: Doug L.

Quote Expiration Date: 9/10/2022

Item	Description	Quantity	Price	Amount
Misc. Install	Reference clubhouse pool heaters 2- hydro royal 125,000 btu 6.8 COP 208/230 volt Single phase Miscellaneous piping and electric Start and monitor units Warranty 5 year compressor 1 year parts and labor Total price \$13,110.00 <b>\$14,956</b>	1	\$0.00	\$0.00

**Add \$923 for heating + cooling per unit per Doug.**

Total: \$0.00

Payments: \$0.00

Balance Due: \$0.00



Florida's Heartland  
20 W Interlake Blvd  
Lake Placid, FL 33852  
863-699-5455  
MCAir@MillersCentralAir.

Okeechobee  
109 NW 7th Ave  
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863-467-1545  
MillersCentralAir.com

Treasure Coast  
673 SW Carter Ave  
Port Saint Lucie, FL 34983  
772-785-8080

If you would like to proceed with the work quoted please respond directly to this email. Thank you for your business.

# SECTION IX

# SECTION A

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
July 31, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Reserve	
<b>ASSETS:</b>				
Cash-Wells Fargo	\$81,901	---	\$5,610	\$87,511
Due from Other Funds	\$43,123	\$16,795	\$18,924	\$78,842
Investment - State Board	\$264,557	---	---	\$264,557
Investment - State Board Capital Reserve	---	---	\$499,527	\$499,527
Investments:				
Series 2015				
Reserve A	---	\$210,125	---	\$210,125
Revenue A	---	\$92,250	---	\$92,250
Prepayment A-1	---	\$52,077	---	\$52,077
Prepayment A-2	---	\$5,346	---	\$5,346
<b>TOTAL ASSETS</b>	<b>\$389,581</b>	<b>\$376,594</b>	<b>\$524,060</b>	<b>\$1,290,235</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$33,461	---	---	\$33,461
Due to Other Funds	\$35,719	---	\$43,123	\$78,842
Deposits-Room Rentals	\$3,725	---	---	\$3,725
<b>TOTAL LIABILITIES</b>	<b>\$72,905</b>	<b>\$0</b>	<b>\$43,123</b>	<b>\$116,028</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$376,594	---	\$376,594
Assigned:				
Capital Reserve	---	---	\$480,937	\$480,937
Assigned	\$118,295	---	---	\$118,295
Unassigned	\$198,381	---	---	\$198,381
<b>TOTAL FUND BALANCES</b>	<b>\$316,676</b>	<b>\$376,594</b>	<b>\$480,937</b>	<b>\$1,174,208</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$389,581</b>	<b>\$376,594</b>	<b>\$524,060</b>	<b>\$1,290,235</b>

# SECTION B

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS RESERVE FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended July 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$1,000	\$833	\$2,312	\$1,479
Capital Reserve-Transfer In FY 22	\$349,813	\$349,813	\$349,813	(\$0)
<b>TOTAL REVENUES</b>	<b>\$350,813</b>	<b>\$350,647</b>	<b>\$352,125</b>	<b>\$1,479</b>
<b>EXPENDITURES:</b>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$20,833	\$30,107	(\$9,273)
Exercise Equipment - Cardio	\$10,000	\$8,333	\$0	\$8,333
Security Golf Carts	\$7,650	\$7,650	\$13,013	(\$5,363)
Enclose Activities Desk	\$26,000	\$21,667	\$0	\$21,667
Lake Ashton Blvd. Landscape Refurbishment	\$28,250	\$23,542	\$0	\$23,542
Pavement Management	\$90,000	\$75,000	\$7,538	\$67,463
Replace Restaurant Awning	\$38,250	\$31,875	\$0	\$31,875
Restaurant Dining Room Redesign	\$10,000	\$8,333	\$8,471	(\$137)
Restaurant Kitchen Redesign	\$10,000	\$8,333	\$0	\$8,333
Restaurant Equipment	\$15,000	\$12,500	\$2,390	\$10,110
Stormwater Management	\$25,000	\$20,833	\$20,450	\$383
Painting of Column End Caps	\$0	\$0	\$7,895	(\$7,895)
HVAC	\$25,000	\$20,833	\$0	\$20,833
Other Current Charges	\$650	\$542	\$493	\$49
<b>TOTAL EXPENDITURES</b>	<b>\$310,800</b>	<b>\$260,275</b>	<b>\$90,355</b>	<b>\$169,920</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$40,013</b>	<b>\$90,372</b>	<b>\$261,770</b>	<b>\$171,399</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Interfund Transfer In/(Out)-Restaurant (FY22)	(\$110,356)	(\$91,963)	(\$142,830)	(\$50,867)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$110,356)</b>	<b>(\$91,963)</b>	<b>(\$142,830)</b>	<b>(\$50,867)</b>
Net change in fund balance	(\$70,343)	(\$1,592)	\$118,940	\$120,532
FUND BALANCE - Beginning	\$406,391		\$361,998	
FUND BALANCE - Ending	<u>\$336,048</u>		<u>\$480,937</u>	



# SECTION C

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended July 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Levy <sup>(1)</sup>	\$1,789,053	\$1,789,053	\$1,808,209	\$19,156
Rental Income	\$40,000	\$33,333	\$25,325	(\$8,008)
Special Events Revenue	\$130,000	\$130,000	\$174,525	\$44,525
Newsletter Ad Revenue	\$80,000	\$66,667	\$78,790	\$12,124
Insurance Proceeds	\$0	\$0	\$1,650	\$1,650
Interest Income	\$1,000	\$833	\$2,249	\$1,416
Miscellaneous Income	\$5,000	\$4,167	\$12,683	\$8,517
<b>TOTAL REVENUES</b>	<b>\$2,045,053</b>	<b>\$2,024,053</b>	<b>\$2,103,432</b>	<b>\$79,379</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$4,000	\$3,333	\$2,875	\$458
FICA Expense	\$306	\$255	\$220	\$35
Engineering	\$60,000	\$50,000	\$32,681	\$17,319
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,000	\$833	\$833	\$0
Dissemination-Amort Schedules	\$0	\$0	\$600	(\$600)
Attorney	\$30,000	\$25,000	\$28,789	(\$3,789)
Annual Audit	\$3,750	\$3,125	\$0	\$3,125
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$60,236	\$50,197	\$50,197	\$0
Computer Time	\$1,000	\$833	\$833	\$0
Postage	\$2,500	\$2,083	\$2,064	\$19
Printing & Binding	\$1,000	\$833	\$136	\$697
Newsletter Printing	\$35,000	\$29,167	\$41,021	(\$11,854)
Rentals & Leases	\$5,500	\$4,583	\$1,709	\$2,875
Insurance	\$48,639	\$48,639	\$50,686	(\$2,047)
Legal Advertising	\$1,500	\$1,250	\$738	\$512
Other Current Charges	\$1,250	\$1,042	\$1,178	(\$136)
Property Taxes	\$13,500	\$11,250	\$0	\$11,250
Office Supplies	\$125	\$104	\$88	\$16
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$274,391</b>	<b>\$237,614</b>	<b>\$219,734</b>	<b>\$17,880</b>

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended July 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><i>Field:</i></b>				
Field Management Services	\$362,786	\$302,321	\$301,394	\$927
Gate/Patrol/Pool Officers	\$260,614	\$217,178	\$238,549	(\$21,371)
Pest Control	\$4,690	\$3,908	\$3,440	\$468
Security/Fire Alarm/Gate Repairs	\$7,500	\$6,250	\$5,256	\$994
Telephone/Internet	\$13,600	\$11,333	\$11,108	\$226
Electric	\$216,000	\$180,000	\$190,120	(\$10,120)
Water	\$20,000	\$16,667	\$11,241	\$5,425
Gas-Pool	\$20,500	\$17,083	\$25,833	(\$8,750)
Gas-Restaurant	\$15,000	\$12,500	\$10,338	\$2,162
Refuse	\$14,000	\$11,667	\$13,180	(\$1,514)
Repairs & Maintenance-Clubhouse	\$57,600	\$48,000	\$38,207	\$9,793
Repairs & Maintenance-Fitness Center	\$3,000	\$2,500	\$444	\$2,056
Repairs & Maintenance-Restaurant	\$17,400	\$14,500	\$7,685	\$6,815
Repairs & Maintenance-Bowling Lanes	\$17,000	\$14,167	\$10,588	\$3,579
Furniture, Fixtures, Equipment	\$15,000	\$12,500	\$3,326	\$9,174
Repairs & Maintenance-Cart path & Bridges	\$7,000	\$5,833	\$3,250	\$2,583
Repairs & Maintenance-Golf Cart	\$5,400	\$4,500	\$2,507	\$1,993
Repairs & Maintenance-Pool	\$20,000	\$16,667	\$16,101	\$566
Landscape Maintenance	\$194,514	\$162,095	\$165,610	(\$3,515)
Plant Replacement	\$7,000	\$5,833	\$2,531	\$3,302
Irrigation Repairs	\$3,500	\$2,917	\$649	\$2,268
Lake Maintenance	\$46,740	\$38,950	\$38,950	\$0
Wetland Mitigation and Maintenance	\$34,800	\$29,000	\$25,810	\$3,190
Permits/Inspections	\$1,500	\$1,250	\$2,247	(\$997)
Office Supplies/Printing/Binding	\$6,000	\$5,000	\$5,176	(\$176)
Operating Supplies	\$23,000	\$19,167	\$16,662	\$2,505
Credit Card Processing Fees	\$4,000	\$3,333	\$4,046	(\$713)
Dues & Subscriptions	\$9,000	\$7,500	\$7,732	(\$232)
Decorations	\$2,000	\$1,667	\$0	\$1,667
Special Events	\$130,000	\$114,094	\$114,094	\$0
Traffic Accident Repairs	\$0	\$0	\$1,650	(\$1,650)
<b>TOTAL FIELD</b>	<b>\$1,539,144</b>	<b>\$1,288,381</b>	<b>\$1,277,724</b>	<b>\$10,656</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,813,535</b>	<b>\$1,525,994</b>	<b>\$1,497,458</b>	<b>\$28,536</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$231,518</b>	<b>\$498,059</b>	<b>\$605,974</b>	<b>\$107,915</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital Reserve-Transfer Out	(\$349,813)	(\$349,813)	(\$349,813)	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$349,813)</b>	<b>(\$349,813)</b>	<b>(\$349,813)</b>	<b>\$0</b>
<b>Net change in fund balance</b>	<b>(\$118,295)</b>	<b>\$148,246</b>	<b>\$256,161</b>	<b>\$107,915</b>
FUND BALANCE - Beginning	\$118,295		\$60,516	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$316,676</u>	

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

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

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

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended July 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$500	\$417	\$19	(\$398)
Assessments - Levy	\$435,837	\$435,837	\$438,887	\$3,049
Assessments - Prepayments A-1	\$0	\$0	\$66,212	\$66,212
<b>TOTAL REVENUES</b>	<b><u>\$436,337</u></b>	<b><u>\$436,254</u></b>	<b><u>\$505,117</u></b>	<b><u>\$68,863</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015A-1</u></b>				
Interest - 11/01	\$81,625	\$81,625	\$80,375	\$1,250
Interest - 5/01	\$81,625	\$81,625	\$78,875	\$2,750
Principal - 5/01	\$230,000	\$230,000	\$220,000	\$10,000
Special Call - 11/01	\$0	\$0	\$60,000	(\$60,000)
Special Call - 5/01	\$0	\$0	\$35,000	(\$35,000)
<b><u>Series 2015A-2</u></b>				
Interest - 11/01	\$12,250	\$12,250	\$12,125	\$125
Interest - 5/01	\$12,250	\$12,250	\$11,875	\$375
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 11/01	\$0	\$0	\$10,000	(\$10,000)
<b>TOTAL EXPENDITURES</b>	<b><u>\$437,750</u></b>	<b><u>\$437,750</u></b>	<b><u>\$528,250</u></b>	<b><u>(\$90,500)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$1,413)</u></b>	<b><u>(\$1,496)</u></b>	<b><u>(\$23,133)</u></b>	<b><u>(\$21,637)</u></b>
Net change in fund balance	<b><u>(\$1,413)</u></b>	<b><u>(\$1,496)</u></b>	<b><u>(\$23,133)</u></b>	<b><u>(\$21,637)</u></b>
FUND BALANCE - Beginning	\$156,320		\$399,727	
FUND BALANCE - Ending	<b><u>\$154,908</u></b>		<b><u>\$376,594</u></b>	

**LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2022**

<b>Series 2015-1, Special Assessment Bonds</b>		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$715,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2021		\$3,215,000.00
	November 1, 2021 (Special Call)	(\$60,000.00)
	May 1, 2022 (Mandatory)	(\$220,000.00)
	May 1, 2022 (Special Call)	(\$35,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,900,000.00</b>

<b>Series 2015-2, Special Assessment Bonds</b>		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$50,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2021		\$485,000.00
	November 1, 2021 (Special Call)	(\$10,000.00)
	May 1, 2022 (Mandatory)	(\$20,000.00)
<b>Current Bonds Outstanding</b>		<b>\$455,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$3,355,000.00</b>
--	--	-----------------------

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

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2022

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JULY 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments	\$0	\$1,335,842	\$314,768	\$49,984	\$35,336	\$15,321	\$48,837	\$4,468	\$2,621	\$1,034	\$0	\$0	\$1,808,209
Rental Income	\$500	\$900	\$0	\$7,350	\$1,850	\$4,225	\$3,100	\$5,000	\$1,600	\$800	\$0	\$0	\$25,325
Special Events Revenue	\$86,234	\$25,361	\$7,528	\$13,951	\$5,566	\$6,536	\$12,416	\$4,614	\$5,693	\$6,627	\$0	\$0	\$174,525
Newsletter Ad Revenue	\$15,031	\$8,726	\$10,085	\$3,996	\$10,721	\$9,213	\$4,546	\$4,086	\$3,979	\$8,410	\$0	\$0	\$78,790
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650	\$0	\$0	\$1,650
Interest Income	\$1	\$0	\$0	\$43	\$100	\$203	\$270	\$466	\$572	\$593	\$0	\$0	\$2,249
Miscellaneous Income	\$1,397	\$836	\$467	\$1,277	\$1,926	\$1,553	\$1,801	\$1,823	\$874	\$730	\$0	\$0	\$12,683
<b>Total Revenues</b>	<b>\$103,163</b>	<b>\$1,371,664</b>	<b>\$332,848</b>	<b>\$76,601</b>	<b>\$55,499</b>	<b>\$37,050</b>	<b>\$70,969</b>	<b>\$20,457</b>	<b>\$15,338</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,103,432</b>
<u>ADMINISTRATIVE:</u>													
Supervisor Fees	\$450	\$225	\$175	\$175	\$250	\$500	\$175	\$0	\$750	\$175	\$0	\$0	\$2,875
FICA Expense	\$34	\$17	\$13	\$13	\$19	\$38	\$13	\$0	\$57	\$13	\$0	\$0	\$220
Engineering	\$1,994	\$2,847	\$1,314	\$6,880	\$3,761	\$4,058	\$5,125	\$3,529	\$3,172	\$0	\$0	\$0	\$32,681
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$600
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Dissemination-Amort Schedules	\$350	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$600
Attorney	\$3,567	\$2,688	\$399	\$2,108	\$2,867	\$3,416	\$2,750	\$4,865	\$6,129	\$0	\$0	\$0	\$28,789
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$0	\$0	\$4,310
Management Fees	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$5,020	\$0	\$0	\$50,197
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Postage	\$75	\$324	\$214	\$366	\$186	\$100	\$228	\$238	\$242	\$91	\$0	\$0	\$2,064
Printing & Binding	\$10	\$20	\$12	\$23	\$9	\$0	\$35	\$0	\$11	\$16	\$0	\$0	\$136
Newsletter Printing	\$3,903	\$4,035	\$4,459	\$4,459	\$4,092	\$3,873	\$4,647	\$4,085	\$4,024	\$3,444	\$0	\$0	\$41,021
Rentals & Leases	\$163	\$163	\$163	\$246	\$163	\$163	\$163	\$163	\$163	\$163	\$0	\$0	\$1,709
Insurance	\$50,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,686
Legal Advertising	\$394	\$0	\$0	\$0	\$90	\$67	\$0	\$187	\$0	\$0	\$0	\$0	\$738
Other Current Charges	\$137	\$252	\$100	\$48	\$34	\$112	\$118	\$123	\$144	\$112	\$0	\$0	\$1,178
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$3	\$3	\$3	\$70	\$3	\$0	\$3	\$0	\$3	\$3	\$0	\$0	\$88
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$67,127</b>	<b>\$15,759</b>	<b>\$12,038</b>	<b>\$19,575</b>	<b>\$16,658</b>	<b>\$17,514</b>	<b>\$18,692</b>	<b>\$18,977</b>	<b>\$24,191</b>	<b>\$9,204</b>	<b>\$0</b>	<b>\$0</b>	<b>\$219,734</b>

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

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2022

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JULY 2021	AUG 2021	SEP 2021	TOTAL
<u>Field:</u>													
Field Management Services	\$32,536	\$28,149	\$28,277	\$28,354	\$28,617	\$28,585	\$41,331	\$28,362	\$28,483	\$28,700	\$0	\$0	\$301,394
Gate/Patrol/Pool Officers	\$18,292	\$18,205	\$27,104	\$25,480	\$24,497	\$23,453	\$24,832	\$26,132	\$25,103	\$25,451	\$0	\$0	\$238,549
Pest Control	\$305	\$450	\$305	\$305	\$305	\$305	\$405	\$450	\$305	\$305	\$0	\$0	\$3,440
Security/Fire Alarm/Gate Repairs	\$0	\$940	\$530	\$0	\$375	\$2,110	\$920	\$382	\$0	\$0	\$0	\$0	\$5,256
Telephone/Internet	\$1,093	\$1,090	\$1,090	\$1,093	\$1,093	\$1,131	\$1,131	\$1,129	\$1,129	\$1,129	\$0	\$0	\$11,108
Electric	\$17,409	\$17,180	\$17,947	\$19,174	\$18,945	\$19,139	\$19,851	\$20,143	\$20,208	\$20,124	\$0	\$0	\$190,120
Water	\$941	\$1,115	\$1,137	\$1,271	\$1,157	\$634	\$1,132	\$1,286	\$1,418	\$1,151	\$0	\$0	\$11,241
Gas-Pool	\$1,862	\$4,190	\$2,852	\$5,274	\$3,668	\$1,184	\$3,106	\$3,004	\$246	\$448	\$0	\$0	\$25,833
Gas-Restaurant	\$2,283	\$1,578	\$930	\$1,364	\$772	\$718	\$699	\$1,114	\$403	\$476	\$0	\$0	\$10,338
Refuse	\$1,213	\$1,275	\$2,517	\$864	\$870	\$1,148	\$1,353	\$1,353	\$1,294	\$1,294	\$0	\$0	\$13,180
Repairs & Maintenance-Clubhouse	\$1,318	\$9,642	\$2,511	\$2,154	\$5,853	\$2,071	\$2,407	\$6,237	\$4,572	\$1,440	\$0	\$0	\$38,207
Repairs & Maintenance-Fitness Center	\$0	\$0	\$0	\$236	\$185	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$444
Repairs & Maintenance-Restaurant	\$1,816	\$2,463	\$1,295	\$523	\$604	\$378	\$275	\$332	\$0	\$0	\$0	\$0	\$7,685
Repairs & Maintenance-Bowling Lanes	\$0	\$3,098	\$2,791	\$1,111	\$1,278	\$1,356	\$954	\$0	\$0	\$0	\$0	\$0	\$10,588
Furniture, Fixtures, Equipment	\$0	\$0	\$0	\$300	\$0	\$0	\$707	\$0	\$2,319	\$0	\$0	\$0	\$3,326
Repairs & Maintenance-Cart path & Bridges	\$3,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250
Repairs & Maintenance-Golf Cart	\$190	\$300	\$300	\$150	\$423	\$173	\$173	\$455	\$173	\$173	\$0	\$0	\$2,507
Repairs & Maintenance-Pool	\$1,161	\$1,150	\$1,275	\$1,313	\$1,393	\$1,852	\$2,008	\$1,313	\$1,313	\$3,323	\$0	\$0	\$16,101
Landscape Maintenance	\$15,442	\$15,442	\$15,442	\$22,025	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$0	\$0	\$165,610
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$406	\$0	\$2,125	\$0	\$0	\$0	\$2,531
Irrigation Repairs	\$0	\$649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649
Lake Maintenance	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$0	\$0	\$38,950
Wetland Mitigation and Maintenance	\$7,300	\$0	\$11,210	\$0	\$0	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$25,810
Permits/Inspections	\$0	\$0	\$580	\$0	\$234	\$0	\$600	\$420	\$413	\$0	\$0	\$0	\$2,247
Office Supplies/Printing/Binding	\$271	\$155	\$1,135	\$367	\$84	\$1,319	\$213	\$299	\$1,335	\$0	\$0	\$0	\$5,176
Operating Supplies	\$2,929	\$2,286	\$1,841	\$1,195	\$2,113	\$2,401	\$1,926	\$1,150	\$600	\$221	\$0	\$0	\$16,662
Credit Card Processing Fees	\$190	\$1,565	\$508	\$336	\$301	\$128	\$290	\$307	\$178	\$243	\$0	\$0	\$4,046
Dues & Subscriptions	\$165	\$150	\$43	\$1,412	\$175	\$626	\$210	\$636	\$4,315	\$0	\$0	\$0	\$7,732
Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$20,234	\$3,033	\$7,036	\$21,516	\$24,148	\$10,551	\$5,921	\$11,627	\$3,472	\$6,557	\$0	\$0	\$114,094
Traffic Accident Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650	\$0	\$0	\$0	\$1,650
<b>TOTAL FIELD</b>	<b>\$134,095</b>	<b>\$117,999</b>	<b>\$132,550</b>	<b>\$139,713</b>	<b>\$137,191</b>	<b>\$126,666</b>	<b>\$130,978</b>	<b>\$126,236</b>	<b>\$121,157</b>	<b>\$111,139</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,277,724</b>
<b>OTHER FINANCING SOURCES/(USES)</b>													
Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$349,813)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$349,813)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$349,813)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$349,813)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$98,059)</b>	<b>\$1,237,906</b>	<b>\$188,260</b>	<b>(\$432,500)</b>	<b>(\$98,350)</b>	<b>(\$107,130)</b>	<b>(\$78,701)</b>	<b>(\$124,756)</b>	<b>(\$130,010)</b>	<b>(\$120,343)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$256,161</b>

**LAKE ASHTON**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUND**  
 July 31, 2022

	<b>BUSINESS-TYPE ACTIVITY ENTERPRISE FUND RESTAURANT</b>
<b><u>ASSETS</u></b>	
CURRENT ASSETS	
ACCOUNTS RECEIVABLE	---
INVENTORY	\$27,121
PREPAID EXPENSE	---
<b>TOTAL ASSETS</b>	<b>\$27,121</b>
 <b><u>LIABILITIES</u></b>	
CURRENT LIABILITIES	
ACCOUNTS PAYABLE	\$0
DUE TO GENERAL FUND	\$0
<b>TOTAL LIABILITIES</b>	<b>\$0</b>
 <b><u>NET POSITION</u></b>	
UNRESTRICTED	\$27,121
<b>TOTAL NET POSITION</b>	<b>\$27,121</b>



**LAKE ASHTON CDD**  
**RESTAURANT OPERATIONS - FY 2022**

	<b>ADOPTED BUDGET</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>	<b>TOTAL</b>
<b>SALES CREDIT</b>											
RETAIL SALES	\$ 865,535	\$ 44,681	\$ 46,555	\$ 48,849	\$ 41,168	\$ 65,134	\$ 90,084	\$ 62,436	\$ 32,815	\$ -	\$ 431,722
CATERING-INSIDE	\$ 118,400	\$ 4,486	\$ 250	\$ 9,446	\$ 12,444	\$ 16,099	\$ 2,860	\$ 1,418	\$ 8,832	\$ -	\$ 55,834
CATERING-OUTSIDE	\$ -	\$ 1,290	\$ 6,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,825
OTHER CATERING SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTION (METZ)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 983,935</b>	<b>\$ 50,457</b>	<b>\$ 53,341</b>	<b>\$ 58,295</b>	<b>\$ 53,612</b>	<b>\$ 81,232</b>	<b>\$ 92,944</b>	<b>\$ 63,853</b>	<b>\$ 41,647</b>	<b>\$ -</b>	<b>\$ 495,382</b>
<b>PURCHASES:</b>											
DRY GROCERY	\$ 369,580	\$ 2,270	\$ 2,492	\$ (7,375)	\$ 3,290	\$ 1,778	\$ 5,542	\$ 790	\$ 1,335	\$ -	\$ 10,122
BAKERY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176	\$ 73	\$ 245	\$ -	\$ 493
DAIRY	\$ -	\$ 1,069	\$ 1,282	\$ 1,585	\$ 1,480	\$ 1,966	\$ 2,048	\$ 1,162	\$ 885	\$ -	\$ 11,478
PRODUCE	\$ -	\$ 1,406	\$ 1,834	\$ 1,891	\$ 2,091	\$ 1,879	\$ 3,528	\$ 2,603	\$ 2,000	\$ -	\$ 17,231
GROCERY-REFRIGERATED/FROZEN	\$ -	\$ 2,598	\$ 3,401	\$ 4,582	\$ 2,658	\$ 3,174	\$ 6,343	\$ 5,638	\$ 1,031	\$ -	\$ 29,425
MEAT-PORK/BEEF	\$ -	\$ 4,068	\$ 3,666	\$ 5,952	\$ 4,600	\$ 4,120	\$ 5,294	\$ 2,104	\$ 1,735	\$ -	\$ 31,540
POULTRY	\$ -	\$ 1,366	\$ 2,194	\$ 1,741	\$ 994	\$ 2,297	\$ 2,274	\$ 1,485	\$ 849	\$ -	\$ 13,199
SEAFOOD	\$ -	\$ 1,298	\$ 1,664	\$ 1,636	\$ 1,241	\$ 1,808	\$ 4,291	\$ 1,111	\$ 1,623	\$ -	\$ 14,671
BEVERAGES	\$ -	\$ 1,667	\$ 581	\$ 3,472	\$ 2,280	\$ 9,733	\$ 4,110	\$ 1,083	\$ 1,485	\$ -	\$ 24,411
MISC. COST	\$ -	\$ 2,147	\$ 3,488	\$ 2,826	\$ 2,188	\$ (3,315)	\$ 4,302	\$ 1,293	\$ 2,625	\$ -	\$ 15,554
<b>TOTAL</b>	<b>\$ 369,580</b>	<b>\$ 17,888</b>	<b>\$ 20,602</b>	<b>\$ 16,311</b>	<b>\$ 20,823</b>	<b>\$ 23,440</b>	<b>\$ 37,907</b>	<b>\$ 17,342</b>	<b>\$ 13,811</b>	<b>\$ -</b>	<b>\$ 168,124</b>
<b>OTHER OPERATING EXPENSES</b>											
TELEPHONE/UTILITIES	\$ 94,229	\$ 65	\$ (48)	\$ 65	\$ -	\$ 186	\$ 90	\$ 90	\$ 90	\$ -	\$ 538
MENUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY	\$ -	\$ -	\$ 83	\$ 676	\$ 757	\$ 397	\$ 708	\$ 532	\$ 489	\$ -	\$ 3,642
OFFICE SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 437	\$ 1,130	\$ (107)	\$ 161	\$ -	\$ 1,802
UNIFORMS	\$ -	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ 237	\$ -	\$ -	\$ -	\$ 318
EQUIPMENT/SUPPLIES	\$ -	\$ 160	\$ (14)	\$ 203	\$ 95	\$ 2,954	\$ (1,831)	\$ 195	\$ 327	\$ -	\$ 2,088
JANITORIAL/HAZARDOUS	\$ -	\$ 489	\$ 437	\$ 731	\$ 606	\$ 803	\$ 1,378	\$ 540	\$ 419	\$ -	\$ 5,403
DISPOSABLES	\$ -	\$ 1,506	\$ 1,363	\$ 1,524	\$ 1,160	\$ 1,652	\$ 2,214	\$ 1,795	\$ 635	\$ -	\$ 11,849
REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AUTO EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE CONTRACTS	\$ -	\$ 139	\$ 27	\$ 112	\$ 187	\$ 74	\$ 356	\$ 702	\$ 621	\$ -	\$ 2,218
CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ (900)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (900)
ENTERTAINMENT	\$ -	\$ 1,300	\$ -	\$ 4,400	\$ 900	\$ -	\$ 804	\$ -	\$ 1,100	\$ -	\$ 8,504
EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EMPLOYEE RECRUITMENT	\$ -	\$ 34	\$ -	\$ -	\$ 50	\$ 90	\$ -	\$ 80	\$ 37	\$ -	\$ 292
MISC. EXPENSE	\$ -	\$ 62	\$ 423	\$ 180	\$ -	\$ 1,064	\$ 216	\$ 8	\$ -	\$ -	\$ 1,953
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DUES/SUBSCRIPTIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,487	\$ 992	\$ 496	\$ -	\$ -	\$ 4,975
CREDIT CARD FEES	\$ -	\$ 1,110	\$ 1,587	\$ 1,546	\$ 1,247	\$ 1,912	\$ 2,860	\$ 1,087	\$ 1,441	\$ -	\$ 12,789
OVER/SHORT	\$ -	\$ (115)	\$ -	\$ 243	\$ 1,490	\$ (12)	\$ (9)	\$ (53)	\$ (1)	\$ -	\$ 1,542
REFUSE/PEST CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MARKETING/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ 222	\$ 895	\$ 130	\$ 106	\$ 39	\$ -	\$ 1,392
TECHNOLOGY EXPENSE	\$ -	\$ 248	\$ 182	\$ 215	\$ 215	\$ 215	\$ 974	\$ 215	\$ 215	\$ -	\$ 2,481
LICENSES	\$ -	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58
<b>TOTAL</b>	<b>\$ 94,229</b>	<b>\$ 5,136</b>	<b>\$ 4,037</b>	<b>\$ 9,895</b>	<b>\$ 6,212</b>	<b>\$ 14,155</b>	<b>\$ 10,250</b>	<b>\$ 5,686</b>	<b>\$ 5,573</b>	<b>\$ -</b>	<b>\$ 60,945</b>
<b>LABOR:</b>											
MANAGEMENT PAYROLL & BENEFITS	\$ 658,053	\$ 12,850	\$ 12,850	\$ 14,313	\$ 6,350	\$ 13,467	\$ 17,004	\$ 6,595	\$ 6,025	\$ -	\$ 89,453
BASE PAYROLL (HOURLY)	\$ -	\$ 18,938	\$ 18,914	\$ 19,412	\$ 18,593	\$ 26,914	\$ 35,974	\$ 29,982	\$ 18,433	\$ -	\$ 187,160
BASE TAXES/FRINGES	\$ -	\$ 5,303	\$ 5,296	\$ 5,435	\$ 5,206	\$ 7,536	\$ 10,073	\$ 8,395	\$ 5,161	\$ -	\$ 52,405
CONTRACT LABOR (OTHER)	\$ -	\$ -	\$ 1,710	\$ 1,603	\$ 3,841	\$ -	\$ 433	\$ -	\$ -	\$ -	\$ 7,586
<b>TOTAL</b>	<b>\$ 658,053</b>	<b>\$ 37,091</b>	<b>\$ 38,770</b>	<b>\$ 40,763</b>	<b>\$ 33,989</b>	<b>\$ 47,917</b>	<b>\$ 63,483</b>	<b>\$ 44,971</b>	<b>\$ 29,619</b>	<b>\$ -</b>	<b>\$ 336,604</b>
<b>FEES, INVESTMENTS &amp; ADJUSTMENTS</b>											
MANAGEMENT/ADMINISTRATIVE COSTS	\$ 66,658	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ (13,090)	\$ 41,000	\$ 68,743
SERVICE CONTRACT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL LIABILITY INSURANCE	\$ -	\$ 409	\$ 429	\$ 451	\$ 415	\$ 566	\$ 728	\$ 458	\$ 340	\$ -	\$ 3,796
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 66,658</b>	<b>\$ 6,242</b>	<b>\$ 6,263</b>	<b>\$ 6,285</b>	<b>\$ 6,248</b>	<b>\$ 6,400</b>	<b>\$ 6,562</b>	<b>\$ 6,291</b>	<b>\$ (12,750)</b>	<b>\$ 41,000</b>	<b>\$ 72,540</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>											
	<b>\$ (110,356)</b>	<b>\$ (15,900)</b>	<b>\$ (16,331)</b>	<b>\$ (14,959)</b>	<b>\$ (13,659)</b>	<b>\$ (10,679)</b>	<b>\$ (25,258)</b>	<b>\$ (10,437)</b>	<b>\$ 5,394</b>	<b>\$ (41,000)</b>	<b>\$ (142,830)</b>
<b>OTHER FINANCING SOURCES</b>											
	\$ 110,356	\$ 15,900	\$ 16,331	\$ 14,959	\$ 13,659	\$ 10,679	\$ 25,258	\$ 10,437	\$ (5,394)	\$ 41,000	\$ 142,830
<b>NET CHANGE</b>											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE - BEGINNING</b>											\$ 27,121.07
<b>FUND BALANCE - ENDING</b>											<b>\$ 27,121.07</b>

# SECTION D

# LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

## Check Run Summary

August 15, 2022

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<b><u>General Fund</u></b>		
7/18/22	8205-8226	\$119,852.08
7/20/22	8227	\$20,124.11
7/28/22	8228-8241	\$38,844.71
8/3/22	8242-8250	\$14,073.83
<b><i>General Fund Total</i></b>		<b><u><u>\$192,894.73</u></u></b>
<b><u>Capital Projects Fund</u></b>		
7/18/22	338-339	\$10,284.53
7/28/22	340	\$15,360.00
<b><i>Capital Projects Fund Total</i></b>		<b><u><u>\$25,644.53</u></u></b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/18/22	00522	6/21/22	31380264	202206	320	57200	43201		PROPANE-RESTAURANT	*	402.58		
		7/07/22	31385530	202207	320	57200	43200		POOL HEAT	*	447.54		
		7/07/22	31385530	202207	320	57200	43201		PROPANE-RESTAURANT	*	287.69		
AMERIGAS												1,137.81	008205
7/18/22	00057	6/30/22	203710	202206	320	53800	46800		SVCS-06/22	*	3,895.00		
APPLIED AQUATIC MANAGEMENT, INC.												3,895.00	008206
7/18/22	00673	6/21/22	56200221	202206	320	57200	52000		SUPPLIES	*	52.26		
		6/28/22	56200260	202206	320	57200	52000		SUPPLIES	*	52.26		
		7/05/22	56200301	202207	320	57200	52000		SUPPLIES	*	52.26		
ARAMARK												156.78	008207
7/18/22	00444	7/13/22	07172022	202207	320	57200	49400		EVENT-SUNDAY FUNDAY	*	250.00		
RICK ARNOLD												250.00	008208
7/18/22	00695	7/01/22	57949601	202207	320	57200	41000		SVCS-07/22	*	1,078.81		
CHARTER COMMUNICATIONS												1,078.81	008209
7/18/22	00621	6/16/22	925051	202206	320	57200	54501		SVCS-06/22	*	305.00		
COUNTRY BOY PEST CONTROL												305.00	008210
7/18/22	00466	7/04/22	46651	202207	310	51300	42501		LA TIMES NEWSLETTER-07/22	*	3,444.00		
CUSTOMTRADEPRINTING.COM												3,444.00	008211
7/18/22	00613	6/20/22	280978	202206	320	57200	54500		SVCS-06/22	*	153.00		
CYPRESS PLUMBING INC												153.00	008212
7/18/22	00330	6/18/22	15661	202206	320	57200	54503		SPEED LIMIT SIGN	*	1,650.00		
EXTREME GRAPHICS												1,650.00	008213
7/18/22	00003	6/28/22	96286745	202205	310	51300	42000		SVCS-05/22	*	2.80		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/05/22		78098216	202206	310-51300-42000				DELIVERIES THRU 06/29/22	*	39.01		
								FEDEX			41.81	008214
7/18/22	00036	7/01/22	210	202207	310-51300-34000			MGMT FEES-07/22	*	5,019.67		
		7/01/22	210	202207	310-51300-35100			COMPUTER TIME	*	83.33		
		7/01/22	210	202207	310-51300-31300			DISSEMINATION AGT SVCS	*	83.33		
		7/01/22	210	202207	310-51300-51000			OFFICE SUPPLIES	*	2.74		
		7/01/22	210	202207	310-51300-42000			POSTAGE AND DELIVERY	*	56.60		
		7/01/22	210	202207	310-51300-42500			COPIES	*	16.20		
								GMS - SO FLORIDA, LLC			5,261.87	008215
7/18/22	00712	7/14/22	07302022	202207	320-57200-49400			EVENT-BOOTS BY THE LAKE	*	1,000.00		
								COREY GREENWAY			1,000.00	008216
7/18/22	00059	7/05/22	33371	202207	320-57200-45300			SVCS-07/22	*	1,313.00		
		7/10/22	33661	202207	320-57200-45300			SVCS-07/22	*	2,010.00		
								HEARTLAND COMMERCIAL POOL SERVICES			3,323.00	008217
7/18/22	00512	7/01/22	2230185	202207	320-57200-41000			SVCS-07/22	*	50.07		
								KINGS III OF AMERICA, INC.			50.07	008218
7/18/22	00164	7/12/22	104782	202206	310-51300-31500			SVCCS-06/22	*	6,129.25		
								LATHAM, LUNA, EDEN & BEAUDINE,LLP			6,129.25	008219
7/18/22	00663	6/18/22	20771000	202206	320-57200-49400			SUMMER SHINDIG	*	686.00		
		7/05/22	20770722	202207	330-57200-34000			JULY 22 RESTAURANT OPS	*	41,000.00		
		7/05/22	20770722	202207	300-38100-10000			JULY 22 RESTAURANT OPS	*	41,000.00-		
		7/05/22	20770722	202207	300-13100-10000			JULY 22 RESTAURANT OPS	*	41,000.00		
		7/05/22	20770722	202207	600-58100-10000			JULY 22 RESTAURANT OPS	*	41,000.00		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/05/22	20770722	202207	600	20700	10000			*	41,000.00-		
			JULY 22						RESTAURANT OPS				
									METZ CULINARY MANAGEMENT			41,686.00	008220
7/18/22	00675	6/15/22	4141-032	202203	320	57200	54500			*	325.50		
									CONCRETE R VAR INSTALL				
									MJ LANDSCAPING NURSERY & IRRIGATION			325.50	008221
7/18/22	00538	7/01/22	10093	202207	320	57200	54506			*	172.50		
									SVCS-07/22				
									PERFORMAMCE PLUS CARTS			172.50	008222
7/18/22	00696	6/30/22	10863329	202206	320	57200	34501			*	25,102.67		
									SVCS-06/22				
									SECURITAS SECURITY SERVICES USA, INC			25,102.67	008223
7/18/22	00234	6/25/22	16427518	202206	320	57200	51000			*	107.22		
									SUPPLIES				
		6/25/22	16427518	202206	320	57200	54500			*	298.94		
									SUPPLIES				
									STAPLES BUSINESS CREDIT			406.16	008224
7/18/22	00664	7/03/22	1561-062	202206	320	57200	52000			*	5,947.85		
									PURCHASES-06/22				
									WELLS FARGO			5,947.85	008225
7/18/22	00445	6/21/22	OS387488	202206	320	57200	46201			*	825.00		
									SVCS-07/22				
		6/30/22	OS392787	202206	320	57200	46201			*	1,300.00		
									SVCS-06/22				
		7/01/22	OS390684	202207	320	57200	46200			*	16,210.00		
									MAINT-07/22				
									YELLOWSTONE LANDSCAPE			18,335.00	008226
7/20/22	00061	7/14/22	JULY-22	202207	320	57200	43000			*	20,124.11		
									SERVICE THRU 07/08/2022				
									TECO			20,124.11	008227
7/28/22	00713	7/01/22	086770	202207	320	57200	54500			*	550.00		
									9 RE-KEY/8 KEYS				
									A & A LOCKS AND REPAIR			550.00	008228
7/28/22	00522	7/16/22	31390154	202207	320	57200	43201			*	188.78		
									DICONNECT SERVICE				
									AMERIGAS			188.78	008229

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/22	00673	7/12/22	56200339	202207	320	57200	52000		SUPPLIES	*	52.26		
		7/19/22	56200380	202207	320	57200	52000		SUPPLIES	*	58.26		
		7/26/22	56200418	202207	320	57200	52000		SUPPLIES	*	58.26		
ARAMARK												168.78	008230
7/28/22	00634	7/15/22	20735-07	202207	320	57200	43100		20735-4141 ASHTON CLUB DR	*	755.93		
		7/15/22	20740	202207	320	57200	43100		20740-4128 LAKE ASHTON BV	*	302.75		
		7/15/22	22109-07	202207	320	57200	43100		22109-GATE ENTRANCE/IRR	*	68.66		
		7/15/22	37767-07	202207	320	57200	43100		37767-PALMS CDD IRRIG.	*	23.36		
CITY OF LAKE WALES												1,150.70	008231
7/28/22	00714	7/11/22	24735	202207	320	57200	54500		DEMO RECPTACLES/LIGHT	*	312.50		
CROWN ELECTRIC INC.												312.50	008232
7/28/22	00003	7/12/22	78165829	202207	310	51300	42000		DELIVERIES THRU 07/12/22	*	34.63		
FEDEX												34.63	008233
7/28/22	00215	7/25/22	444	202207	320	57200	34000		JULY 22 FACILITY MGMT	*	28,700.30		
GMS-CENTRAL FLORIDA, LLC												28,700.30	008234
7/28/22	00067	7/15/22	220957	202208	320	57200	34500		FIRE ALARM MONITORING	*	195.00		
THE HARTLINE ALARM COMPANY, INC.												195.00	008235
7/28/22	00098	6/06/22	523555	202206	320	57200	54500		SUPPLIES/R&M	*	124.70		
		6/07/22	9523710	202206	320	57200	54500		SUPPLIES/R&M	*	18.68		
		6/09/22	7523808	202206	320	57200	54500		SUPPLIES/R&M	*	126.16		
		6/13/22	3626774	202206	320	57200	54500		SUPPLIES/R&M	*	156.96		
		6/16/22	22900	202206	320	57200	54500		SUPPLIES/R&M	*	484.85		
		6/17/22	9627137	202206	320	57200	54500		SUPPLIES/R&M	*	26.97		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/22		5627524	202206	320-57200-54500				SUPPLIES/R&M	*	128.39		
6/28/22		8520088	202206	320-57200-54500				SUPPLIES/R&M	*	47.48		
HOME DEPOT CREDIT SERVICES											1,114.19	008236
7/28/22	00498	7/25/22	53348	202207	320-57200-54500			REPAIR LEAK	*	577.87		
JURIN ROOFING SERVICES, INC											577.87	008237
7/28/22	00631	7/13/22	1916530	202206	310-51300-31100			SERVICE THRU 06/30/2022	*	3,172.49		
RAYL ENGINEERING & SURVEYING, LLC											3,172.49	008238
7/28/22	00687	7/15/22	25291659	202206	320-57200-52000			PLASTIC CUPS	*	284.97		
RESTOCKIT.COM											284.97	008239
7/28/22	00430	7/07/22	50209210	202206	310-51300-42502			COPIER LEASE	*	162.50		
WELLS FARGO VENDOR FINANCIAL SVCS											162.50	008240
7/28/22	00715	7/28/22	07282022	202207	320-57200-49400			SPEC EVENT 07/22	*	2,232.00		
MICHELLE THREATT											2,232.00	008241
8/03/22	00716	8/02/22	08022022	202208	320-57200-49400			EVENT-08/31/22 BALANCE	*	600.00		
CURT BEASLEY											600.00	008242
8/03/22	00716	8/02/22	08022022	202208	320-57200-49400			EVENT-08/31/22 DEPOSIT	*	100.00		
CURT BEASLEY											100.00	008243
8/03/22	00717	7/29/22	07292022	202208	320-57200-49400			EVENT-08/28/22	*	300.00		
ANTONIO BELSKIS											300.00	008244
8/03/22	00335	7/29/22	07292022	202208	320-57200-49400			EVENT-08/05/22	*	1,000.00		
CYPRESS GARDENS WATER SKI TEAM INC											1,000.00	008245
8/03/22	00036	8/01/22	211	202208	310-51300-34000			MGMT FEES-08/22	*	5,019.67		
8/01/22		211	202208	310-51300-35100				COMPUTER TIME	*	83.33		

LAKA LAKE ASHTON SHENNING



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/01/22		211		202208	310	51300	31300			*	83.33			
			DISSEMINATION AGT SVCS											
8/01/22		211		202208	310	51300	42000			*	27.05			
			POSTAGE AND DELIVERY											
8/01/22		211		202208	310	51300	42500			*	.45			
			COPIES											
												GMS - SO FLORIDA, LLC	5,213.83	008246
8/03/22	00718	7/29/22	07292022	202208	320	57200	49400			*	300.00			
			EVENT-08/14/22											
												BRIAN RICHARD JONES	300.00	008247
8/03/22	00666	8/02/22	08022022	202208	300	15500	10100			*	1,500.00			
			EVENT-10/14/22 DEPOSIT											
												PIANO PARTY LLC	1,500.00	008248
8/03/22	00039	4/25/22	6504320	202204	310	51300	32300			*	4,310.00			
			ADMIN FEE-4/01/22-3/31/23											
												U.S. BANK	4,310.00	008249
8/03/22	00719	7/29/22	07292022	202208	320	57200	49400			*	750.00			
			EVENT-08/20/22											
												ALEC WIXSON	750.00	008250
											TOTAL FOR BANK A	192,894.73		
											TOTAL FOR REGISTER	192,894.73		

AP300R  
 \*\*\* CHECK NOS. 000338-050000

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

RUN 8/08/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
7/18/22	00011	6/21/22 5958	202206 600-53800-66000	BOCK & HOEFT	*	7,895.00	7,895.00 000338	
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7/18/22	00101	5/06/22 2077TABL	202205 600-53800-65000	RESTAURANT EQUIPMENT	*	2,389.53	2,389.53 000339	
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7/28/22	00096	5/24/22 9534	202205 600-53800-63000	E. GLF COURSE CART BRIDGE	*	4,700.00		
		5/27/22 9542	202205 600-53800-63000	CARTH PATH REPAIRS@POND8	*	5,705.00		
		7/18/22 9605	202207 600-53800-63000	CART PATH REPAIRS-POND 20	*	4,955.00		
		7/18/22 9605	202207 600-53800-63000		*	.00		
-----								
							S&S CONTRACTING OF POLK COUNTY INC	15,360.00 000340
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						TOTAL FOR BANK B	25,644.53	
						TOTAL FOR REGISTER	25,644.53	

LAKA LAKE ASHTON SHENNING

# Lake Ashton CDD

## Special Assessment Receipts

Fiscal Year Ending September 30, 2022

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M	Debt	Commissions Paid	Net Amount Received	\$1,917,806.00	\$414,785.26	\$50,581.88	\$465,367.14
				Discounts/ Penalties	Discounts/ Penalties			.36300.10100	2015-1	2015-2	Debt Total
								General Fund	Debt Svc Fund	Debt Svc Fund	100%
								100.00%	89.131%	10.869%	100%
11/18/21	10/01/21-10/31/21	\$ 1,969.00	\$ -	\$ 78.76	\$ -	\$ 37.80	\$ 1,852.44	\$ 1,852.44	\$ -	\$ -	\$ -
11/19/21	11/01/21-11/07/21	\$ 63,008.00	\$ 10,541.24	\$ 2,520.39	\$ 421.65	\$ 1,412.14	\$ 69,195.06	\$ 59,351.22	\$ 8,773.89	\$ 1,069.95	\$ 9,843.84
11/24/21	11/01/21-11/07/21	\$ 26,078.89	\$ 6,577.39	\$ 1,369.19	\$ 345.32	\$ 618.84	\$ 30,322.93	\$ 24,211.71	\$ 5,446.98	\$ 664.24	\$ 6,111.23
11/30/21	11/08/21-11/14/21	\$ 175,241.00	\$ 32,200.16	\$ 7,009.66	\$ 1,287.96	\$ 3,982.87	\$ 195,160.67	\$ 165,026.21	\$ 26,859.07	\$ 3,275.39	\$ 30,134.46
12/14/21	11/15/21-11/23/21	\$ 531,630.00	\$ 119,568.69	\$ 21,265.57	\$ 4,782.63	\$ 12,503.01	\$ 612,647.48	\$ 500,302.91	\$ 100,133.57	\$ 12,211.00	\$ 112,344.57
12/17/21	11/24/21-11/30/21	\$ 622,204.00	\$ 168,589.22	\$ 24,888.57	\$ 6,743.38	\$ 15,183.23	\$ 743,978.04	\$ 585,097.06	\$ 141,611.82	\$ 17,269.16	\$ 158,880.98
12/31/21	12/01/21-12/15/21	\$ 334,325.09	\$ 84,118.85	\$ 13,086.36	\$ 3,312.40	\$ 8,040.90	\$ 394,004.28	\$ 314,767.99	\$ 70,623.90	\$ 8,612.38	\$ 79,236.29
01/18/22	12/16/21-12/31/21	\$ 52,677.46	\$ 13,717.63	\$ 1,658.93	\$ 442.96	\$ 1,285.86	\$ 63,007.34	\$ 49,983.76	\$ 11,608.01	\$ 1,415.56	\$ 13,023.58
02/22/22	01/01/22-01/31/22	\$ 36,951.74	\$ 9,743.92	\$ 881.47	\$ 218.33	\$ 911.92	\$ 44,683.94	\$ 35,336.42	\$ 8,331.51	\$ 1,016.00	\$ 9,347.52
03/16/22	02/01/22-02/28/22	\$ 16,792.82	\$ 3,275.20	\$ 1,168.46	\$ 32.76	\$ 377.34	\$ 18,489.46	\$ 15,320.71	\$ 2,824.34	\$ 344.42	\$ 3,168.76
04/19/22	03/01/22-03/31/22	\$ 49,895.83	\$ 14,709.76	\$ 19.70	\$ 7.66	\$ 1,291.56	\$ 63,286.67	\$ 48,836.77	\$ 12,879.30	\$ 1,570.59	\$ 14,449.89
05/20/22	04/01/22-04/30/22	\$ 4,560.69	\$ 1,198.15	\$ -	\$ -	\$ 115.18	\$ 5,643.66	\$ 4,468.00	\$ 1,047.87	\$ 127.79	\$ 1,175.66
06/14/22	05/01/22-05/31/22	\$ 2,680.42	\$ 1,042.52	\$ -	\$ -	\$ 74.46	\$ 3,648.48	\$ 2,620.50	\$ 916.25	\$ 111.73	\$ 1,027.98
07/01/22	TAX SALE 06/01/22	\$ 527.09	\$ 144.48	\$ -	\$ -	\$ 13.43	\$ 658.14	\$ 516.28	\$ 126.44	\$ 15.42	\$ 141.86
07/18/22	06/01/22-06/30/22	\$ 527.91	\$ -	\$ -	\$ -	\$ 10.56	\$ 517.35	\$ 517.35	\$ -	\$ -	\$ -
		\$ 1,919,069.94	\$ 465,427.21	\$ 73,947.06	\$ 17,595.05	\$ 45,859.10	\$ 2,247,095.94	\$ 1,808,209.34	\$ 391,182.96	\$ 47,703.65	\$ 438,886.60
BALANCE REMAINING		(\$1,263.94)	(\$60.07)								

<b>Gross Percent Collected</b>	<b>100.06%</b>
<b>Balance Due</b>	<b>(\$1,324.01)</b>