

*Lake Ashton
Community Development District*

Meeting Agenda

May 15, 2023

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 8, 2023

**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, May 15, 2023 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 Board meeting by email to jburns@gmscfl.com, or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Friday, May 12, 2023.**

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.*¹)
4. Consideration of Minutes from the April 13, 2023 Continued Board of Supervisors Meeting and the April 17, 2023 Board of Supervisors Meeting
5. New Business
 - A. Discussion Regarding Proposals for Additional Security Services (*requested by Supervisor Costello – NOT A CLOSED SESSION*)
 - B. Discussion Regarding Amenity Utilization Plan (*requested by Supervisor Van Sickle*)

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

- C. Review of Additional Revenue Stream Ideas (*requested by Supervisor Van Sickle*)
- D. Consideration of Termination of Contract with Heartland Commercial Pool Services, Inc.
- E. Items Relating to the Fiscal Year 2024 Budget Adoption
 - i. Fiscal Year 2024 Proposed Budget
 - ii. Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2023/2024 Budget and Setting the Public Hearing to Adopt the Budget (Suggested Date: August 21, 2023) (**Option 1**)
 - iii. Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 21, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments (**Option 2**)
- 6. Monthly Reports
 - A. Attorney
 - B. Engineer
 - I. Discussion Regarding Survey of Thompson Nursery Road Southern Right-of-Way
 - C. Lake Ashton Community Director
 - I. Consideration of Quotes for Outdoor Pool/Spa Refurbishment
 - II. Discussion Regarding Project Priority and Pricing Listing for Strategic Planning Projects and Reserve Study Projects
 - D. Operations Manager
 - I. Consideration to Replace the Panic Bar System on the Lobby Doors
 - E. District Manager's Report
 - I. Presentation of Number of Registered Voters – 1,417
- 7. 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
- 8. Public Comments
- 9. Supervisor Requests/Supervisor Open Discussion
- 10. Adjournment

MINUTES

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

The continued meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Thursday, **April 13, 2023** at 11:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Lloyd Howison	Chairman
Brenda VanSickle	Vice Chairman
Steve Realmuto	Assistant Secretary
Mike Costello	Assistant Secretary
Debby Landgrebe	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Christine Wells	Community Director
Matt Fisher	Operations Manager
Jim Abney	Lake Ashton Resident

The following is a summary of the discussions and actions taken at the April 13, 2023 Lake Ashton Community Development District continued meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 11:00 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. Howison asked for any changes to the agenda. Mr. Howison suggested that the monthly reports be moved forward in the meeting due to a proposal that was included in that section.

On MOTION by Mr. Howison, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved as amended.

FIFTH ORDER OF BUSINESS

Monthly Reports

**This item was taken out of order as requested by Supervisor Howison during approval of the meeting agenda.*

A. Lake Ashton Community Director

I. Consideration of Proposals for Ice Machine in Ballroom Kitchen

a) Integrity Refrigeration

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. She stated that this proposal included installation and piping.

b) Kommercial Refrigeration, Inc.

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. Ms. Wells stated that this was a 4 week out for installation. She also stated that the total cost including installation and piping was \$6,985.

c) Miller's Central Air

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. This proposal did not include installation, so they received a separate quote for that for an extra \$970 for installation of the water and ice machine.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Kommercial Refrigeration, Inc Proposal, was approved.

THIRD ORDER OF BUSINESS

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

Ms. Burns asked for any public comments. Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding Strategic Planning – Goals for the 5 Year Plan *(requested by Supervisor VanSickle)*

Ms. VanSickle stated that a resident had a presentation to make regarding this item.

Resident Jim Abney from 5329 Snead Drive presented items regarding strategic planning. This was not included in the agenda package. Mr. Abney stated that a Lake Wales commissioner at Monday morning coffee expressed concern for Lake Ashton in terms of the

development around the community. Mr. Abney and Ms. Wells set a meeting together to share ideas and Ms. Wells wanted the Board to hear the ideas as well. Mr. Abney's ideas revolved around how to coexist with the incoming development.

Mr. Abney mentioned the Lake Wales Envision Program and stated that it was ongoing. It is a multifaceted approach to reimaging Lake Wales and it also looks at future designs within the Lake Wales zip code. Mr. Abney also stated that the program addresses infrastructure, design and conservation.

Mr. Abney stated to the Board that they need to take inventory of what Lake Ashton offers and plan for the future. This included roads, technology, green spaces, cart paths and buildings.

Mr. Abney proposed that the current sales office become the new Lake Ashton Town Square and that they need to gain control of this property. Mr. Abney listed that a fresh market, bakery, coffee shop, barber shop, urgent care and a physical therapy office are just some of the potential shops to be put in. Mr. Abney also gave the Board suggestions on opportunities to put on the lakes in the community.

Mr. Abney reviewed the property options for purchase around the community. He stated to the Board that they needed more property due to more space being needed. Mr. Abney also played a promotional video for the Board to see ideas about increased technology in the community.

The Board discussed the presentation and potential ideas. Mr. Realmuto asked Mr. Abney about some of his points and expressed his concerns. Mr. Realmuto stated that he would like the Board to look at these ideas objectively.

Ms. Landgrebe suggested the Board looks at what they have and what was presented and see where there are ideas that they would like to approach in the future.

Mr. Realmuto read a mission statement to the Board and audience, it stated, "The mission of the Lake Ashton CDD is to develop, maintain, and enhance the infrastructure, safety and security and amenities benefitting the residents of the community, provide and promote activities, entertainment, programs and services appropriate to the residents of this age 55 and plus senior community and to manage the finances in a fiscally responsible manner that does not result in assessment increases exceeding 5% or the increase in consumer price index CPI whichever is greater per year on average over a 5 year period."

Mr. Howison provided a primary objective to the Board and audience, it was, "Establishing the foundation and framework for the ongoing fiscal health of Lake Ashton to

ensure that adequate funds are available to not only provide services and maintain facilities and infrastructure, but to continually improve and enhance the community thereby sustaining a lifestyle our residents enjoy, supporting real estate values and differentiating Lake Ashton from surrounding communities.”

Ms. VanSickle provided a mission statement as well. It was, “The Lake Ashton CDD strives to promote a premier active adult lifestyle for its residents while maintaining and enhancing the facilities and infrastructure in a fiscally responsible manner, attention, planning and forward thinking taking into consideration the surrounding development and its possible impact on its residents. Lake Ashton CDD continues to develop and adapt to the changing needs of the residents it serves while maintaining its position as a first-class active adult community.”

Mr. Costello expressed his concerns and stated that the community does need to be updated, but that with rising costs to retired residents, they should really focus on not exceeding 5% as Mr. Realmuto stated.

The Board will send all of their suggestions to Ms. Burns and then she will work with the Board on a final statement.

The Board discussed the 5-year plan draft that was included in the agenda package. They went through each item and discussed changes if they thought necessary. There were no motions made during this discussion.

The Board discussed having the District Engineer come out and go over some of the items on this list as well.

The Board asked that Ms. Wells reach out to residents that are personally affected by some of the potential changes listed and see what items need to be prioritized over other items.

Mr. Howison opened it up to the Board to discuss anything else needed. Mr. Realmuto brought to the Board that some of the items on the 5-year list belong on the Reserve Study. He stated that maintenance items were an example.

Mr. Realmuto also brought up to the Board that residents had recently discussed with him concerns about the new lawn area in the Play Park. The resident’s concern was that the lawn currently looks great, but the wear and tear on the table and chairs area would happen quickly. They were also concerned about damage caused by drought, and they did not think watering twice a week was enough.

The Board also made a plan for what they would discuss in the budget meeting coming up. Ms. Burns advised the Board to give staff direction on what the Board would like included in the preliminary budget that is to be approved in May that will set the budget cap.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

Iris Realmuto had a comment regarding the ballroom. She cautioned the Board that the ballroom revenue does have ramifications on residents because when the ballroom is rented, most of the time the movie theater is closed to Lake Ashton residents.

Al Cooney at 4303 Ashton Club Boulevard stated that if the Board had a generator to run the air conditioning unit in that building, residents could have a place to sit for a few where the air would be on if they had outages in the community for a week or two. Mr. Realmuto replied that his point was well taken, but that there were 17 air conditioning units in the building and 4 in the ballroom.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

Mr. Howison asked for any Supervisor comments or open discussion.

Mr. Costello stated to the Board that he would like for the Board to get a list of what their priorities were going to be for the next meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **April 17, 2023** at 9:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Lloyd Howison	Chairman
Brenda VanSickle	Vice Chairman
Steve Realmuto	Assistant Secretary
Mike Costello	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Christine Wells	Community Director
Alan Rayl	Rayl Engineering
Matt Fisher	Operations Manager

The following is a summary of the discussions and actions taken at the April 17, 2023 Lake Ashton Community Development District Board of Supervisors 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. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Howison asked for any changes to the agenda.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments*)

*received from members of the public
in advance of the meeting)*

Ms. Burns asked for any public comments on items specific to the meeting agenda. Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the March 20, 2023 Board of Supervisors Meeting

Mr. Howison presented the minutes from the March 20, 2023 meeting to the Board and asked if there were any comments, corrections, or changes.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Minutes of the March 20, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Security Procedures – CLOSED BOARD SECURITY DISCUSSION

Mr. Howison closed the meeting for the Board security discussion.

SIXTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter noted that she was asked about the Thompson Nursery Road widening. She talked to an eminent domain attorney, and according to his contacts DOT is still looking at the Phase 2 portion, so they don't have their design plans firm. Once they get to 50-60% design plans, then they know exactly where it will be, but those plans are not public yet. Mr. Costello asked if they were Phase 4, and Ms. Carpenter stated that she was not sure about that. Ms. Carpenter noted that she would follow up again with them in a couple months to see where they are so they will know exactly where the property is going to be.

Ms. Carpenter stated that she had been researching the cost of the lightpoles, and what it would cost to replace each pole. She noted she is still waiting for pricing for painting and maintenance but it was a fairly expensive proposition to own their own lightpoles.

C. Lake Ashton Community Director

Ms. Wells reviewed the Community Director Report that was included in the agenda package. She reminded the Board that May 8th is the day that the Polk County roads liaison Bill Skelton will be here. She noted that they are still working with TECO on getting credits from them. The phones from Spectrum have been installed and phones should be transferred by the 20th. Facility staff completed their CPO certification. There have been some violations with the designated smoking area, she noted that staff is in the education portion of that and have been informing people where the new designated smoking area is. There was a sign installed and news blasts will start going out about that.

There were additional signs warning guests and residents of alligators, snakes, etc. at some of the ponds and lakes around Lake Ashton. Mr. Realmuto asked that any new signs being considered come to the Board before they are put in the community.

Ms. VanSickle stated that there have been complaints about groups smoking, she asked Ms. Wells if the group leaders have been informed of the new designated areas. Ms. Wells stated that she sent an email asking that there be announcements made to let people in that group know of where the new smoking area is.

Ms. Wells noted that they are in the process of obtaining quotes for resurfacing of the outdoor pool and spa and replacement of the tile and additional handrails as well as the bocce court refurbishment. She stated that she hopes to have quotes in the next month for the Board to consider. Ms. Wells noted that one pool quote came back and it was almost \$30,000 over the anticipated price.

Ms. Wells noted that on the Project Tracking List they added two columns to make it more effective. They added a column to distinguish if it was paid from GF, the General Fund, or paid from CPF, the Capital Project Fund.

Ms. Wells questioned where the Board wanted money to come out of for the ice machine. She noted that there was \$11,500 in the Capital Project Fund for Ballroom refurbishment which was to replace the fans in the Ballroom and a commercial fridge in the kitchen. She noted they could take the \$6,900 out of that or leave that and pull from somewhere else.

Mr. Howison noted that he believed they had funds for restaurant equipment and asked if they could take it out of that. Ms. Wells noted that was in the General Fund for restaurant repairs and maintenance, but she noted that this was new equipment. Mr. Realmuto stated that the ice machine was new and clearly capital, so he would like to see it come out of the Capital Projects Fund. Mr. Howison stated that they had restaurant equipment \$16,000 under the Capital Projects Reserve, and they had spent nothing from that so it could be taken from there. Mr. Realmuto noted that the ice machine was going to the Ballroom, not the restaurant. Ms. Wells noted that it would be coded to come out of the Capital Projects Fund in that case. Mr. Realmuto thanked Ms. Wells for the updated Project Tracking List, and noted it enables him to keep the budget status up to do to provide the Board with accurate information.

D. Operations Manager

Mr. Fisher presented his report to the Board, which was included in the agenda. He noted that the ponds need water, they are very shallow right now, but the algae is under control. Applied Aquatics has a new product they are using, and Mr. Fisher stated that he was happy they were trying new things to help the ponds in Lake Ashton stay beautiful and algae free.

Regarding the pool and spa, Mr. Fisher noted that he researched chemical costs on a monthly basis. The estimated monthly cost from Pool and Patio was \$550 a month. They are currently paying \$1,450 for services from Heartland per month. He noted that all the umbrellas on the pool patio were replaced. Mr. Fisher reviewed the Yellowstone Compliance Checklist for the Board as well.

E. District Manager's Report

Ms. Burns had nothing further to report.

B. Engineer

**This item was taken out of order.*

Mr. Rayl gave an overview of his report that was included in the agenda packet. Mr. Rayl noted that him and his staff have been coordinating with Lake Ashton staff on the Reserve Study items.

The Board and Mr. Rayl discussed the shoreline stabilization options available from R. H. Moore & Associates. The Board decides to have Mr. Rayl come back to them with the costs of the options, and for Mr. Rayl to look into it further and give the Board his recommendation.

Mr. Rayl also brought up to the Board an issue regarding a resident digging up a pond bank when they were not authorized to do so. He stated that the resident was directed to restore the bank and replace the dirt and sod.

Mr. Rayl also stated that his team has planned to survey Thompson Nursery Road and locate the wall in respect to the right of way line.

Mr. Realmuto asked Mr. Rayl what his understanding was of what he owed for the Reserve Study items covered. Mr. Rayl stated that he did not believe he had anything outstanding. Ms. Wells and Mr. Rayl explained to the Board that some of the items on the Reserve Study were things that you cannot plan for, and have to handle as they come.

SEVENTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

B. Capital Projects Reserve Fund

Mr. Realmuto stated that the numbers in these financials are more up to date because they are as of the end of March. He also stated that the current balance in the capital project fund is \$680,000. Mr. Realmuto also stated that the General Fund numbers are what should be used to think during recommendations for the budget numbers.

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

D. Approval of Check Run Summary

The financials were included in the agenda. There were no questions from the Board.

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

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

Al Cooney at 4303 Lake Ashton Club Drive asked the Board some questions regarding the street lights. He stated that from his understanding, the rent on the lights almost costs as much as the electric bill. Mr. Realmuto replied that it actually costs three times as much. Mr. Cooney asked the Board if they could buy different grades of poles that last longer. He also stated that as the community grows older, things will need to be fixed. Mr. Cooney also asked the Board to put money into the budget to make this happen or else in 10 years they will still be paying for something that they should not be paying for. Mr. Howison replied to Mr. Cooney that the Board has discussed that topic and that there was money in the Reserve Study for that, they just need to evaluate the whole picture first.

Iris Realmuto at Lot 1031 stated to the Board that it was a shame that the Lake Ashton CDD II Board meeting occurred at the same time as this Lake Ashton Board meeting.

NINTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

Mr. Howison asked for any Supervisor comments or open discussion. There were no comments or discussion.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was not adjourned, the Board took a five-minute recess and moved directly into the Lake Ashton budget workshop meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A



Quote #: Q-12256-1
 Date: 5/5/2023
 Expires On: 7/31/2023

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 2
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Lake Ashton (Lake Wales) CDD
 4140 Ashton Club Dr.
 Lake Wales, Florida 33859

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	+1 8135145720	dtaliaferro@enverasystems.com

INSTALLATION INVESTMENT

Active/Passive Video Surveillance Clubhouse and Pool Areas
 Internal and External Cameras

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
3	NVR iFT 6TB HDD (Extension Kit)	
12	Outdoor Bullet Camera - 5MP	
9	Outdoor Dome Camera - 5MP	
2	Network Horn Speaker	
5	Ceiling Flush Mount Speaker	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Equipment Rack - (Floor)	
1	16' Aluminum 4 X 4 Pole	
120	Trenching & Backfilling	
125	Conduit	
1,500	Wire	
1	Bore Setup	
50	Bore	
1	Outdoor 180 Camera - 8MP	
Active/Passive Video Surveillance TOTAL:		\$39,617.43

Electronic Access Control Clubhouse Interior and Exterior Doors

Pool Pedestrian Gates

QTY	PRODUCT	INSTALL INVESTMENT
3	Sicunet Access Control Panel - 4 Door with Lock Power	
1	Sicunet Access Control Virtual License - 36 Door	
1	Sicunet - Restful API	
12	Mifare Proximity Reader	
3	Electronic Lock Kit for Pool Pedestrian Gate	
3	8' Post	
7	Electronic Lock Kit for Single Door	
2	Electronic Lock Kit for Double Door	
3	Buzzer for Open Ped Gate	
1	Bore Setup	
50	Bore	
65	Conduit	
900	Wire	
60	Trenching & Backfilling	
Electronic Access Control TOTAL:		\$22,631.46

Access Control Credentials

QTY	PRODUCT	INSTALL INVESTMENT
17	Mifare Fob (Box of 100)	
Access Control Credentials TOTAL:		\$15,300.00

30% Installation Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
30% Installation Discount TOTAL:		\$-23,264.67

Installation Investment Total: \$54,284.22

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%

Monthly Payment: \$1,602.47

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Active/Passive Video Surveillance

Clubhouse and Pool Areas
Internal and External Cameras

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
4	Actively Monitored Outdoor Camera	\$100.00	\$400.00
7	Actively Monitored Indoor Camera	\$35.00	\$245.00
11	Passive Standard Camera	\$25.00	\$275.00
1	Service & Maintenance Plan	\$386.77	\$386.77
Active/Passive Video Surveillance TOTAL:			\$1,306.77

Electronic Access Control

Clubhouse Interior and Exterior Doors
Pool Pedestrian Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$250.00	\$250.00
1	Service & Maintenance Plan	\$178.72	\$178.72
Electronic Access Control TOTAL:			\$428.72

Monthly Investment Total: \$1,735.49**SERVICE & MAINTENANCE PLAN**

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 1,637 current homes, with a maximum of 1,637 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.

- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management



Quote #: Q-12288-1
 Date: 5/10/2023
 Expires On: 7/31/2023

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 2
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Lake Ashton CDD - Lake Wales
 4140 Ashton Club Dr.
 Lake Wales, Florida 33859

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	+1 8135145720	dtaliaferro@enverasystems.com

INSTALLATION INVESTMENT

Main Gate - Passive Video Surveillance

Gate Strike Protection:

2 Gate Strike Cameras
 2 License Plate Cameras

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
2	Outdoor Bullet Camera - 5MP	
2	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
1	Equipment Rack - (Floor)	
2	8' Post	
1	Bore Setup	
50	Bore	
0	Trenching & Backfilling	
0	Conduit	
300	Wire	
Main Gate - Passive Video Surveillance TOTAL:		\$16,658.66

Main Gate - High Speed Barrier Gates

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	

QTY	PRODUCT	INSTALL INVESTMENT
20	Conduit	
15	Trenching & Backfilling	
100	Wire	
Main Gate - High Speed Barrier Gates TOTAL:		\$12,486.46

Main Gate - Electronic Access Control Resident Entries Only

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door	
1	Sicunet - Restful API	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
20	Trenching & Backfilling	
25	Conduit	
75	Wire	
Main Gate - Electronic Access Control TOTAL:		\$4,984.50

Access Control Credentials

QTY	PRODUCT	INSTALL INVESTMENT
65	AWID Windshield (Box of 50) + 5 Side View Mirror Stickers	
Access Control Credentials TOTAL:		\$42,900.00

50% Discount on Access Control
Credentials

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
50% Discount on Access Control Credentials TOTAL:		\$-21,450.00

Installation Investment Total: \$55,579.62

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%

Monthly Payment: \$1,640.71

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Main Gate - Passive Video Surveillance

Gate Strike Protection:

2 Gate Strike Cameras
2 License Plate Cameras

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Passive Standard Camera	\$25.00	\$50.00
2	Passive License Plate Camera	\$50.00	\$100.00
1	Service & Maintenance Plan	\$146.07	\$146.07
Main Gate - Passive Video Surveillance TOTAL:			\$296.07

Main Gate - High Speed Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Service & Maintenance Plan	\$60.00	\$120.00
Main Gate - High Speed Barrier Gates TOTAL:			\$120.00

Main Gate - Electronic Access Control

Resident Entries Only

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$250.00	\$250.00
1	Service & Maintenance Plan	\$34.56	\$34.56
Main Gate - Electronic Access Control TOTAL:			\$284.56

Monthly Investment Total: \$700.63

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 1,637 current homes, with a maximum of 1,637 homes at full build out.

- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management



Quote #: Q-12287-1
 Date: 5/10/2023
 Expires On: 7/31/2023

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 2
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Lake Ashton CDD - Lake Wales
 4140 Ashton Club Dr.
 Lake Wales, Florida 33859

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	+1 8135145720	dtaliaferro@enverasystems.com

INSTALLATION INVESTMENT

Main Gate - Guard Software & Passive
 Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
1	Outdoor Dome Camera - 5MP	
1	Outdoor Dome Camera - 2MP	
1	Microphone	
1	NVR iFT 16 IP Channels 10TB	
2	Outdoor Bullet Camera - 5MP	
2	License Plate Camera - 2 MP	
1	Emergency Access Device	
1	Equipment Rack - (Floor)	
2	8' Post	
1	Bore Setup	
50	Bore	
35	Conduit	
450	Wire	
1	Ground Loop - Reno Detector Harness	
30	Trenching & Backfilling	
1	Paver Fee	
1	iBoot Bar	
1	Rack Mount 1000VA/900W UPS w/surge	
1	Fortigate Router (30E)	
Main Gate - Guard Software & Passive Video Surveillance TOTAL:		\$23,052.00

Main Gate - High Speed Barrier Gates

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
15	Trenching & Backfilling	
20	Conduit	
100	Wire	
Main Gate - High Speed Barrier Gates TOTAL:		\$11,981.71

Main Gate - Electronic Access Control Resident Entries Only

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door	
1	Sicunet - Restful API	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
20	Trenching & Backfilling	
25	Conduit	
75	Wire	
Main Gate - Electronic Access Control TOTAL:		\$4,984.50

Access Control Credentials

QTY	PRODUCT	INSTALL INVESTMENT
65	AWID Windshield (Box of 50) + 5 Side View Mirror Stickers	
Access Control Credentials TOTAL:		\$42,900.00

50% Discount on Access Control Credentials

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
50% Discount on Access Control Credentials TOTAL:		\$-21,450.00

Installation Investment Total: \$61,468.21

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%**Monthly Payment: \$1,814.54**

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing

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MONTHLY INVESTMENT

Main Gate - Guard Software & Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1,637	Per Home (Address) MyEnvera Access	\$0.50	\$818.50
1	Guard Module Software with Tablet (Envera-Owned)	\$400.00	\$400.00
4	Passive Standard Camera	\$25.00	\$100.00
2	Passive License Plate Camera	\$50.00	\$100.00
1	Service & Maintenance Plan	\$176.64	\$176.64
Main Gate - Guard Software & Passive Video Surveillance TOTAL:			\$1,595.14

Main Gate - High Speed Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Service & Maintenance Plan	\$60.00	\$120.00
Main Gate - High Speed Barrier Gates TOTAL:			\$120.00

Main Gate - Electronic Access Control Resident Entries Only

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$250.00	\$250.00
1	Service & Maintenance Plan	\$34.56	\$34.56
Main Gate - Electronic Access Control TOTAL:			\$284.56

Monthly Investment Total: \$1,999.70

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 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management



A Security Proposal for Lake Ashton CDD - Lake Wales

Video Surveillance Solution

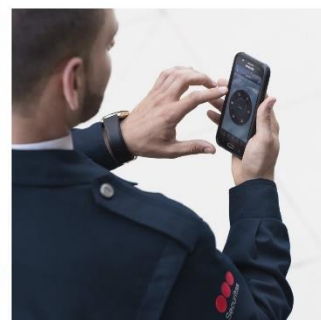
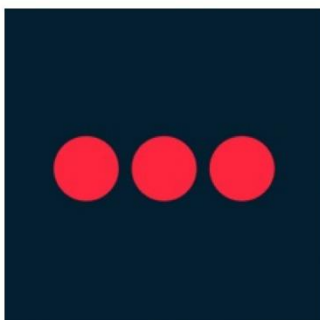
Thomas Bresnayan, District Manager
May 08, 2023 | www.securitasinc.com

Securitas Security Services Inc.
4175 Pipkin Road South
Lakeland, FL. 33811



Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of LAKE ASHTON CDD - LAKE WALES. In addition, this proposal may be distributed only to those employees or affiliates within LAKE ASHTON CDD - LAKE WALES who have direct responsibility for the proposal/decision-making process.





Lake Ashton

Proposal Objectives

Main Gate Area, Securitas is proposing to install an Avigilon 8TB NVR with three (3) 3MP 9-31mm lens bullet cameras, three (1) 3MP 3-9mm lens bullet cameras, and one (1) 2MP dome camera with IR.

Clubhouse Area, Securitas is proposing to install an Avigilon 48TB NVR with nine (9) 3MP multisensor cameras with IR and seven (7) camera encoders.

Workstation, Securitas is proposing to install an Avigilon remote workstation with a 27" LED monitor to view all cameras.

DESIRED OUTCOME:

LAKE ASHTON WOULD LIKE A SECURITY PROGRAM WHICH:

- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network.



EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
Main Gate Area	
1	HD Video Appliance 8-Port 8TB unit, with camera licenses
1	2.0 MP; WDR; LightCatcher; Day/Night; Outdoor Dome; 3.1-8.4mm f/1.6; Integrated IR
3	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.3-8mm f/1.4, Integrated IR
3	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.5-31mm f/1.4, Integrated IR
1	350VAC UPS
1	22" LED Monitor
Clubhouse Area	
1	NVR5 STD 48TB 2U Rack Mnt; W10 NA
2	3x 3MP, WDR, LightCatcher, 2.8mm, analytics with IR
7	3x 3MP, WDR, LightCatcher, 4mm, analytics with IR
1	1500VA UPS
1	Wall Mount Rack
3	Sets of Wireless Access Points
3	POW Switch with NEMA box
1	Camera Pole
7	Four Channel Encoders



CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.

MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).



PREVENTATIVE MAINTENANCE DETAILS

Video Surveillance Systems: Securitas will verify the live picture quality, field of view, all video and power cable connections, assure that there is adequate airflow around the recording device, and clean the exterior of the unit.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e. lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.

ADVANCED HEALTH MONITORING

For newly installed systems, Securitas monitors the health, including the uptime and response time of the video surveillance system through a network monitoring software. This software pings every device with an IP address multiple times per minute to ensure the functionality and bandwidth of the system over the network. In the event communication is not received consecutively, indicating a network failure, an alert is sent to the Securitas Remote Solutions Support Desk, which investigates and attempts to remotely troubleshoot the system. Should the issue require further action, Securitas will issue a service ticket to send a Securitas service technician to the site and / or work with the client IT team to repair the functionality of the system.

While the health monitoring is constantly taking place around the clock, the Remote Support will only take place Monday through Friday, from 8 am to 5 pm EST.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Main Gate Area Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 505.31

Client will be billed \$551.76/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.

Integrated Guarding Estimated Pricing Summary	
Clubhouse Area Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 2,234.97

Client will be billed \$2,234.97/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.

Integrated Guarding Estimated Pricing Summary	
Workstation Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 124.81

Client will be billed \$124.81/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.



PRICING VALIDITY

This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walkthrough. Securitas will present Lake Ashton with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

Lake Ashton Clubhouse

CCTV System Upgrade

Ed Slowey

Version: 1.0

HD NVRs

Name	Model	Expansions	Storage	Total Data	Storage Time	Status
Storage 1	NVR4X-STD-32TB-- NA	-	30.4 TB	255.15 Mbps	37 days 18 hours	Valid

Cameras

Name	Model	NVR	Qty	Lens	FL. (mm)	IPS	Duty Cycle	Compression	Bitrate
Camera 3	ENC-4P-H264	Storage 1	7	N/A		10	12	Quality 6	10.35 Mbps

HDSM Smart Cameras

Name	Model	Storage	Qty	Lens	FL. (mm)	Image Rate	Daily Recording Cycle	Image Quality	Max Bandwidth	HDSM Smartcodec		
										Enabled	Strength	Min Image Rate
Camera 1	9C-H4A--3MH-270	Storage 1	9	Built-In Lens, 2.8mm, f/1.2				Quality 6	20.30 Mbps	×		×
Head 1					2.8	12	11	Quality 6		✓	Medium (Default)	×
Head 2					2.8	12	11	Quality 6		✓	Medium (Default)	×
Head 3					2.8	12	11	Quality 6		✓	Medium (Default)	×

Storage 1

Model: NVR4X-STD-32TB-NA

Record Times

Model	Qty	Total Days	Full Days	Half Days	Quarter Days	Low Res. Days
ENC-4P-H264	7	37 days 18 hours	37 days 18 hours			0 days 0 hours
9C-H4A-3MH-270	9	37 days 18 hours	37 days 18 hours			0 days 0 hours

H4 MULTISENSOR CAMERA LINE

9 MP

12 MP

15 MP

20 MP

24 MP

32 MP

Provides exceptional scene coverage and high image detail with 3 or 4 individually configurable camera sensors that can be positioned to monitor virtually any area. Delivers broad scene coverage with high image detail up to 32 MP total resolution and uses H.265 compression technology to significantly reduce bandwidth and storage requirements. With self-learning video analytics on board, the H4 Multisensor camera can detect and differentiate people and vehicles from regular motion, and notify operators of potentially critical events that may need further investigation. Featuring wide dynamic range, Avigilon LightCatcher™ technology and the option to add content adaptive IR to outdoor models, the H4 Multisensor camera can provide exceptional image quality in challenging lighting conditions.



FEATURES



SELF-LEARNING VIDEO ANALYTICS

Exceptional efficiency when monitoring and reviewing video with excellent coverage from a single camera.



LIGHTCATCHER™ TECHNOLOGY

Offers excellent image detail in low-light settings.



ONVIF® COMPLIANT

Native ONVIF® Profile S and Profile T compliance allows easy integration with existing ONVIF infrastructures.



H.265 & HDSM SMARTCODEC™ TECHNOLOGY

Combines compression technologies to maximize bandwidth and storage.



CONTENT ADAPTIVE IR

Adjusts IR beam width and illumination settings based on scene conditions to help maximize image quality.



WIDE DYNAMIC RANGE

Captures details in scenes with both very bright and very dark areas.

ONVIF is a trademark of Onvif, Inc.

SPECIFICATIONS

IMAGE PERFORMANCE	3.0 MP	5.0 MP	4K (8.0 MP)
Image Sensor	1/2.8" progressive scan CMOS		1/2.5" progressive scan CMOS
Active Pixels	2048 (H) x 1536 (V)	2592 x 1944	3840 x 2160
3 x Image Sensor, Max Resolution (per image sensor)	6144 (H) x 1536 (V)	7776 x 1944	11520 x 2160
4 x Image Sensor, Max Resolution (per image sensor)	8192 (H) x 1536 (V)	10368 x 1944	15360 x 2160
Aspect Ratio	4:3	4:3	16:9
IR Illumination - Optional (high power 850 nm LEDs)	30 m (98 ft) maximum distance at 0 lux when camera is mounted at 4 m (13 ft) off the ground		
Minimum Illumination	2.8 mm: 0.025 lux (F1.2) in color mode 0.005 lux (F1.2) in mono mode 0 lux with optional IR illuminator 4 mm: 0.05 lux (F1.6) in color mode 0.010 lux (F1.6) in mono mode 0 lux with optional IR illuminator		0.02 lux (F1.8) in color mode 0.04 lux (F1.8) in mono mode 0 lux with optional IR illuminator
Dynamic Range	100 dB, true WDR, dual exposure		
3D Noise Reduction Filter	Yes		
Image Rate-Analytics Enabled on All Sensors:			
3 x Image Sensor (60 Hz, 50 Hz)	24 / 25 fps	15 / 17 fps	12 / 13 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	13 / 13 fps	8 / 8 fps
Image Rate-High Framerate Mode:			
3 x Image Sensor (60 Hz, 50 Hz)	30 / 25 fps	20 / 20 fps	15 / 14 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	15 / 14 fps	10 / 10 fps

IMAGE CONTROL	
Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG
Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG
Motion Detection	Selectable sensitivity and threshold
Electronic Shutter Control	Automatic, Manual (1/8 to 1/8000 sec)
Iris Control	Fixed
Day/Night Control	Automatic, Manual
Flicker Control	60 Hz, 50 Hz
White Balance	Automatic, Manual
Backlight Compensation	Adjustable
Privacy Zones	Up to 64 zones
Audio Compression Method	G.711 PCM 8 kHz
Audio Input/Output	Line level input and output
External I/O Terminals	Alarm In, Alarm Out

LENS (PER IMAGE SENSOR)	3.0 MP	5.0 MP	4K (8.0 MP)
Lens and Horizontal Field of View	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	4 mm F1.8 - 101° 5.2 mm F1.8 - 70° Remote Focus

NETWORK	
Network	Gigabit Ethernet, 1000BASE-TX
Cabling Type	CAT5E
Connector	RJ-45
API	ONVIF® compliance Profile S and Profile T (www.onvif.org)
Security	Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication
Protocol	IPv4, IPv6, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMP, ICMP, DHCP, Zeroconf, ARP, HSTS
Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	
USB Port	USB 2.0
Onboard Storage	MicroSD/microSDHC/microSDXC slot - video speed class card required. Class V10 or better recommended.

ELECTRICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Power Consumption	26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+
External Power	24 VDC \pm 10 %; 24 VAC rms \pm 10 %, 50 or 60 Hz		
PoE*	25.5 W PoE+, IEEE 802.3at Type 2 PoE Plus	With IR: High Power 51 W PoE++* Without IR: 25.5 W PoE+, IEEE, 802.3at Type 2 PoE Plus	

MECHANICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Dimension	299 mm x 163 mm (11.77" x 6.42"), below mounting surface: 299 mm x 76 mm (11.77" x 2.99")	299 mm x 115 mm (11.77" x 4.53")	With wall arm: 385 mm x 262 mm x 299 mm (15.15" x 10.30" x 11.77") With NPT adapter: 299 mm x 248 mm (11.77" x 9.76")
Weight	5.2 kg (11.5 lbs)	With IR: 7 kg (15.4 lbs) Without IR: 5.8 kg (12.8 kg)	With wall arm and IR: 8.4 kg (18.5 lbs) With wall arm only: 7.3 kg (16.1 lbs) With NPTA adapter and IR: 7.8 kg (17.2 lbs) With NPTA adapter only : 6.7 kg (14.8 lbs)
Body	Aluminum, Plastic dome trim	Aluminum	Aluminum
Finish	Plastic, Injection Molded, Close to RAL9002	Cast, Powder Coated, Close to RAL9002	Cast, Powder Coated, Close to RAL9002
Environmental	Not applicable	IK10 Impact Rating and IP66 Weather Rating	
Optional IR Illuminator Ring	Not available	Optional accessory, 30 m (98 ft) IR range	

ENVIRONMENTAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT	
Operating Temperature	-10 °C to +50 °C (14 °F to 122 °F)	-40 °C to +60 °C (40 °F to 140 °F)		
Storage Temperature	-10 °C to +70 °C (14 °F to 158 °F)			
Humidity	0 - 95% non-condensing			

PER SENSOR	
Tilt	+7° to 96° from horizon

PER SENSOR	
Pan	+/-120° (depending on position of image sensors)
Azimuth	+/-180°

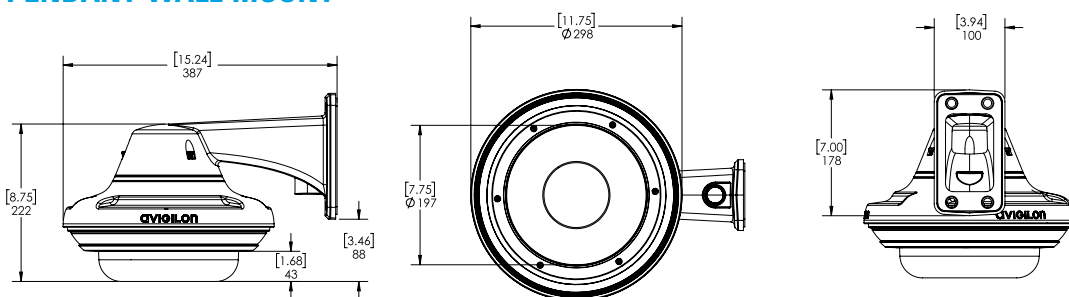
*High power PoE may not be compatible with all switches or injectors. High power PoE is compatible with Cisco® UPoE, up to 60 W over 4 pairs, or with the high PoE products listed in the **Accessories** section. Contact Avigilon sales or Avigilon technical support for more information.

CERTIFICATIONS	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Certifications/Directives	UL, cUL, CE, ROHS, WEEE, RCM, EAC, BIS, KC, UKCA, NOM		
Safety	UL 62368-1, CSA 62368-1, IEC/EN 62368-1		
Environmental	UL 2043 Plenum	UL/CSA/IEC 60950-22 IEC 60529 IP66 Rating IK10 Impact Rating IEC 60068 2-6 IEC 60068 2-27 Vibration and Shock	
Electromagnetic Emissions	FCC Part 15 Subpart B Class B, IC ICES-003 Class B, EN 55032 Class B, EN 61000-6-3, EN 61000-3-2, EN 61000-3-3		
Electromagnetic Immunity	EN 55024, EN 61000-6-1, EN 50121-4 (when used with CM-AC-FERR1 on aux power)		
Directives	RoHS, Reach (SVHC), WEEE		

SUPPORTED RULE BASED VIDEO ANALYTIC EVENTS	
Objects in Area	The event is triggered when the selected object type moves into the region of interest.
Object Loitering	The event is triggered when the selected object type stays within the region of interest for an extended amount of time.
Objects Crossing Beam	The event is triggered when the specified number of objects have crossed the directional beam that is configured over the camera's field of view. The beam can be unidirectional or bidirectional.
Object Appears or Enters Area	The event is triggered by each object that enters the region of interest. This event can be used to count objects.
Object Not Present in Area	The event is triggered when no objects are present in the region of interest.
Objects Enter Area	The event is triggered when the specified number of objects have entered the region of interest.
Objects Leave Area	The event is triggered when the specified number of objects have left the region of interest.
Object Stops in Area	The event is triggered when an object in a region of interest stops moving for the specified threshold time.
Direction Violated	The event is triggered when an object moves in the prohibited direction of travel.
Tamper Detection	The event is triggered when the scene unexpectedly changes.

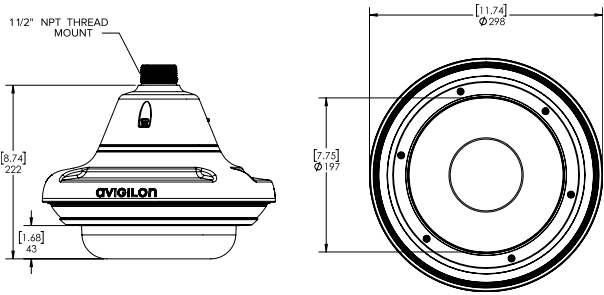
OUTLINE DIMENSIONS

PENDANT WALL MOUNT

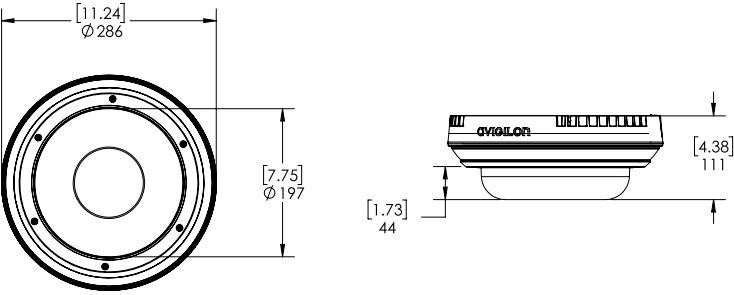


[X.X]	INCHES
X	MM

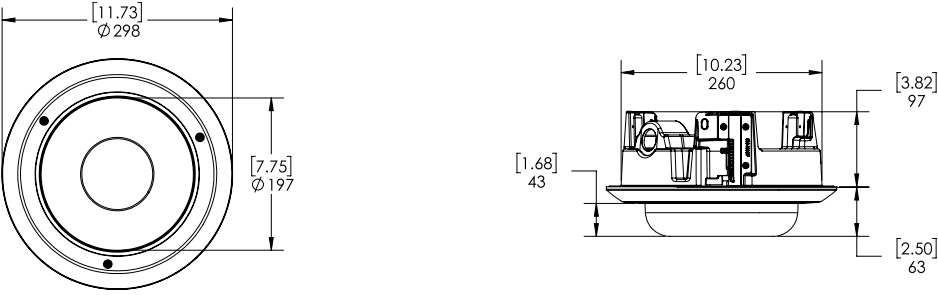
PENDANT NTP MOUNT



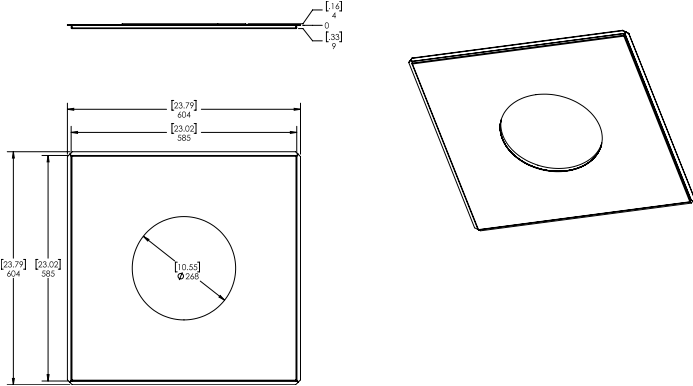
SURFACE MOUNT



IN-CEILING MOUNT







METAL CEILING PANEL



ORDERING INFORMATION

The variety of mounting options for the H4 Multisensor provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO		ORDERING INFORMATION
PENDANT WALL MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-WALL1 • Optional, H4AMH-AD-IRIL
PENDANT NPT MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-NPTA1 • Optional, H4AMH-AD-IRIL1
SURFACE MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-DOME1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • Optional, H4AMH-AD-IRIL1
IN-CEILING MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-CEIL1 • H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE • Optional, H4AMH-DC-CPNL1 if ceiling panel is needed

CAMERA MODULES

With the modular design of the H4 Multisensor, any camera module can be paired with any mounting adapter for maximum versatility and optimal installation. Each camera module must be ordered with a matching mounting adapter and dome cover.

DISPLAY PART NUMBER	DESCRIPTION
9C-H4A-3MH-270	3x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
9C-H4A-3MH-180	3x3 MP, WDR, LightCatcher, 4 mm, Camera Only
15C-H4A-3MH-270	3x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
15C-H4A-3MH-180	3x5 MP, WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-270	3x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-180	3x4K (8 MP), WDR, LightCatcher, 5.2 mm, Camera Only
12C-H4A-4MH-360	4x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
20C-H4A-4MH-360	4x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
32C-H4A-4MH-360	4x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only

MOUNTING ADAPTERS AND DOME COVERS

The H4 Multisensor modular design provides pendant, surface, or in ceiling mounting adapters and a choice of two dome covers compatible with all the H4 Multisensor camera modules.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-DOME1	Outdoor surface mount adapter, must order either a H4AMH-DO-COVR1 or H4AMH-DOCOVR1- SMOKE.
H4AMH-AD-PEND1	Outdoor pendant mount adapter, must order one of IRPTZ-MNT-WALL1 or IRPTZ-MNTNPTA1 and one of H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE.
IRPTZ-MNT-WALL1	Pendant wall arm adapter, for use with H4AMH-AD-PEND1 or H4 IRPTZ.
IRPTZ-MNT-NPTA1	Pendant NPT adapter for use with H4AMH-AD-PEND1 or H4 IRPTZ.
H4-MT-POLE1	Aluminum pole mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4-MT-CRNR1	Aluminum corner mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4AMH-AD-CEIL1	In-ceiling adapter, must order either a H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE.
H4AMH-DO-COVR1	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.
H4AMH-DO-COVR1-SMOKE	Dome bubble and cover, for outdoor surface mount or pendant mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-COVR1	Dome bubble and cover, for in-ceiling mount, clear.
H4AMH-DC-COVR1-SMOKE	Dome bubble and cover, for in-ceiling mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-CPNL1	Metal ceiling panel.

OPTIONAL IR ILLUMINATOR

The optional IR Illuminator is available for the H4 Multisensor when mounted in a pendant or surface mount adapter.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-IRIL1	Optional IR illuminator ring, up to 30 m (100 ft), for use with H4AMH-DO-COVR1.

OPTIONAL INJECTORS AND SWITCHES

DISPLAY PART NUMBER	DESCRIPTION
ES-PS-S4	Managed switch, 5 port, Outdoor IP66, -40 °C (-40 °F) to 50 °C (122 °C), Gigabit Ethernet, AC power input. 1x SFP uplink and 4 port RJ45. Maximum PoE power allocation: Up to 4 ports of PoE+ each, or 2 ports of 60 W PoE each. In 60 W PoE mode, compatible with H4 PTZ, H4 IR PTZ and H4 Multisensor.
ES-PS-MNT-POLE1	Pole mount bracket for ES-PS-S4 switch.
POE-INJ2-60W-NA	Indoor single port Gigabit PoE++ 60 W, North American power cord included. May also be used in European Union, Japan, Australia, New Zealand, Mexico, China, South Korea, Russia, Argentina, Saudi Arabia, Kuwait, UAE and Brazil. Temperature range of the PoE injector is -10 °C to +45 °C (14 °F to 113 °F).
POE-INJ2-PLUS	Indoor single port PoE+ injector. Injector operational temperature range -20 °C to +40 °C (-4 °F to 104 °F).

OPTIONAL CAMERA LICENSES AND ACCESSORIES

DISPLAY PART NUMBER	DESCRIPTION
CM-AC-FERR1	Ferrite clamp for use with aux power cable when meeting EN 50121-4 requirements. Pack of 5.

SUPPORT

Learn more and find additional documentation at avigilon.com or email sales@avigilon.com for specific product support.



Oct 2021 | Rev 9

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sales@avigilon.com | avigilon.com

H5SL CAMERA LINE

1.3 MP

2 MP

3 MP

5 MP

The H5SL camera is a versatile and cost-effective security solution that is backed by an industry-leading warranty. With value and simplicity at the heart of this camera line, you will enjoy the ease of installation, flexible design features and various lens options the H5SL offers. Built on the H5 platform, it combines our patented LightCatcher and Wide Dynamic Range (WDR) technologies to provide exceptional image quality in complex lighting.



FEATURES



UNUSUAL MOTION DETECTION

Uses AI to notify you of unusual events that might otherwise have been missed, offering increased situational awareness and helping you effectively monitor more cameras.



LIGHTCATCHER™ TECHNOLOGY

Offers excellent image detail in low-light settings.



DUAL EXPOSURE WIDE DYNAMIC RANGE

Capture details in scenes with both very bright and dark areas.



ONVIF® COMPLIANT

Built on an open platform to allow integration with other security solutions.



MULTIPLE LENS OPTIONS

Choose from various lens types, including long zoom, for flexible coverage options.



H.265 WITH HDSM SMARTCODEC™ TECHNOLOGY

Optimizes compression levels for regions in a scene to help maximize bandwidth savings, helping to keep internet connectivity costs down.



ADAPTIVE INFRARED (IR)

Automatically adjusts IR beam width and exposure settings based on scene conditions to help maximize image quality.



RELAY I/O CONNECTIONS

Incorporate and configure input/output actions and alarms for fast event response.



MADE IN NORTH AMERICA AND 5 YEAR WARRANTY

Manufactured in North America* using globally-sourced materials and North American expertise, Avigilon stands behind the quality of its products. Backed by a 5 year warranty.

ONVIF is a trademark of Onvif, Inc.

* With manufacturing facilities in both the United States and Canada, our "Made In North America" claim only applies to products from our Texas and British Columbia facilities.

SPECIFICATIONS

IMAGE PERFORMANCE		1.3 MP	2.0 MP	3.0 MP	5.0 MP
Image Sensor		1/2.8" progressive scan CMOS			
Aspect Ratio		5:4	16:9	4:3	4:3
Active Pixels (H x V)		1280 x 1024	1920 x 1080	2048 x 1536	2592 x 1944
Imaging Area (H x V)		3.2 mm x 2.56 mm; 0.126" x 0.101"	4.8 mm x 2.7 mm; 0.189" x 0.106"	5.12 mm x 3.84 mm; 0.202" x 0.151"	5.18 mm x 3.89 mm; 0.204" x 0.153"
Max Image Rate		(50 Hz/60 Hz): 25 fps/30 fps			(50 Hz/60 Hz): 25 fps/24 fps
Dynamic Range	WDR Off	100 dB			
	WDR On	120 dB (dual exposure)			110 dB (dual exposure)
Bandwidth Management		HDSM SmartCodec technology; Idle scene mode			
3D Noise Reduction Filter		Yes			

LENS AND IR ILLUMINATION		3 – 9 MM	3.1 – 8.4 MM	9.5 – 31 MM
IR Illumination Max Distance (high power 850 nm LEDs)	Dome	30 m (100 ft), full tele 20 m (65 ft), full wide	30 m (100 ft), full tele 20 m (65 ft), full wide	N/A
	Bullet	N/A	50 m (165 ft), full tele 30 m (100 ft), full wide	70 m (230 ft), full tele 30 m (100 ft), full wide
Minimum Illumination	1.3 MP	With IR: 0 lux in monochrome mode Without IR: 0.03 lux in color mode; 0.015 lux in monochrome mode	With IR: 0 lux in monochrome mode Without IR: 0.04 lux in color mode; 0.02 lux in monochrome mode	N/A
	2.0 MP			N/A
	3.0 MP			With IR: 0 lux monochrome mode Without IR: 0.03 lux in color mode; 0.015 lux in monochrome mode
	5.0 MP	N/A	With IR: 0 lux in monochrome mode Without IR: 0.02 lux in color mode; 0.01 lux in monochrome mode	With IR: 0 lux in monochrome mode Without IR: 0.015 lux in color mode; 0.007 lux in monochrome mode
Horizontal Angle of View Based on Aspect Ratio	1.3 MP	(16:9)(4:3) 35° – 90° (5:4) 33° – 85°	(16:9)(4:3) 35° – 90° (5:4) 33° – 85°	N/A
	2.0 MP			N/A
	3.0 MP			(16:9) 10° – 32°; (5:4) 9.5° – 32°; (4:3) 9.5° – 30°
	5.0 MP	N/A	(16:9)(4:3) 35° – 90°	(16:9)(4:3) 9.5° – 30°
Vertical Angle of View Based on Aspect Ratio	1.3 MP	(16:9) 20° – 49° (5:4)(4:3) 26° – 66°	(16:9) 20° – 49° (5:4)(4:3) 26° – 66°	N/A
	2.0 MP			N/A
	3.0 MP			(16:9) 6° – 17°; (5:4)(4:3) 7° – 23°
	5.0 MP	N/A	(16:9) 20° – 49°; (4:3) 26° – 66°	(16:9) 6° – 17°; (4:3) 7° – 23°
Max Aperture		F1.4	F1.6	F1.4
Control		P-Iris, Remote Focus and Zoom		

IMAGE CONTROL	
Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG
Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG
Motion Detection	Pixel and Unusual Motion Detection (UMD)
Tamper Detection	Yes
Electronic Shutter Control	Automatic, Manual (1/6 to 1/8000 sec)
Iris Control	Automatic, Manual
Day/Night Control	Automatic, Manual

IMAGE CONTROL	
Flicker Control	50 Hz, 60 Hz
White Balance	Automatic, Manual
Backlight Compensation	Adjustable
Privacy Zones	Up to 64 zones

AUXILIARY I/O	
Audio Compression Method	Opus, G.711 PCM 8 kHz
Audio Input/Output	Line level input and output
External I/O Terminals	Alarm In, Alarm Out

NETWORK	
Network	100BASE-TX
Cabling Type	CAT5
Connector	RJ-45
ONVIF	ONVIF compliance version 1.02, 2.00, Profile S, Profile T, Profile G (www.onvif.org)
Security	Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication
Protocols	IPv6, IPv4, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMPv2, ICMP, DHCP, Zeroconf, ARP, HSTS
Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	
USB Port	USB 2.0
Onboard Storage	microSD/microSDHC/microSDXC slot – video speed class card required. Class V10 or better recommended.

MECHANICAL (DOME)	SURFACE MOUNT	IN-CEILING MOUNT	PENDANT MOUNT	
			NPT ADAPTER	NPT + WALL MOUNT
Dimensions (LxWxH)	147 mm x 147 mm x 119 mm; 5.8" x 5.8" x 4.7"	174 mm x 174 mm x 162 mm; 6.9" x 6.9" x 6.4"	153 mm x 153 mm x 166 mm; 6.0" x 6.0" x 6.5"	269 mm x 153 mm x 214 mm; 10.6" x 6.0" x 8.4"
Max. Ceiling Thickness	N/A	32 mm (1.25")	N/A	N/A
Weight	Indoor Dome — 0.76 kg; 1.68 lbs Outdoor Dome — 0.78 kg; 1.72 lbs	Indoor Dome — 0.75 kg; 1.65 lbs Outdoor Dome — 0.77 kg; 1.69 lbs	Indoor Dome — 0.75 kg; 1.65 lbs Outdoor Dome — 0.77 kg; 1.69 lbs	Indoor Dome — 2.02 kg; 4.45 lbs Outdoor Dome — 2.04 kg; 4.49 lbs
Dome Bubble	Polycarbonate, clear			
Body	Polycarbonate			Polycarbonate/aluminum
Housing	Vandal resistant			
Finish	Plastic, injection molded, close to RAL9002			Close to RAL9003
Adjustment Range	360° pan, ±180° azimuth, 30° – 95° tilt (recommended), 10° – 95° tilt (maximum)			

MECHANICAL (BULLET)		
Dimensions (LxWxH)		285 mm x 131 mm x 97 mm; 11.2" x 5.1" x 3.8" (including mounting bracket)
Weight	Camera	1.29 kg (2.84 lbs)
	Mounting Bracket	0.21 kg (0.46 lbs)
Body		Aluminum
Housing		Surface mount, tamper resistant, vandal resistant
Finish		Cast, powder coated, close to RAL9002

MECHANICAL (BULLET)

Adjustment Range	±175° pan, ±90° tilt, ±175° azimuth
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ELECTRICAL

Power Consumption	Indoor Dome	5 W max
	Outdoor Dome	8 W max
	Bullet	9 W max
Power Source*	PoE: IEEE802.3af Class 3 compliant	
RTC Backup Battery	3V manganese lithium	
Memory	512 MB RAM, 512 MB Flash	

* When powered with some models of PoE++ injectors, the injectors may not power the camera correctly.

ENVIRONMENTAL

Operating Temperature	Indoor Dome	0 °C to +60 °C (32 °F to 140 °F)
	Bullet and Outdoor Dome	-40 °C to +60 °C (-40 °F to 140 °F)
Storage Temperature	-10 °C to +70 °C (14 °F to 158 °F)	
Humidity	0 - 95% non-condensing	

CERTIFICATIONS

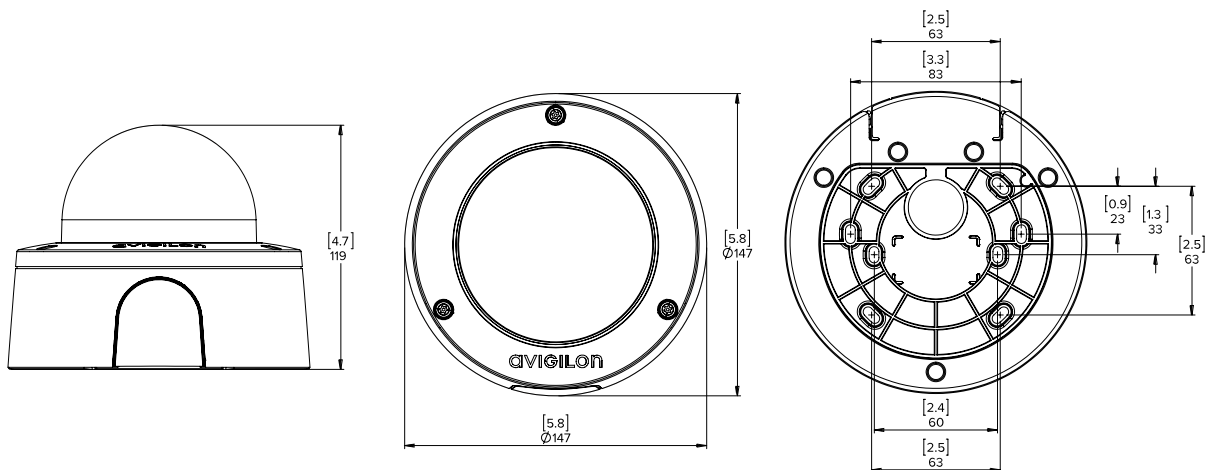
Certifications/Directives	UL, cUL, CE, ROHS, RCM, EAC, BIS, KC	
Safety	UL 62368-1, CSA 62368-1, IEC/EN 62368-1, IEC 62471	
Environmental	Bullet	IEC 62262 IK10 Impact Rating, UL/CSA/IEC 60950-22, IEC 60529 IP66 and IP67 Weather Rating
	Outdoor Dome	IEC 62262 IK10 Impact Rating, UL/CSA/IEC 60950-22, IEC 60529 IP66 and IP67 Weather Rating
Electromagnetic Emissions	FCC Part 15 Subpart B Class B, IC ICES-003 Class B, EN 55032 Class B, EN 61000-6-3, EN 61000-3-2, EN 61000-3-3	
Electromagnetic Immunity	EN 55035, EN 61000-6-1	
Industrial EMC	EN 50130-4, EN 50121-4	

OUTLINE DIMENSIONS

DOME CAMERA WITH SURFACE MOUNT

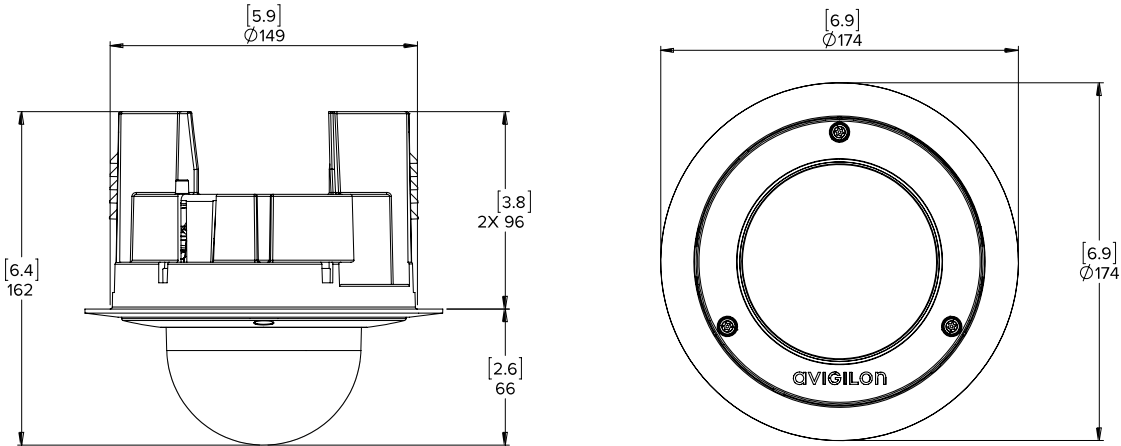
(H5SL-D / H5SL-DO + PROVIDED SURFACE MOUNT)

[X.X]	INCHES
X	MM



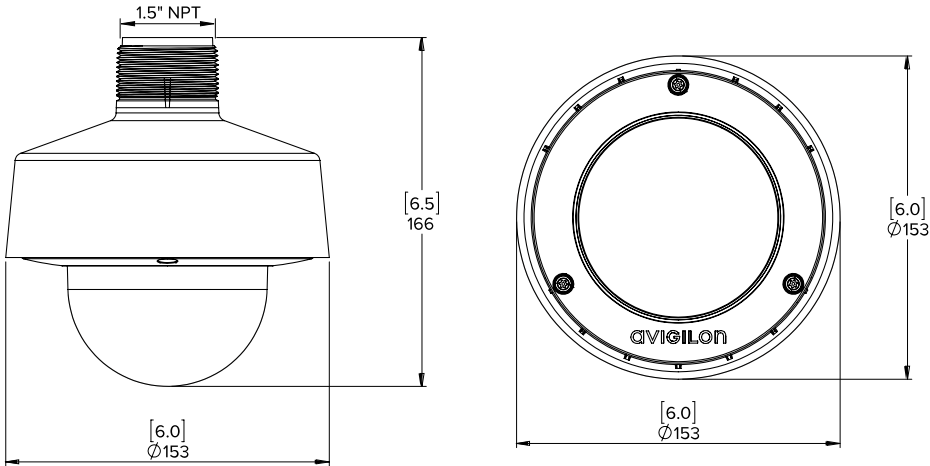
DOME CAMERA WITH IN-CEILING MOUNT
(H5SL-D/H5SL-DO + H4SL-MT-DCIL)

[X.X]	INCHES
X	MM



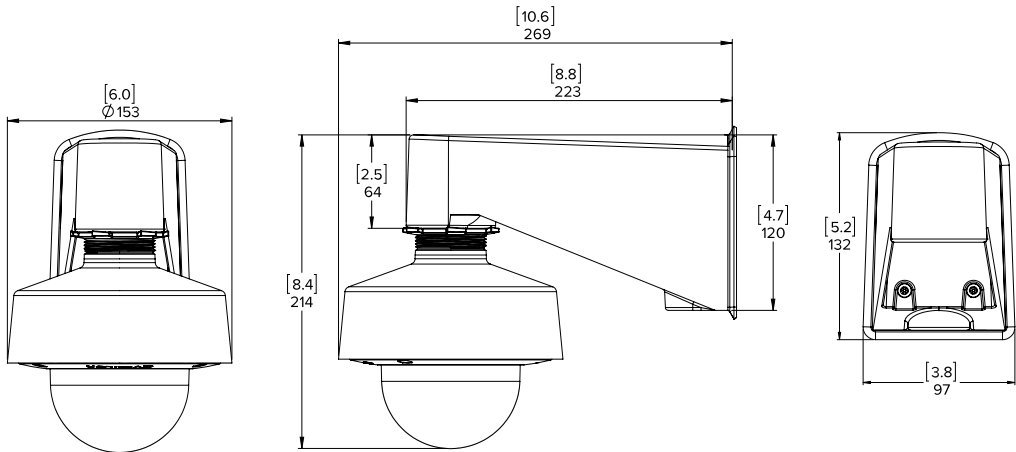
DOME CAMERA WITH NPT ADAPTER
(H5SL-D/H5SL-DO + H4SL-MT-NPTA)

[X.X]	INCHES
X	MM



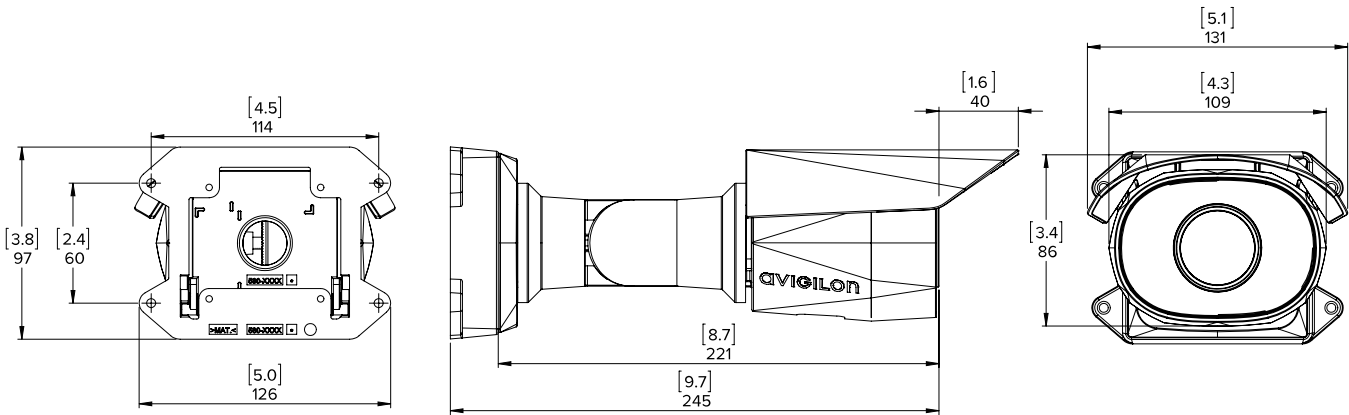
DOME CAMERA WITH NPT ADAPTER AND PENDANT WALL MOUNT
(H5SL-D/H5SL-DO + H4SL-MT-NPTA + CM-MT-WALL1)

[X.X]	INCHES
X	MM



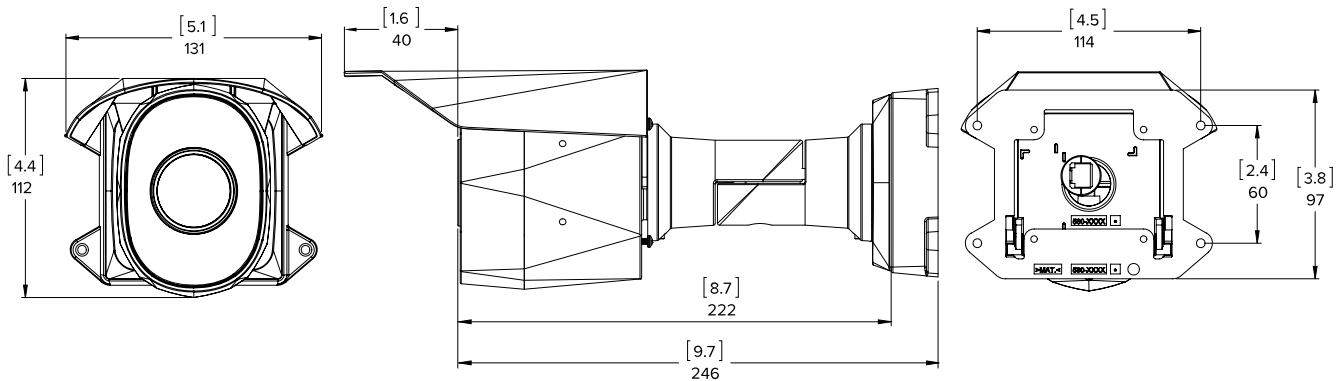
BULLET CAMERA
(H5SL-B0-IR) LANDSCAPE MODE

[X.X]	INCHES
X	MM



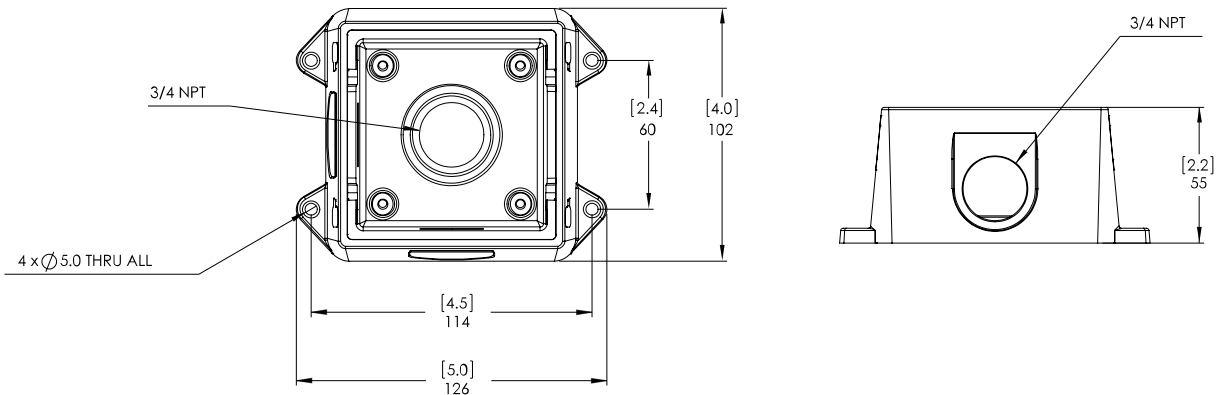
(H5SL-B0-IR) HALLWAY MODE

[X.X]	INCHES
X	MM



BULLET CAMERA JUNCTION BOX
(H4-B0-JBOX1)

[X.X]	INCHES
X	MM



ORDERING INFORMATION

BULLET

	MP	WDR	LIGHTCATCHER TECHNOLOGY	LENS	IR	IP66/IP67	HDSM SMARTCODEC
1.3C-H5SL-B01-IR	1.3	✓	✓	3.1 - 8.4 mm	✓	✓	✓
2.0C-H5SL-B01-IR	2.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
3.0C-H5SL-B01-IR	3.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
3.0C-H5SL-B02-IR	3.0	✓	✓	9.5 - 31 mm	✓	✓	✓
5.0C-H5SL-B01-IR	5.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
5.0C-H5SL-B02-IR	5.0	✓	✓	9.5 - 31 mm	✓	✓	✓

H4-B0-JBOX1	Junction box for H5SL, H4SL, and H4 HD bullet cameras
H4-MT-POLE1	Aluminum pole mounting bracket, compatible with H4-B0-JBOX1.
H4-MT-CRNR1	Aluminum corner mounting bracket, compatible with H4-B0-JBOX1.
H4-AC-WIFI2-NA / H4-AC-WIFI2-EU	USB Wi-Fi adapter

ORDERING INFORMATION

DOME

The variety of mounting options for the H5SL dome camera provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO		ORDERING INFORMATION
SURFACE MOUNT		Order one of: <ul style="list-style-type: none"> Camera
IN-CEILING MOUNT		Order one of: <ul style="list-style-type: none"> Camera H4SL-MT-DCIL1 Optional, H4-DC-CPNL1 if ceiling panel needed
PENDANT NPT MOUNT		Order one of: <ul style="list-style-type: none"> Camera H4SL-MT-NPTA1
PENDANT WALL MOUNT		Order one of: <ul style="list-style-type: none"> Camera H4SL-MT-NPTA1 CM-MT-WALL1 Optional, H4-MT-POLE1 or H4-MT-CRNR1 if pole or corner mount needed

	MP	WDR	LIGHTCATCHER TECHNOLOGY	LENS	IR	IP66/IP67	HDSM SMARTCODEC
1.3C-H5SL-D1	1.3	✓	✓	3 - 9 mm			✓
1.3C-H5SL-D1-IR	1.3	✓	✓	3 - 9 mm	✓		✓
1.3C-H5SL-D01-IR	1.3	✓	✓	3.1 - 8.4 mm	✓	✓	✓
2.0C-H5SL-D1	2.0	✓	✓	3 - 9 mm			✓
2.0C-H5SL-D1-IR	2.0	✓	✓	3 - 9 mm	✓		✓
2.0C-H5SL-D01-IR	2.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
3.0C-H5SL-D1	3.0	✓	✓	3 - 9 mm			✓
3.0C-H5SL-D1-IR	3.0	✓	✓	3 - 9 mm	✓		✓
3.0C-H5SL-D01-IR	3.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
5.0C-H5SL-D1	5.0	✓	✓	3.1 - 8.4 mm			✓
5.0C-H5SL-D1-IR	5.0	✓	✓	3.1 - 8.4 mm	✓		✓
5.0C-H5SL-D01-IR	5.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
H4SL-MT-DCIL1	In-ceiling mounting adapter for the H5SL and H4SL dome camera						
H4SL-MT-NPTA1	NPT adapter for the H5SL and H4SL dome camera						
CM-MT-WALL1	Pendant wall mount, compatible with H4SL-MT-NPTA1.						
H4-DC-CPNL1	Metal ceiling panel						
H4-MT-POLE1	Aluminum pole mounting bracket, compatible with CM-MT-WALL1.						
H4-MT-CRNR1	Aluminum corner mounting bracket, compatible with CM-MT-WALL1.						
H4-AC-WIFI2-NA / H4-AC-WIFI2-EU	USB Wi-Fi adapter						
H4SL-DD-SMOK1	Replacement outdoor smoke dome cover						
H4SL-DD-CLER1	Replacement outdoor clear dome cover						
H4SL-DI-SMOK1	Replacement indoor smoke dome cover						
H4SL-DI-CLER1	Replacement indoor clear dome cover						
H4SL-D01-BASE	Replacement outdoor surface mount adapter						
H4SL-D1-BASE	Replacement indoor surface mount adapter						

SUPPORT

Learn more and find additional documentation at [avigilon.com](https://www.avigilon.com) or email sales@avigilon.com for specific product support.



Mar 2022 | Rev 10

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Video Appliance

The new generation of Avigilon Video Appliances provide an all-in-one security solution with improved performance and higher capacity that help reduce installation time and overall complexity of the surveillance system. The Video Appliance line integrates our ACC™ video management software with a high-powered PoE switch and a client workstation to provide a cost effective recording and video management solution that is capable of supporting multi-megapixel IP cameras, up to our industry-leading 7K (30 megapixel) HD Pro camera line.



Avigilon Video Appliances can be easily added to an existing Avigilon video surveillance system, or as a standalone system for small to medium-scale surveillance deployments.

The compact and powerful 8-port model is an ideal turnkey solution for small video surveillance deployments.

The 16 and 24 port Pro models are suitable for larger installations requiring advanced functionality such as RAID protection, larger storage, increased camera support, and superior overall performance.

KEY FEATURES

Preloaded and configured with ACC Video Management Software
High performance of up to 400 Mbps (16 and 24 port) and 200 Mbps (8 port) of total throughput – simultaneous recording, playback, and live streaming
Up to 24TB of recording capacity with the 1U rack mount appliances and 8TB of recording capacity with the 8-port model
Front-accessible video storage hard drive streamlines maintenance
Includes digital alarm inputs and outputs for integration with external systems
Solid State Drive OS volume ensures high speed operation
Embedded managed switch with powered PoE outputs provide up to 30 Watts of power per port on all ports
Includes high-performance RAID 5 technology that protects and enables access to a drive's data in the event of failure, even while the drive is being replaced and rebuilt*
Protected by a three-year warranty from Avigilon

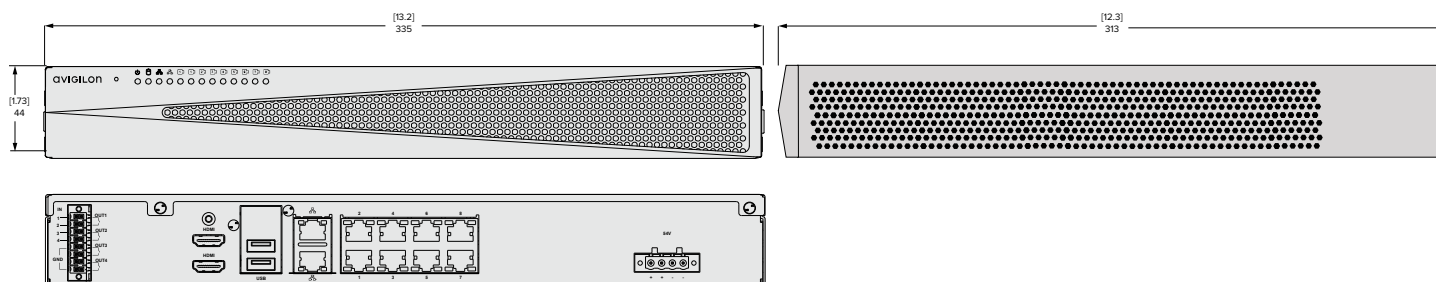
*On Pro models only

Outline Dimensions

Video Appliance — 8 Port

(VMA-AS3-8P)

[X.X]	INCHES
X	MM



Specifications

SYSTEM	Control Center Edition	Core; Standard and Enterprise compatible							
	Recording Rate	Up to 100 Mbps							
	Playback Rate	Up to 100 Mbps							
	Recording Image Rate	Up to 30 images per second per channel							
	Local Viewing	Yes							
	Operating System	Microsoft® Windows 10 IoT Enterprise							
	Hard Disk Drive Configuration	1 × 3.5" SATA							
	Recording Storage Capacity	Up to 8 TB							
	Memory	8 GB DDR4							
	Video Outputs	2 × HDMI ports							
	PoE+ Ports	8 × 10/100/1000 Mbps(IEEE 802.3at)							
	PoE Output	Up to 30W/Port (120W Total)							
	Camera Network Uplink	10/100/1000 Mbps							
	Corporate Network Uplink	10/100/1000 Mbps							
	External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)							
	Switch Control	Managed Switch with Web-based UI							
	USB	2 × USB 3.0							
MECHANICAL	Form Factor	Small form factor							
	Dimensions (LxWxH)	313 mm × 335 mm × 44 mm; 12.30" × 13.2" × 1.73"							
	Weight	3 kg; 6.4 lb							
ELECTRICAL	Power Input	100 to 240 VAC, 50/60 Hz							
	Power Supply	Single non-redundant							
	Power Consumption	80 W min.; 200 W max.							
ENVIRONMENTAL	Operating Temperature	0°C to 40°C (32°F to 104°F)							
	Storage Temperature	-40°C to 65°C (-40°F to 149°F)							
	Humidity	10 - 90% Relative humidity (non-condensing)							
CERTIFICATIONS	Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS
	Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1					
	Electromagnetic Emissions	(Class B) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-3	EN 61000-3-2	EN 61000-3-3	
	Electromagnetic Immunity	EN 55024	EN 61000-6-1						
ORDERING INFORMATION	PRODUCTS								
	VMA-AS3-8P2	HD Video Appliance 8 Port 2 TB.							
	VMA-AS3-8P4	HD Video Appliance 8 Port 4 TB.							
	VMA-AS3-8P8	HD Video Appliance 8 Port 8 TB.							
	ACCESSORIES								
	RMS1U-B-AS3-8P	1U Rack Mountable Shelf for HDVA3 8-port							
	VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port							
	VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port							
	VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port							
	PS-270W-AS3-8P	HDVA3, 8-Port Power Supply - no power cord							
	LICENSES								
	Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.								
	ACC7-COR	ACC 7 Core Edition camera license							
	ACC7-STD	ACC 7 Standard Edition camera license							
	ACC7-ENT	ACC 7 Enterprise Edition camera license							

VMA-AS3-xxPxx-NA =



VMA-AS3-xxPxx-UK =



VMA-AS3-xxPxx-EU =



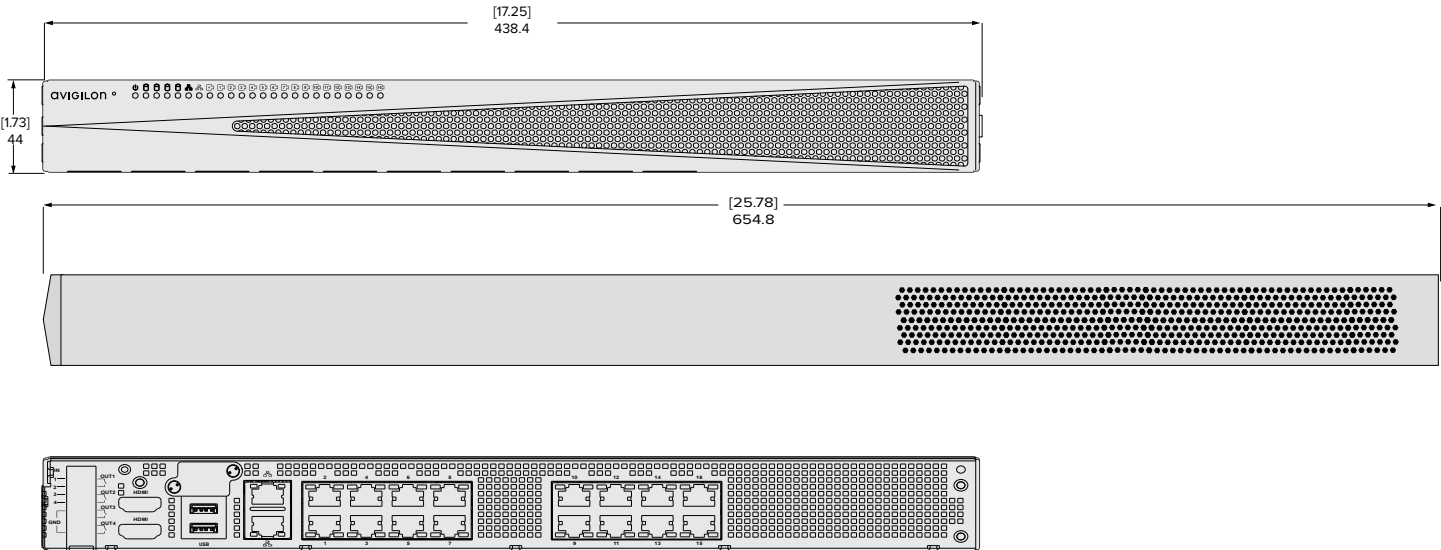
VMA-AS3-xxPxx-AU =



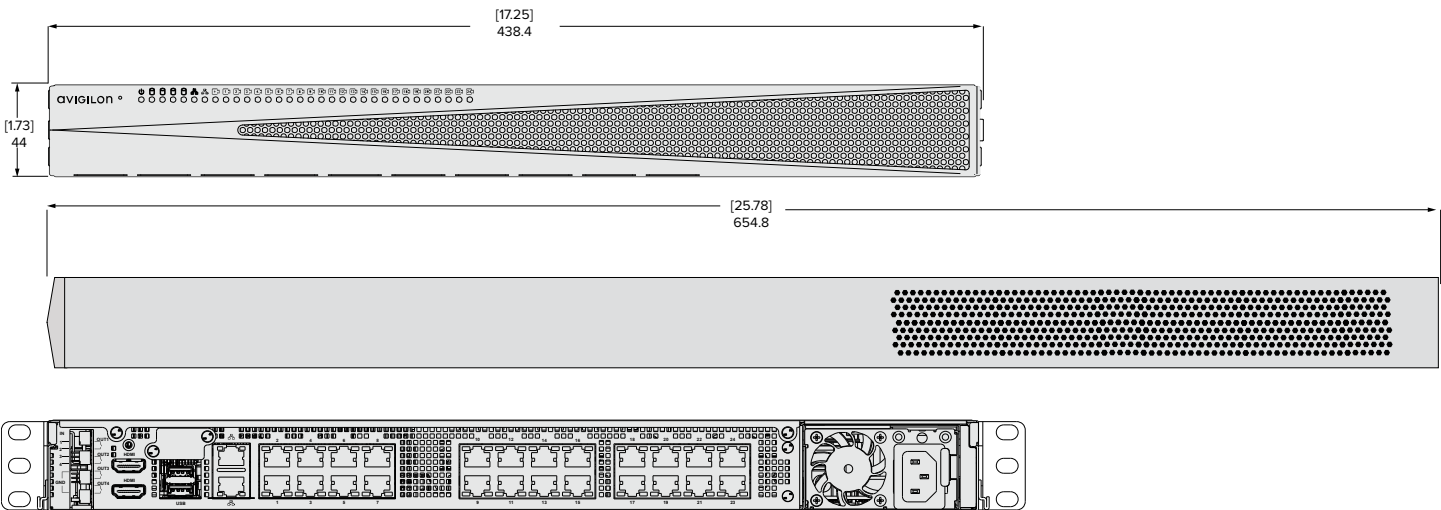
Outline Dimensions

Video Appliance Pro — 16 Port (VMA-AS3-16P)

[X.X]	INCHES
X	MM



Video Appliance Pro — 24 Port (VMA-AS3-24P)



Specifications

SYSTEM

VIDEO APPLIANCE PRO 16-PORT

VIDEO APPLIANCE PRO 24-PORT

Control Center Edition	Core, Standard and Enterprise compatible	Core, Standard and Enterprise compatible
Recording Rate	Up to 300 Mbps	Up to 300 Mbps
Playback Rate	Up to 100 Mbps	Up to 100 Mbps
Recording Image Rate	Up to 30 images per second per channel	Up to 30 images per second per channel
Local Viewing	Yes	Yes
Operating System	Microsoft Windows 10 IoT Enterprise	Microsoft Windows 10 IoT Enterprise
Hard Disk Drive Configuration	RAID 5 — Up to 4 × 3.5" SATA	RAID 5 — Up to 4 × 3.5" SATA
Recording Storage Capacity	Up to 12 TB	Up to 24 TB
Memory	8 GB DDR4	8 GB DDR4
Video Outputs	2 × HDMI ports	2 × HDMI ports
PoE+ Ports	16 × 10/100/1000 Mbps (IEEE 802.3at)	24 × 10/100/1000 Mbps (IEEE 802.3at)
PoE Output	Up to 30W/Port (240W Total)	Up to 30W/Port (360W Total)
Camera Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
Corporate Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)
Switch Control	Managed Switch with Web-based UI	Managed Switch with Web-based UI
USB	2 × USB 3.0	2 × USB 3.0

MECHANICAL

Form Factor	1U
Dimensions (LxWxH)	654.8 mm × 438.4 mm × 44 mm; 17.25" × 25.78" × 1.73"
Weight	10 kg; 22 lb

ELECTRICAL

Power Input	100 to 240 VAC, 50/60 Hz
Power Supply	Single non-redundant
Power Consumption	200 W min.; 420 W max.

ENVIRONMENTAL

Operating Temperature	0°C to 40°C (32°F to 104°F)
Storage Temperature	-40°C to 65°C (-40°F to 149°F)
Humidity	10 - 90% Relative humidity (non-condensing)

CERTIFICATIONS

Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS
Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1					
Electromagnetic Emissions	(Class A) FCC Part 15 Subpart B	IC ICES-003	EN 55032	EN 61000-6-4	EN 61000-3-2	EN 61000-3-3		
Electromagnetic Immunity	EN 55024	EN 61000-6-2						

ORDERING INFORMATION

PRODUCT

VMA-AS3-16P06	HD Video Appliance Pro 16 Port 6TB.
VMA-AS3-16P09	HD Video Appliance Pro 16 Port 9TB.
VMA-AS3-16P12	HD Video Appliance Pro 16 Port 12TB.
VMA-AS3-24P12	HD Video Appliance Pro 24 Port 12TB.
VMA-AS3-24P18	HD Video Appliance Pro 24 Port 18TB.
VMA-AS3-24P24	HD Video Appliance Pro 24 Port 24TB.

ACCESSORIES

VMA-AS3-ANK	Analytics Kit for Appearance Search and Face Recognition, 16/24-port
VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port
VMA-AS3-HDD03	HDVA3, 3TB Hard Drive Compatible with 16-Port
VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port
VMA-AS3-HDD06	HDVA3, 6TB Hard Drive Compatible with 24-Port
VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port
PS-920W-AS3-16/24P	HDVA3, 16/24-Port Power Supply - no power cord
RAILS-B-AS3-16/24P	1U Rack mount rails for HDVA3, 16/24-port

LICENSES

Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.	
ACC7-COR	ACC 7 Core Edition camera license
ACC7-STD	ACC 7 Standard Edition camera license
ACC7-ENT	ACC 7 Enterprise Edition camera license

VMA-AS3-xxPxx-NA =		VMA-AS3-xxPxx-UK =		VMA-AS3-xxPxx-EU =		VMA-AS3-xxPxx-AU =	
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5TH GENERATION NETWORK VIDEO RECORDERS

16 TB

24 TB

32 TB

48 TB

64 TB

96 TB

128 TB

192 TB

224 TB

252 TB

288 TB

360 TB

432 TB

5-YEAR WARRANTY

The fifth-generation Avigilon Network Video Recorder (NVR5) delivers unparalleled, high-performance recording, throughput, data availability, and protection for your Avigilon video security system. Featuring the densest storage capacity Avigilon has to offer on a single NVR, security teams can scale up to petabytes of storage at a single location, with up to 432 TB in storage per NVR. All NVR models come optimized with RAID technology, hot-swappable drives, and a five-year Avigilon warranty with dedicated support to increase system uptime and availability.



NVR5 PRM (252-432 TB)



NVR5 PRM (192-224 TB)



NVR5 STD (16-64 TB) and
NVR5 PRM (96-160 TB)

FEATURES



FLEXIBLE & SCALABLE TIER-1 STORAGE

NVR5 offers flexible configurations for security teams to cost-effectively scale up to 432 TB in tier 1 storage capacity and tailor it to their unique retention requirements.



HIGH DATA AVAILABILITY

Reliable storage with RAID-configured redundancy offers a highly available and resilient system that protects your data. All our STD & PRM models include reliable hard drives with RAID 6/60 redundancy to tolerate up to 2/4 hard drive failures.



LOWER DEPLOYMENT COSTS WITH QUICK & SIMPLE DEPLOYMENT WITH ACC PRE-CONFIGURED

The NVR5 comes pre-configured with ACC software for secure network video recording and management of Avigilon cameras up to 61 MP resolution.



INCREASE SYSTEM UPTIME & PRODUCTIVITY

Sites that have connected to the cloud and subscribed to advanced system health¹ can take advantage of system health monitoring to increase system availability, streamline maintenance time and minimize on-site service calls.



RESPOND FASTER WITH AI-POWERED ANALYTICS SUPPORT

Security teams can respond faster to critical events with the NVR5's seamless support for Avigilon Appearance Search, Facial Recognition, and LPR technologies.



RESOLVE TECHNICAL ISSUES EXPEDIENTLY WITH A SINGLE-POINT-OF-CONTACT

In addition to lifetime 24/7 Avigilon telephone technical support for the Avigilon End-to-End solution, five-year onsite parts and repair service is also included with 24/7 4-hour response SLA² for NVR5 PRM, or Next Business Day for NVR5 STD.



STRENGTHEN CYBERSECURITY

Designed with cybersecurity in mind, the NVR5 comes with a TPM 2.0 module built-in to support hardware Root of Trust authentication and data encryption.



EASY RECOVERY SOLUTION

Designed with a separate and redundant array of Solid-State Drives for the operating system (PRM and STD), with a built-in recovery partition to simplify the recovery process, if needed.

¹ On NVR5 PRM 252-432 TB, ACC 7.14.8 or later is required for full advanced system health functionality.

² Warranty coverage and support Service Level Agreement is subject to end user's geographic location. Please refer to <https://www.avigilon.com/support/warranty/avigilon> for more information.

ANALYTICS



AVIGILON APPEARANCE SEARCH™

Quickly locates a specific person or vehicle of interest across an entire site using a sophisticated deep learning AI search engine.

ACC Enterprise required.



LICENSE PLATE RECOGNITION (LPR)

Significant improvements² in LPR performance compared to the previous generations of NVRs. Works with ACC software for accurate license plate capture at a range of distances and speeds. Requires an additional license.

ACC7-LPR license per channel required.



FACE RECOGNITION

Detects matches from managed watchlists to alert operators of people of interest. Requires Appearance Search and an additional license.

ACC7-FACE license required



ACC™ VIDEO MANAGEMENT SOFTWARE

Pre-installed and pre-configured solution for managing multi-megapixel digital IP and analog cameras.

MODEL	CPU OR RAM KIT	MAXIMUM SUPPORTED CAMERAS BY FEATURE ¹		NUMBER OF LPR LANES ²			
		APPEARANCE SEARCH ONLY ³	FACE RECOGNITION + APPEARANCE SEARCH ³	5 FPS (<16 KM/H)	10 FPS (<48 KM/H)	20 FPS (<100 KM/H)	30 FPS (<150 KM/H)
NVR5 PRM (252 288 360 432 TB)	-	200	50	20	10	5	3
	2 × NVR5-RAM-16GB-B			20	10	5	3
NVR5 PRM (192 224 TB)	-			18	9	4	3
	1 × NVR5-PRM-2NDCPU			24	12	6	4
NVR5 PRM (96 128 160 TB)	-			15	7	3	2
	2 × NVR5-RAM-16GB-A			20	10	5	3
NVR5 STD (16 24 32 48 64 TB)	-			12	6	3	2
	1 × NVR5-RAM-16GB-A			15	7	3	2

¹ These performance figures are based on validation testing by Avigilon. Assumes appliance-wide average per camera rates of classified objects leaving field of view:

- H5A Cameras - One every second;
- H4A Cameras - One every two seconds.

Additional licenses may be required. For more information, contact Avigilon Sales.

² Assumes a 3 MP camera with 1 MP license plate scan area and Frames Per Second (FPS) to recognize license plates up to vehicle speeds in Kilometers Per Hour (KM/H). Results may vary according to camera mounting parameters. ACC 7.14.10 or later is required.

³ Requires H5A or H4A cameras. The Avigilon Appearance Search camera support limit does not affect any NVR throughputs for simultaneous recording, playback and live streaming.

SPECIFICATIONS

SYSTEM		NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Capacity		<div>252 TB</div> <div>288 TB</div> <div>360 TB</div> <div>432 TB</div>	<div>192 TB</div> <div>224 TB</div>	<div>96 TB</div> <div>128 TB</div> <div>160 TB</div>	<div>16 TB</div> <div>24 TB</div> <div>32 TB</div> <div>48 TB</div> <div>64 TB</div>
Avigilon Control Center™ Edition		Core, Standard and Enterprise compatible			
Network Video Streaming Performance (10 GbE - Multiple Connections)	Recording Rate:	Up to 1500 Mbps	Up to 1500 Mbps	Up to 1500 Mbps	Up to 800 Mbps ¹
	Playback Rate:	Up to 600 Mbps ²	Up to 600 Mbps ²	Up to 600 Mbps ²	Up to 600 Mbps
Network Video Streaming Performance (1 GbE - Multiple Connections)	Recording Rate:	Up to 800 Mbps	Up to 800 Mbps	Up to 700 Mbps	Up to 700 Mbps ³
	Playback Rate:	Up to 800 Mbps	Up to 600 Mbps	Up to 600 Mbps	Up to 600 Mbps
Operating System		Microsoft Windows Server 2019 - 16 core			
Hard Disk Drive Configuration	Video Data:	RAID 60 Up to 28 × 3.5", hot-swappable	RAID 60 Up to 18 × 3.5", hot-swappable	RAID 6 Up to 12 × 3.5", hot-swappable	RAID 6 Up to 10 × 3.5", hot-swappable
	Operating System:	2 × 480 GB M.2 SSD Drives, RAID 1	2 × 240 GB M.2 SSD Drives, RAID 1		
Recording Storage Capacity		Up to 504 TB raw; 432 TB effective (RAID 60)	Up to 288 TB raw; 224 TB effective (RAID 60)	Up to 192 TB raw; 160 TB effective (RAID 6)	Up to 80 TB raw; 64 TB effective (RAID 6)
Network Interface		2 × 10 GbE SFP+ ports ⁴ 4 × 1 GbE RJ-45 ports	4 × 10 GbE SFP+ ports ⁴ 4 × 1 GbE RJ-45 ports	2 × 10 GbE SFP+ ports ⁴ (optional for NVR5 STD) 6 × 1 GbE RJ-45 ports	
Memory		8 × 8 GB DDR4	6 × 8 GB DDR4	4 × 8 GB DDR4	2 × 8 GB DDR4
Processor		2 × Intel® 8-core Xeon®	1 × Intel® 16-core Xeon®	2 × Intel® 8-core Xeon®	1 × Intel® 8-core Xeon®
Video Outputs		1 × VGA			
Local Viewing		No			
Out-of-band Management		iLO Advanced	iDRAC 9 Enterprise		
¹ The maximum recording throughput for STD can be increased to 1100 Mbps by adding a 2nd CPU kit and a 10 GbE Network Card. This requires purchase of a second power supply (NVR5-PSU-800W).					
² The max playback throughput for PRM can be increased by reducing the recording throughput.					
³ The max recording throughput for STD can be increased to 800 Mbps. Requires the use of multiple 1GbE ports in a team using LACP/ALB mode.					
⁴ Direct Attach Cables (NVR5-SFPPLUS-DA for all NVR5 models) or system-specific SFP+ transceivers (NVR5-SFPPLUS-SR-A for NVR5 16-224 TB, NVR5-SFPPLUS-SR-B for NVR5 >= 252 TB) sold separately.					

MECHANICAL		NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Form Factor		2U Rack Mount Chassis			
Dimensions (L x W x H)		872.0 mm × 479.0 mm × 87.5 mm 34.33" × 18.86" × 3.44"	751.3 mm × 482.0 mm × 86.8 mm 29.58" × 18.98" × 3.42"	721.6 mm × 482.0 mm × 86.8 mm 28.4" × 18.98" × 3.42"	
Weight		252 TB: 48 kg (107 lbs) 288 TB: 50 kg (110 lbs) 360 TB: 53 kg (116 lbs) 432 TB: 55 kg (122 lbs)	192 TB: 32 kg (70 lbs) 224 TB: 33 kg (73 lbs)	96 TB: 27 kg (60 lbs) 128 TB: 27 kg (60 lbs) 160 TB: 29 kg (63 lbs)	16 TB: 24 kg (54 lbs) 24 TB: 26 kg (57 lbs) 32 TB: 24 kg (54 lbs) 48 TB: 26 kg (57 lbs) 64 TB: 27 kg (60 lbs)

ELECTRICAL	NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Power Input	100 to 240 VAC, 50/60 Hz, auto-switching			
Power Supply	Dual (1+1) 1000 W redundant	Dual (1+1) 1100 W	2 × 1100 W Mixed Mode	800 W Mixed Mode
Power Consumption	Maximum 580 W (1978 BTU/h)	Maximum 803 W (2740 BTU/h)	Maximum 789 W (2691 BTU/h)	Maximum 604 W (2061 BTU/h)
Power Efficiency	Titanium			Platinum

ENVIRONMENTAL	NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Operating Temperature	10°C to 35°C (50°F to 95°F)	10°C to 35°C (50°F to 95°F)	5°C to 45°C (41 °F to 113°F)	
Storage Temperature	-30°C to 60°C (-22°F to 140°F)	-40°C to 65°C (-40°F to 149°F)		
Operating Humidity	8% to 90% relative humidity with 28°C (82.4°F) max dew point	10% to 80% relative humidity with 29°C (84.2°F) max dew point	8% to 95% relative humidity with 27°C (80.6°F) max dew point	
Storage Humidity	5% to 95% RH with 38.7°C (101.7°F) max dew point. Atmosphere must be non-condensing at all times.	5% to 95% RH with 33°C (91°F) max dew point. Atmosphere must be non-condensing at all times.	5% to 95% RH with 27°C (80.6°F) max dew point. Atmosphere must be non-condensing at all times.	
Operating Vibration	0.15 Grms at 10 Hz to 300 Hz	0.26 Grms at 5 Hz to 350 Hz	0.21 Grms at 5 Hz to 500 Hz	
Storage Vibration	0.5 Grms at 10 Hz to 500 Hz	1.88 Grms at 10 Hz to 500 Hz	1.88 Grms at 10 Hz to 500 Hz	
Operating Shock	2 G	6 G		
Storage Shock	15 G	71 G		
Operating Altitude	3,050 m (10,000 ft)	3,048 m (10,000 ft)		
Storage Altitude	9,144 m (30,000 ft)	12,000 m (39,370 ft)		

CERTIFICATIONS	NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Certifications/Directives	UL, cUL, CE, RCM, BSMI, EAC, KC, NRCS, VCCI, RoHS, WEEE	UL, cUL, CE, LOT9, NRCS, NOM, RCM, EAC, VCCI, BSMI, CCC (STD only), KC, BIS, UKCA		
Safety	UL/CSA/EN/IEC 62368-1	UL/CSA/IEC/EN 62368-1:2014 (2nd ed)		
Electromagnetic Emissions	CFR Title 47, FCC Part 2, 15 Class A, ICES-003(A), EN 55032 Class A, EN 61000-3-2, EN 61000-3-3	FCC Title 47 CFR Part 15 Canadian ICES-003(A) Issue 7 EN 55032:2015/CISPR 32:2015 EN 61000-3-2:2014/IEC 61000-3-2:2014 EN 61000-3-3:2013/IEC 61000-3-3:2013		
Electromagnetic Immunity	EN 55024	EN 55024:2010 +A1:2015/CISPR 24:2010 +A1:2015 or EN 55035:2017		
Warranty	5-year 4-hour mission critical warranty with onsite parts delivery service.			5-year NBD (Next Business Day) with onsite parts delivery service. 4-hour mission critical warranty upgrade available.

SUPPLIED ACCESSORIES	NVR5 PRM (252-432 TB)	NVR5 PRM (192-224 TB)	NVR5 PRM (96-160 TB)	NVR5 STD (16-64 TB)
Rack Rail System	Sliding rail system with cable management arm ¹	ReadyRails Sliding Rails with Cable Management Arm		
Bezel	1, front			
Power Cords	4 total: 2 × C13 / C14, 2 × country variants (from options below)			2 total: 1 × C13 / C14, 1 × country variant (from options below)

¹ Supports tool-less mounting in 19"-wide EIA-310-E compliant square hole, unthreaded round-hole 4-post racks, and threaded hole 4-post racks

(NA) NEMA 5-15P / C13



(UK) BS1363 / C13



(EU) SCHUKO / C13



(AU) AS3112 / C13



OUTLINE DIMENSIONS

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X	MM

NVR5 PRM (252 288 360 432 TB)

FORM FACTOR

2U rack mount chassis

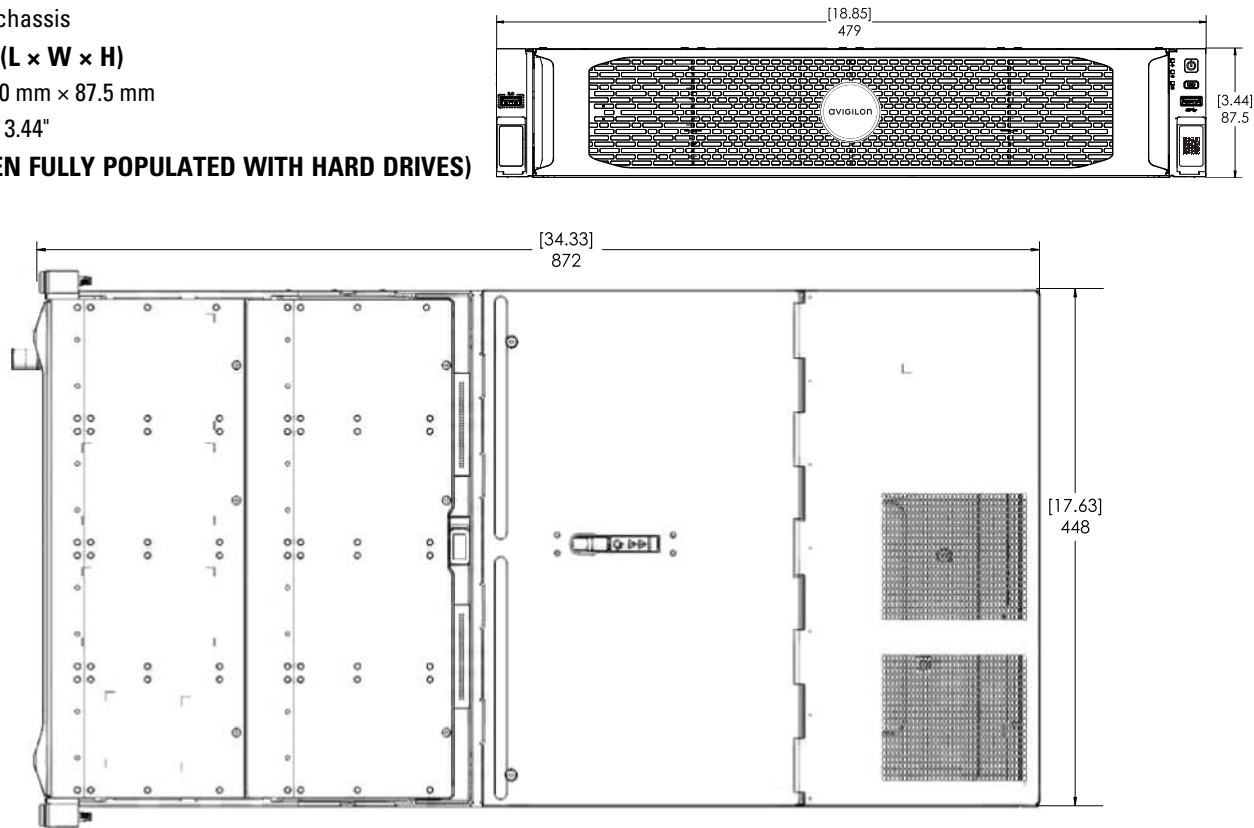
DIMENSIONS (L x W x H)

872.0 mm x 479.0 mm x 87.5 mm

34.33" x 18.86" x 3.44"

WEIGHT (WHEN FULLY POPULATED WITH HARD DRIVES)

55 kg [122 lbs]



NVR5 PRM (192 224 TB)

FORM FACTOR

2U rack mount chassis

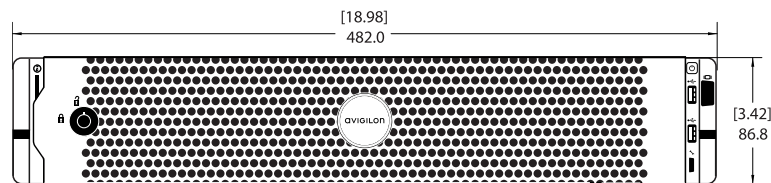
DIMENSIONS (L x W x H)

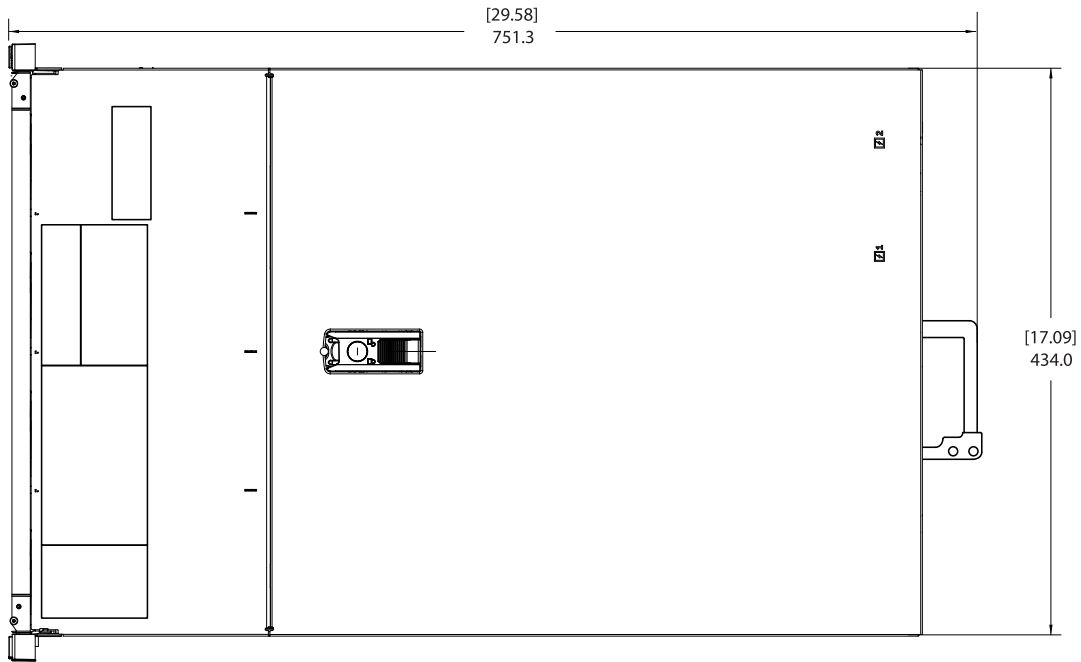
751.3 mm x 482.0 mm x 86.8 mm

29.58" x 18.98" x 3.42"

WEIGHT (WHEN FULLY POPULATED WITH HARD DRIVES)

33.1 kg [72.91 lbs]





NVR5 STD (16 24 32 48 64 TB) & NVR5 PRM (96 128 160 TB)

FORM FACTOR

2U rack mount chassis

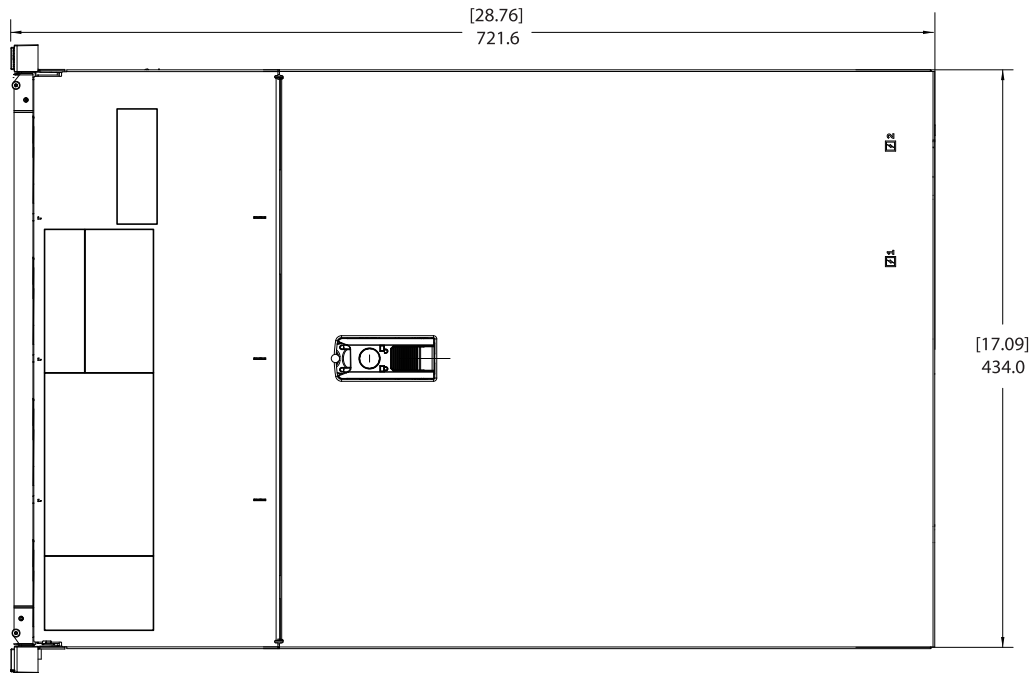
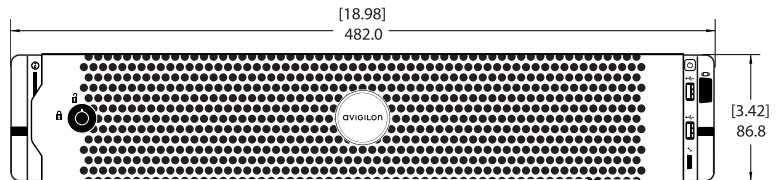
DIMENSIONS (L × W × H)

721.6 mm × 482.0 mm × 86.8 mm

28.4" × 18.98" × 3.42"

WEIGHT (WHEN FULLY POPULATED WITH HARD DRIVES)

28.76 kg [63.40 lbs]



ORDERING INFORMATION

NVR5	
NVR5-STD-16TB-W10	16 TB (24 TB Raw) NVR5 Standard with Microsoft Windows 10 v1809 LTSC and Avigilon Control Center
NVR5-STD-16TB-S19	16 TB (24 TB Raw) NVR5 Standard with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-STD-24TB-W10	24 TB (32 TB Raw) NVR5 Standard with Microsoft Windows 10 v1809 LTSC and Avigilon Control Center
NVR5-STD-24TB-S19	24 TB (32 TB Raw) NVR5 Standard with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-STD-32TB-W10	32 TB (48 TB Raw) NVR5 Standard with Microsoft Windows 10 v1809 LTSC and Avigilon Control Center
NVR5-STD-32TB-S19	32 TB (48 TB Raw) NVR5 Standard with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-STD-48TB-W10	48 TB (64 TB Raw) NVR5 Standard with Microsoft Windows 10 v1809 LTSC and Avigilon Control Center
NVR5-STD-48TB-S19	48 TB (64 TB Raw) NVR5 Standard with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-STD-64TB-W10	64 TB (80 TB Raw) NVR5 Standard with Microsoft Windows 10 v1809 LTSC and Avigilon Control Center
NVR5-STD-64TB-S19	64 TB (80 TB Raw) NVR5 Standard with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-96TB-S19	96 TB (120 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-128TB-S19	128 TB (160 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-160TB-S19	160 TB (192 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-192TB-S19	192 TB (256 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-224TB-S19	224 TB (288 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-252TB-S19	252 TB (324 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-288TB-S19	288 TB (360 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-360TB-S19	360 TB (432 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
NVR5-PRM-432TB-S19	432 TB (504 TB Raw) NVR5 Premium with Microsoft Windows Server 2019 LTSC and Avigilon Control Center
Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search and facial recognition requires Enterprise version of the ACC software.	

ACCESSORIES (NVR5 PRM 252-432 TB)	
NVR5-SFPPLUS-DA	3 m (10 ft) SFP+ 10 GbE Twinax Direct Attach cable
HD-NVR4-SFPPLUS-DA	3 m (10 ft) SFP+ 10 GbE Twinax Direct Attach cable
NVR5-SFPPLUS-SR-B	SFP+ Transceivers for Short Range (Multi-mode) on server side, NVR5 >= 252 TB
NVR5-SFPPLUS-LR-B	SFP+ Transceivers for Long Range (Single-mode) between SAN switches, NVR5 >= 252 TB
NVR5-10GBASET-B	Network Card, QP 10 G-Base-T NVR5 PRM >= 252 TB
NVR5-RAM-16GB-B	RAM Upgrade Kit for 1 CPU Processor Only, 2 x 8 GB DDR4 3200 MT/s DIMMs, NVR5 PRM >= 252 TB
NVR5-PSU-1000W	1000 W Flex Slot Titanium Hot Plug/Swappable Power Supply Kit, NVR5 PRM >= 252 TB
NVR5-HDDS-INT-18TB	Spare hard drive, 18 TB, internal bay, compatible with NVR5 PRM >= 252 TB
NVR5-HDDS-HOT-18TB	Spare hard drive, 18 TB, front/rear bay, compatible with NVR5 PRM >= 252 TB
AVA-HED1-NVR5-CONNECT-B	AVA Connectivity Kit for Direct Attachment of a NVR5 PRM >= 252 TB
AVA-SAN-CONNECT-1	AVA Head Unit Connectivity Kit, includes 1 x transceiver and fiber optic cable for SAN networking
AVA-SAN-CONNECT-8	AVA Head Unit Connectivity Kit, includes 8 x transceivers and fiber optic cables for SAN networking with two network switches
NVR5-AVA-SAN-CONNECT-B	Connectivity Kit for AVA SAN networking, compatible with NVR5 PRM >= 252 TB (excluding AVA Transceiver and Fiber Optic Cables included in AVA-HED1-NVR5-CONNECT-B)
NVR-KYD-WARR-5YR-B	5-year Keep-Your-Drive Warranty Upgrade for NVR5 PRM >= 252 TB

ACCESSORIES (NVR5 STD/PRM 16-224 TB)	
NVR5-SFPPLUS-DA	3 m (10 ft) SFP+ 10 GbE Twinax Direct Attach cable
HD-NVR4-SFPPLUS-DA	3 m (10 ft) SFP+ 10 GbE Twinax Direct Attach cable
NVR4X-SFPPLUS-SR	SFP+ Transceivers for Short Range (Multi-mode) on server side

ACCESSORIES (NVR5 STD/PRM 16-224 TB)	
NVR5-SFPPLUS-SR-A	SFP+ Transceivers for Short Range (Multi-mode) on server side, NVR5 16-224 TB
NVR5-SFPPLUS-LR-A	SFP+ Transceivers for Long Range (Single-mode) between SAN switches, NVR5 16-224 TB
NVR5-STD-10GBE	Network Card, DP 10 GbE SFP+ NVR5 STD 16-64 TB
NVR5-10GBASET-A1	Network Card, QP 10 G-Base-T NVR5 STD/PRM 16-160 TB (excluding 2nd CPU for NVR5 STD)
NVR5-10GBASET-A2	Network Card, QP 10 G-Base-T NVR5 PRM 192-224 TB
NVR5-RAM-16GB-A	RAM Upgrade Kit for 1 CPU Processor Only, 2 × 8 GB DDR4 3200 MT/s DIMMs, NVR5 STD/PRM 16-224 TB
NVR5-STD-2NDCPU ¹	2nd CPU Upgrade Kit, 2 × 8 GB DDR4 3200 MT/s DIMMs, NVR5 STD 16-64 TB
NVR5-PRM-2NDCPU	2nd CPU Upgrade Kit, 6 × 8 GB DDR4 3200 MT/s DIMMs, NVR5 PRM 192-224 TB
NVR5-PSU-800W	800 W Hot Plug/Swappable Power Supply Kit, NVR5 STD 16-64 TB
NVR5-PSU-1100W-A1	1100 W Hot Plug/Swappable Power Supply Kit, NVR5 PRM 96-160 TB
NVR5-PSU-1100W-A2	1100 W Hot Plug/Swappable Power Supply Kit, NVR5 PRM 192-224 TB
NVR5-HDD-HOT-4TB	Spare hard drive, 4 TB, front/rear bay, compatible with NVR5 STD 16-24 TB
NVR5-HDD-HOT-8TB	Spare hard drive, 8 TB, front/rear bay, compatible with NVR5 STD 32-64 TB
NVR5-HDDS-HOT-12TB	Spare hard drive, 12 TB, front/rear bay, compatible with NVR PRM 96 TB
NVR5-HDDS-INT-16TB	Spare hard drive, 16 TB, internal bay, compatible with NVR5 PRM 192-224 TB
NVR5-HDDS-HOT-16TB-A1	Spare hard drive, 16 TB, front/rear bay, compatible with NVR5 PRM 128-160 TB
NVR5-HDDS-HOT-16TB-A2	Spare hard drive, 16 TB, front/rear bay, compatible with NVR5 PRM 192-224 TB
AVA-HED1-NVR5-CONNECT-A	AVA Connectivity Kit for Direct Attachment of a NVR5 STD/PRM ≤ 224 TB (excluding 2nd CPU for NVR5 STD)
AVA-SAN-CONNECT-1	AVA Head Unit Connectivity Kit, includes 1 × transceiver and fiber optic cable for SAN networking
AVA-SAN-CONNECT-8	AVA Head Unit Connectivity Kit, includes 8 × transceivers and fiber optic cables for SAN networking with two network switches
NVR5-AVA-SAN-CONNECT-A	Connectivity Kit for AVA SAN networking, compatible with NVR5 STD/PRM ≤ 224 TB (excluding 2nd CPU for NVR5 STD as well as AVA Transceiver and Fiber Optic Cables included in AVA-HED1-NVR5-CONNECT-A)
NVR-KYD-WARR-5YR-A	5-year Keep-Your-Drive Warranty Upgrade for NVR5 STD/PRM 16-224 TB
NVR5-STD-WARR-5Y4HMC	5-year 4-Hour-Mission-Critical Warranty Upgrade for NVR5 STD 16-64 TB
¹ The NVR5-STD-2NDCPU Kit requires purchase of a second power supply (NVR5-PSU-800W).	

SUPPORT

Learn more and find additional documentation at [avigilon.com](https://www.avigilon.com) or email sales@avigilon.com for specific product support.



Jan 2023 | Rev 3

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A Security Proposal for Lake Ashton CDD - Lake Wales

Access Control & Visitor Management Solutions

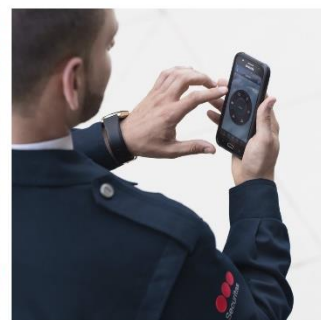
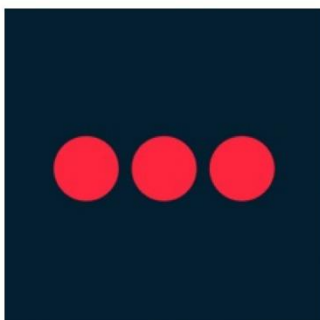
Thomas Bresnyan, District Manager
March 03, 2023 | www.securitasinc.com

Securitas Security Services Inc.
5925 Imperial Parkway, Suite 114
Mulberry, FL. 33860



Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of LAKE ASHTON CDD - LAKE WALES. In addition, this proposal may be distributed only to those employees or affiliates within LAKE ASHTON CDD - LAKE WALES who have direct responsibility for the proposal/decision-making process.





SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions is demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local focus with over 350 district offices and over 500 local district managers.





SECURITAS TIMELINE

1850

Our roots – particularly in North America – begin when Pinkerton's National Detective Agency is formed by Allan Pinkerton. The roots of this organization were set in serving as an intelligence agency during the Civil War, establishing the first criminal database and acting as a forerunner for the secret service.



1934

Securitas is created as Erik Philip-Sörensen founds Hälsingborgs Nattvakt in Helsingborg, Sweden. The primary function of many of these officers was to watch for fire, respond to alarms, and guard gates and entrances. This company quickly expands as Sörensen acquires several other security companies in southern Sweden.



1999 – 2000

The establishment of Securitas in the USA starts in 1999 with the acquisition of Pinkerton – the number one security company in the U.S. In 2000, the second largest U.S. security company Burns is acquired.



2006

Securitas begins to deploy Integrated Guarding systems across the U.S. with the introduction of Guarding Technologies.

2012 – 2013

A team of engineers is deployed across the country with a focus on designing physical security programs for security guarding clients as a form of cost containment. The team grows and scope. The addition of regional technical directors provides strategic guidance as they offer feedback on technology needs across the country. Securitas begins to deploy different types of solutions, expanding into full system redesigns and security upgrades.



2012 – 2014

Securitas begins providing Remote Guarding and interactive video monitoring services to existing clients using custom technology solutions.

2015

Securitas acquires Diebold's Electronic Security Division, now Securitas Electronic Security (SES), thereby adding 1,100 techs in the field to support electronic security systems.



2016

The Securitas Operation Center in Charlotte, NC opens, establishing a client-centered facility, expanding our Remote Guarding footprint and providing excellent service. This operation includes multiple support functions that truly allow us to support clients more holistically, with our Solutions Support Team, which includes sales support, remote troubleshooting support, service, and maintenance coordination.



2018

Securitas Electronic Security, Inc. (SES) acquires the integration company, Kratos Public Safety and Security (KPSS) division from Kratos Defense & Security Solutions. KPSS is ranked as a top 10 systems integrator in the United States and has 400 employees and expands Securitas' capabilities for implementing, installing, and maintaining electronic security systems and solutions.





SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

Knowledge Team

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround and additionally provides support in assembling new contracts and contract addendums.

Solutions Engineers

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

Project Management

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

Remote Solutions Support Desk

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

Commitment to Quality

Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up to date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.

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REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm Verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.

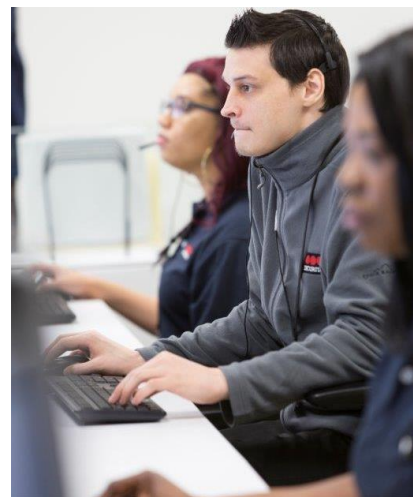


SECURITAS OPERATION CENTER

The Securitas Operation Center (SOC) is in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers and bandwidth that Securitas has already invested in.

REMOTE GUARDING OFFICERS

Heavily recruited from military, law enforcement and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.



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REMOTE GUARDING SERVICE MODEL

Event-Based Approach

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complexity variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

Shared Service Model

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to utilize their situational information more effectively across similar types of clients, situations, and geographical locations, providing additional insight when able.

REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of human component which technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized to generate various reports.



Lake Ashton CDD - Lake Wales

Proposal Objectives

TEKWave Base, Securitas proposes to install a TEKWave guardstation at the main gate to include cloud service, computer, license scanner, visitor passes, pass printer, and an access control panel.

License Plate Reader Option, Securitas proposes to install two (2) license plate reader cameras and connect to the TEKWave system.

RFID Option, Securitas proposes to install two (2) RFID readers and connect to the TEKWave system. Securitas to provide pricing for two thousand (2,000) exterior RFID tags.

DESIRED OUTCOME:

LAKE ASHTON CDD - LAKE WALES WOULD LIKE A SECURITY PROGRAM WHICH:

- Reduced costs associated with remote guarding
- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors
- Deters break-ins and thefts
- Helps to prevent and mitigate potential threats, property damage and vandalism

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network.

SCOPE OF WORK

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

1. **TEKWave Base System**, Securitas will provide and install:
 - a. TEKWave Guardstation with a cloud service, two (2) access controllers, computer, UPS, scanner, visitor pass printer, and visitor passes. The existing access control data base to be supplied by the customer to upload to the TEKWave system.
 - b. An access controller to replace the existing controller in the event center and main guard house. Securitas to connect to the existing field devices and wire. If the wire or devices need to be replaced it will be an additional charge.



2. **License Plate Reader Option**, Securitas will provide and install:
 - a. Two (2) License plate cameras. Connect to the TEKWave system by using a TEKWave server and cloud service.
3. **RFID Option**, Securitas will provide and install:
 - a. Two (2) RFID. Connect to the TEKWave system by using a TEKWave controller and cloud service.
 - b. Supply two Thousand (2000) exterior RFID Tags.

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

EXISTING EQUIPMENT & COMPATIBILITY

- Securitas is not responsible for the integrity or functionality of any existing wiring or equipment integrated into the design. Our assumption is that existing systems are in good working order, 100% functional and are capable of the new demands placed on them.
- Remote Guarding (Existing Equipment) – It is assumed that any existing equipment utilized is compatible with Securitas' Remote Guarding Platform software. Any equipment not compatible, could require a replacement to perform the service.
- (Existing Equipment) Remote Perimeter Protection requires cameras with analytic functionality that is compatible with the Remote Guarding Platform software. If existing cameras do not have analytic capabilities or system is not compatible, new equipment could be required. This would come at an additional cost.
- Securitas will not connect to any devices that have been restricted by the government under H.R. 5515, John S. McCain National Defense Authorization Act, Section 880. This includes but is not limited to Hikvision and Dahua products.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the head end equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.



WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer provided software updates for Securitas provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse or acts of nature.

EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
1	TEKWave Guardstation with software
2	TEKWave Controllers

Quantity	Description License Plate Reader Option
1	TEKWave Server with software
2	License Plate Camera with Camera Pole
2	Wireless Access points
2	POE Switch with NEMA Box

Quantity	Description RFID Reader Option
2	UPASS Reach RFID Reader
1	18/6 Cable



MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service and maintenance) for contracts which include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract and this is included in the full bundled price (some exceptions apply).

Typically, this includes:

- Cleaning, adjusting and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in management of data storage and bandwidth usage

PREVENTATIVE MAINTENANCE DETAILS

Access Control Systems: Securitas will review all associated controls, keypads, printers, computers, power supplies, card readers, locking hardware, communicators and batteries.



CLIENT-OWNED EQUIPMENT

Securitas recognizes the integrity of the equipment at client facilities is paramount to its security. We offer a thorough inspection of existing equipment by highly trained certified professionals to assess the functionality of the equipment and ensure industry standard products are being used that our technicians are authorized to work on. Securitas technicians are certified to work on a wide range of equipment in many areas of electronic security.

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e. lightning damage, flood damage, etc.), power surges and/or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.

ADVANCED HEALTH MONITORING

For newly installed systems, Securitas monitors the health, including the uptime and response time of the video surveillance system through a network monitoring software. This software pings every device with an IP address multiple times per minute to ensure functionality and bandwidth of the system over the network. In the event communication is not received consecutively, indicating a network failure, an alert is sent to the Securitas Remote Solutions Support Desk, who investigates and attempts to remotely troubleshoot the system. Should the issue require further action, Securitas will issue a service ticket to send a Securitas service technician to the site and / or work with the client IT team to repair the functionality of the system.

While the health monitoring is constantly taking place around the clock, the Remote Support will only take place Monday through Friday, from 8 am to 5 pm EST.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
TEKWave Base System with Access Controllers and Guard Station Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 755.12

Integrated Guarding Estimated Pricing Summary	
License Plate Reader Option Contract Term: 5 Years	Monthly
Technology Including Installation, Remote Guarding, Cellular Connection & Standard Corrective and Preventative Maintenance Programs	\$ 762.79

Integrated Guarding Estimated Pricing Summary	
RFID Reader Option Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 237.16

Outright Sale	
RFID Exterior Tags	TOTAL
Two Thousand (2000) Exterior Tags	\$ 12,096.00



PRICING VALIDITY

This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walk through. Securitas will present Lake Ashton CDD - Lake Wales with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

HEALTH, SAFETY, AND SECURITY



SECURE ACCESS CONTROL, VIDEO, AND DATA COLLECTION

Access TEKWave Solutions's entire browser based, cloud or on-premise platform from any PC or operating system. Data input and collection with the simple click of a button. We also has a library containing maintenance modules, inspection modules, janitorial modules, security modules and much more. Our web portal also include our video monitoring, access control, time and attendance, advanced analytics, etc. So whether it is managing data flow, capturing information, inspecting a building, our robust data collection and IoT platform can handle it all with one login.



IoT Platform

All data is collected, stored, and analyzed in our cloud solution

- Works with any device
- Rules and permissions logins
- Global access



Complete Solution

Single source platform for all of your site's needs

- One login for all data
- Monitor all critical processes
- Full and total security



Analyze Trends

Streamline operations with our customized analytics platform

- Auto report emails and scheduler
- Decrease operational costs
- Increase security and efficiency



e-Mail us
sales@tekwavesolutions.com



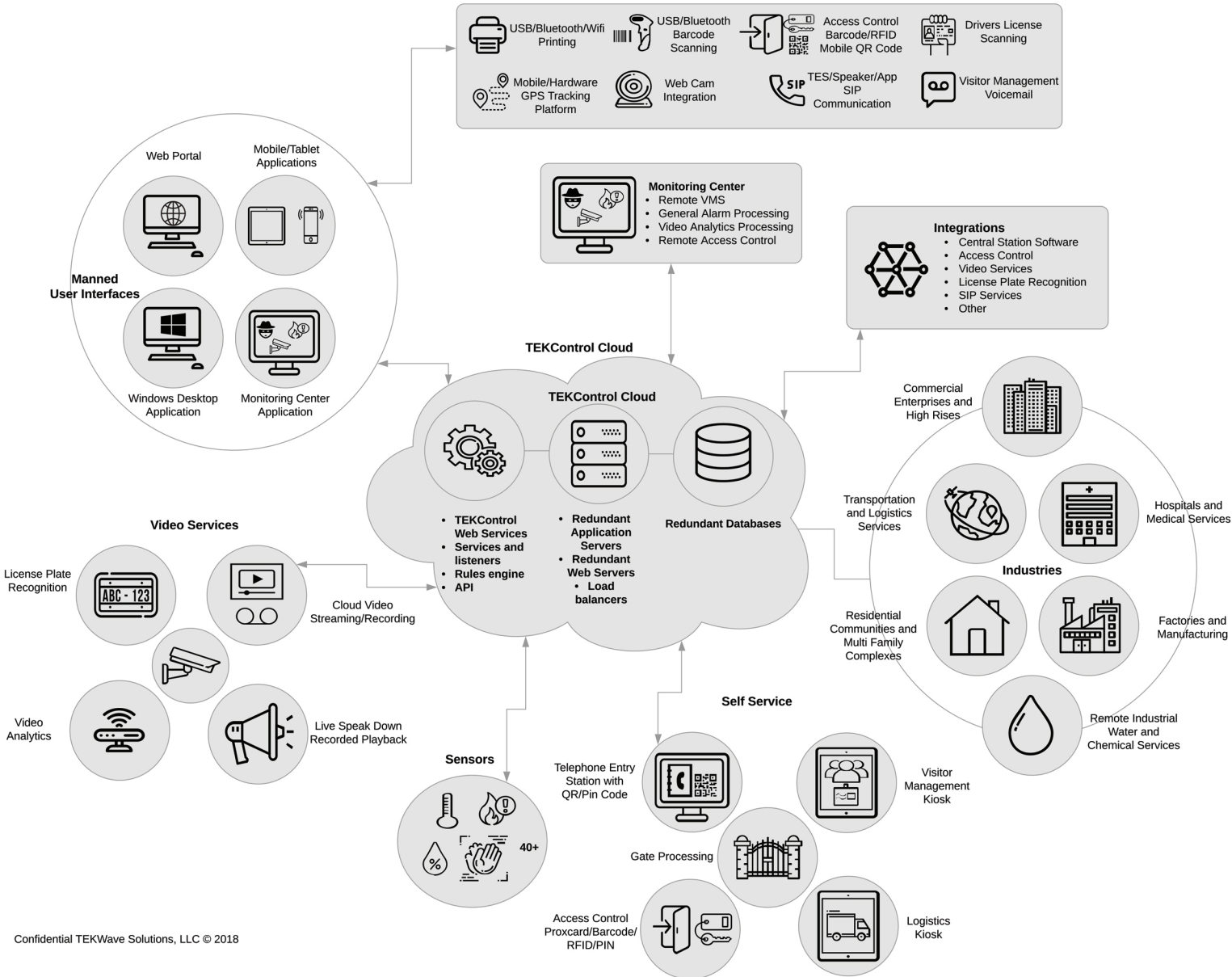
Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023



ARCHITECTURE AND INDUSTRY DIAGRAM



Confidential TEKWave Solutions, LLC © 2018

MODULES:

SECURITY POST PORTAL	VISITOR MANAGEMENT	SECURITY TOURS
VIDEO	COMMUNITY	POST VALIDATION
MONITORING	COMMERCIAL	LONE WORKER
SENSORS	TIME AND ATTENDANCE	VISITOR KIOSK
VIDEO ANALYTICS	TELEPHONE ENTRY SYSTEM	GPS TRACKING
REMOTE GUARD TOURS	LICENSE PLATE RECOGNITION	CUSTOM FORMS
REMOTE VISITOR MANAGEMENT	ACCESS CONTROL	LOGISTICS INSPECTIONS

VISITOR MANAGEMENT: RESIDENTIAL



RESIDENTIAL VISITOR MANAGEMENT SYSTEM

TEKWave's Visitor Management System is a highly effective visitor management system and visitor tracking solution that enhances safety and security. With **TEKWave's Visitor Management System**, security officers can scan driver's licenses, issue badges, passes and credentials, and efficiently process and track visitor flow from virtually any access point.



Guest Passes

Print vehicle and visitor passes in advance or at entry

- Visitor QR Codes (ePass)
- Customizable Guest Passes
- High Speed Printing



Enhance Security

Enhance security with real time visitor logs and updates

- Screen and validate visitors
- Quick look up of visitor details
- Real-time information exchange



Save Time

Save time and increase staff efficiency

- Pre-register guests
- Drivers License Scanning
- Package Tracking



e-Mail us
sales@tekwavesolutions.com



Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023

uPASS Reach

long-range UHF reader for
vehicle identification

Key features:

- ✓ automatic vehicle identification
- ✓ read range up to 5 meters (16,4 feet)
- ✓ operates with passive UHF cards (EPC Gen 2)
- ✓ adjustable read range
- ✓ supported communication interfaces: OSDP, Wiegand, RS232 and RS422
- ✓ OSDP v2 supported including secure channel protocol



The uPASS Reach is a UHF RFID reader for long-range vehicle identification. Based on passive UHF technology, vehicles are identified up to 5 meters (16,4 feet). The uPASS Reach complies with the ISO18000-6C and EPC global Gen 2 directive.

As the uPASS Reach is used in combination with battery-free UHF (EPC Gen 2) tags, the solution is cost-efficient. It is ideal for convenient vehicle access to car parks, gated communities and staff parking areas.

Communication interfaces

The uPASS Reach supports a variety of industry-standard communication interfaces, such as Wiegand, clock & data and serial connections like RS232 and RS422. This enables seamless integration into any existing or new access control or parking system.

Easy installation

Featuring a slim housing, the uPASS Reach fits perfectly in any vehicle gate environment. The reader can be installed directly on a wall next to a door, or on an entry pedestal near a barrier. Mounting the uPASS Reach directly on metal does not have any impact on its performance. With the optionally available Adjustable Mounting Set, the reader can be adjusted at the desired angle to ensure reliable reading.

The uPASS Reach reader features an integrated fine-tuned antenna in a compact housing. Existing proximity Wiegand reader installations can be upgraded without additional wiring.

The reader features an IP65 (approximately NEMA 4x) certified housing, which means it can be used indoors as well as outdoors. The reader features a tamper switch to immediately provide tamper indication.

LED and beeper indication

The built-in beeper and high-intensity LED provide audible and visual feedback on the identification of a tag in all operating modes.

OSDP capability

The uPASS Reach UHF RFID reader supports the Open Supervised Device Protocol (OSDP) for automatic vehicle identification applications. OSDP enables advanced and secure communication between the uPASS UHF RFID reader and the controller.

Technical specifications	uPASS Reach
Part number	9942319 uPASS Reach (Region 1) 9945466 uPASS Reach (Region 2&3)
Dimensions	200 x 220 x 45 mm (7.9 x 8.7 x 1.8 in.)
Color	RAL 7035, aluminium chassis
Weight	0,75 kg (1.65 lbs)
Protection class	IP65 (approx.NEMA4x)
Material	Aluminium chassis with UL94 ABS cover
Operating temperature	-30...+60°C (-22...+140°F)
Storage temperature	-30...+60°C (-22...+140°F)
Relative humidity	10% ... 93% relative humidity, non-condensing
Power supply	12...24 VDC +10% linear supply recommended
Power consumption	1A @12VDC, 0.5@24VDC
Read range	Up to 5 meters (16,4 feet) with passive Nedap UHF tags
Operating frequency	865-868 MHz uPASS Reach Region 1 902-928 MHz uPASS Reach Region 2&3
Antenna polarization	Horizontal
Air interface	According to ISO 18000-6 C; EPC Gen 2
Communication interfaces	RS232, RS422 and USB service interface
Communication protocols	OSDP, CR/LF, DC2/DC4 and various OEM protocols (see uPASS firmware guide for more information)
Relay output	1 relay output (NO, common, NC), 24 VDC 2A
Input	Read disable input; 3 x TTL general purpose inputs
Output	Wiegand, Magstripe (clock & data)
Cable specifications	Wiegand - 150 m (500 ft.) 22AWG
Tamper switch	Magnetic switch, normally closed
Standards	CE, FCC, IC, ACMA, UL294, South Korea, Vietnam, Singapore, Malaysia
Optional accessories	9875840 Adjustable Mounting Bracket 9943803 UHF Pole Mounting Kit 7591152 UHF Weather Protection Hood
Document version number	5.3

UHF Exterior Tag

long-range vehicle identification tag

Key features:

- ✓ automatic vehicle identification
- ✓ identification up to 10 meters (33 ft)
- ✓ passive, battery free tag
- ✓ EPC Gen 2 compatible
- ✓ transparent, thin sticker format
- ✓ protection against harmful UV rays
- ✓ tamper evident



The UHF Exterior Tag is a vehicle identification tag. The tag is mounted on the exterior of a vehicle, offering cost effective long-range identification for parking applications.

Based on passive UHF technology, the UHF Exterior Tag is identified up to 10 meters (33 ft) with uPASS Target or 5 meters (16 ft) with uPASS Reach. The tag does not contain a battery and is maintenance free.

Typical applications include secure vehicle access to car parks, gated communities and offices. Other applications include access control of motorbikes, scooters and mopeds. This sticker tag is purposely designed to be adhesive to the non-metal/metal containing exterior parts of the vehicle. This tag is the best option to enable reliable vehicle identification in situations where the entire car windshield is covered by solar film with metal particles.

Easy installation

The UHF Exterior Tag is a transparent adhesive tag that can easily be fixed onto non-metal/metal containing exterior parts of the vehicle. Nedap recommends fixing the UHF Exterior Tag, in line of sight with the UHF RFID reader, onto plastic surfaces such as the bumper or side mirror housing of the vehicle. The car headlight may be an alternative option*.

** application of the UHF Exterior Tag on vehicles, such as the the headlight, may be subject to local legislation. Please verify if legal restrictions apply in your region.*

Tamper resistant

The thin, flexible, UHF sticker format is easy to install and offers a tamper resistant solution by affixing it to the exterior of the vehicle. For added security, the UHF Exterior Tag is tamper evident; the tag shows visual proof of removal and are difficult to remove intact and functional*. The chip inside the tag is protected against harmful UV rays.

Security

The UHF Exterior Tag is available with various programming formats, ensuring compatibility to any installation. Wiegand and Magstripe formatted tags are available to complement any access control application. Nedap XS formatted tags are available to ensure easy integration into existing TRANSIT installations. Nedap formatted UHF Exterior Tags are featured with special security protection to provide data integrity and to prevent copying.

Technical information	UHF Exterior Tag
Part number	9215255 UHF Exterior Tag
Dimensions	97 x 27 mm (3.82 x 1.06 in)
Color	Transparent, interior is visible
Weight	1 g (0.04 lbs)
Protection class	IP65 (approx. NEMA 4x)
Material	Polyester
Operating temperature	-20 ... +70°C (-4 ... +158°F)
Storage temperature	-20 ... +70°C (-4 ... +158°F)
Relative humidity	10% ... 93% relative humidity, non-condensing
Read range	up to 10 meters (33 feet) with uPASS Target, up to 5 meters (16 feet) with uPASS Reach
Operating frequency	865 - 870 MHz / 902 - 928 MHz
Mounting	Onto the non-metal / metal containing exterior parts of the vehicle, preferably the headlight.
Compatible readers	9217363 uPASS Target (region 1) 9217371 uPASS Target (region 2&3) 9942319 uPASS Reach (region 1) 9945466 uPASS Reach (region 2&3)
Standards	EPC Gen 2
Document version number	2.1



A Security Proposal for Lake Ashton CDD - Lake Wales

Access Control Solution (Clubhouse)

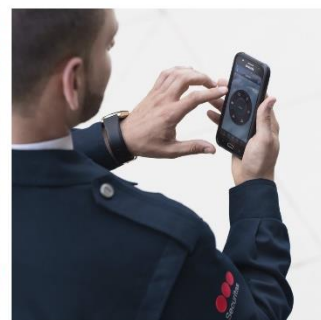
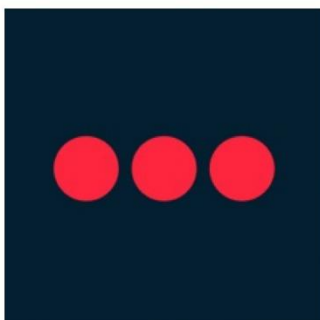
Thomas Bresnayan, District Manager
May 11, 2023 | www.securitasinc.com

Securitas Security Services Inc.
5925 Imperial Parkway, Suite 114
Mulberry, FL. 33860



Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of LAKE ASHTON CDD - LAKE WALES. In addition, this proposal may be distributed only to those employees or affiliates within LAKE ASHTON CDD - LAKE WALES who have direct responsibility for the proposal/decision-making process.





SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer-specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions are demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local focus with over 350 district offices and over 500 local district managers.





SECURITAS TIMELINE

1850

Our roots – particularly in North America – begin when Pinkerton's National Detective Agency is formed by Allan Pinkerton. The roots of this organization were set in serving as an intelligence agency during the Civil War, establishing the first criminal database and acting as a forerunner for the secret service.



1934

Securitas is created as Erik Philip-Sörensen founds Hälsingborgs Nattvakt in Helsingborg, Sweden. The primary function of many of these officers was to watch for fire, respond to alarms, and guard gates and entrances. This company quickly expands as Sörensen acquires several other security companies in southern Sweden.



1999 – 2000

The establishment of Securitas in the USA starts in 1999 with the acquisition of Pinkerton – the number one security company in the U.S. In 2000, the second largest U.S. security company Burns is acquired.



2006

Securitas begins to deploy Integrated Guarding systems across the U.S. with the introduction of Guarding Technologies.

2012 – 2013

A team of engineers is deployed across the country with a focus on designing physical security programs for security guarding clients as a form of cost containment. The team grows and scope. The addition of regional technical directors provides strategic guidance as they offer feedback on technology needs across the country. Securitas begins to deploy different types of solutions, expanding into full system redesigns and security upgrades.

2012 – 2014

Securitas begins providing Remote Guarding and interactive video monitoring services to existing clients using custom technology solutions.



2015

Securitas acquires Diebold's Electronic Security Division, now Securitas Technology (ST), thereby adding 1,100 techs in the field to support electronic security systems.



2016

The Securitas Operation Center in Charlotte, NC opens, establishing a client-centered facility, expanding our Remote Guarding footprint, and providing excellent service. This operation includes multiple support functions that truly allow us to support clients more holistically, with our Solutions Support Team, which includes sales support, remote troubleshooting support, service, and maintenance coordination.



2018

Securitas Technology (ST) acquires the integration company, Kratos Public Safety and Security (KPSS) division from Kratos Defense & Security Solutions. KPSS is ranked as a top 10 systems integrator in the United States and has 400 employees and expands Securitas' capabilities for implementing, installing, and maintaining electronic security systems and solutions.





SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

Knowledge Team

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround, and additionally provides support in assembling new contracts and contract addendums.

Solutions Engineers

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

Project Management

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

Remote Solutions Support Desk

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

Commitment to Quality

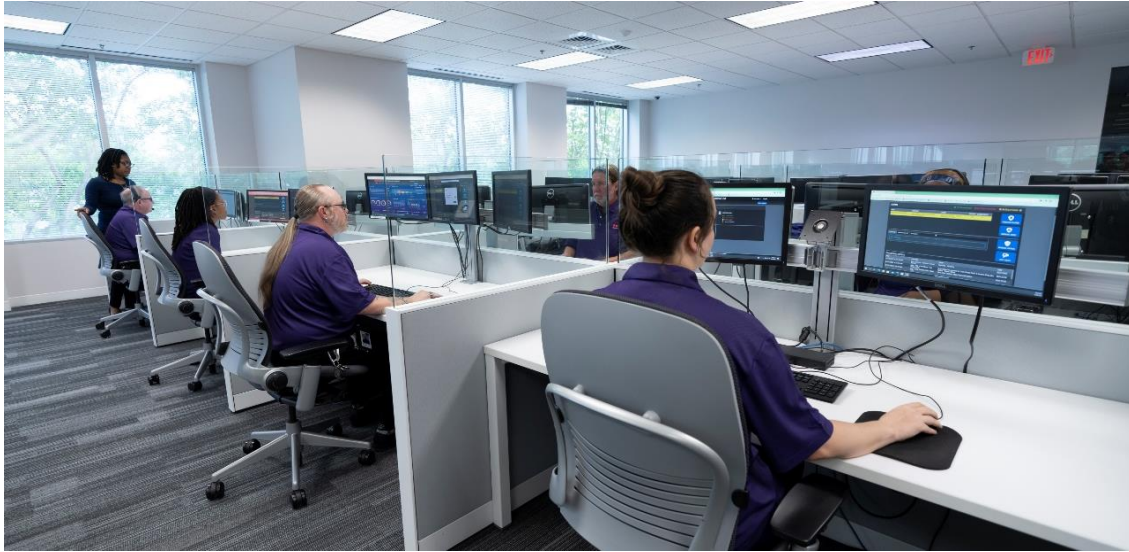
Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up to date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.



REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm Verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.



SECURITAS OPERATION CENTER

The Securitas Operations Center (SOC) is in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers, and bandwidth that Securitas has already invested in.

REMOTE GUARDING OFFICERS

Heavily recruited from the military, law enforcement, and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.





REMOTE GUARDING SERVICE MODEL

Event-Based Approach

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complex variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

Shared Service Model

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to utilize their situational information more effectively across similar types of clients, situations, and geographical locations, providing additional insight when able.

REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of a human component that technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized to generate various reports.



Lake Ashton: Clubhouse

PROPOSAL OBJECTIVES

Securitas is proposing to install three (4) TEKWave controllers with thirteen (13) prox readers, six (6) double door magnetic locks, three (3) gate magnetic locks, and four (4) electric strikes.

DESIRED OUTCOME:

LAKE ASHTON WOULD LIKE A SECURITY PROGRAM WHICH:

- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors
- Deters break-ins and thefts
- Helps to prevent and mitigate potential threats, property damage and vandalism

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network.

SCOPE OF WORK

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

Securitas will provide and install:

1. Clubhouse, Access Control Solution
 - a. Four (4) TEKWave controllers with cabinets and lock power supplies. Cloud service pricing for access control is in the visitor management proposal.
 - b. Five (5) readers with double door magnetic locks, and request to exit devices for perimeter doors.
 - c. Three (3) readers with an electric strike for perimeter doors.
 - d. Three (3) readers with magnetic locks and request to exit device for the pool gates.
 - e. Two (2) readers with one (1) electric strike and one double magnetic locks with request to exit for the gym doors.
 - f. Five wireless wiegand devices to be used for the three (3) pool gates and the two (2) main lobby doors. Customer to provide 120vac to the devices.
 - g. Review layout for device locations.



EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
3	TEKWave four Reader Controllers with Cabinet and Lock Power
1	TEKWave two Reader Controllers with Cabinet and Lock Power
13	HID Prox Readers
6	Double Door Magnetic Locks
3	Gate Magnetic Locks
4	HES Electric Strike
9	Request to Exit Button
6	Request to Exit Motion
5	Wireless Wiegand Device

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.



WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).

PREVENTATIVE MAINTENANCE DETAILS

Access Control Systems: Securitas will review all associated controls, keypads, printers, computers, power supplies, card readers, locking hardware, communicators, and batteries.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e., lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly
Technology Including Installation, Cellular Connection & Standard Corrective and Preventative Maintenance Programs	\$ 1,356.51

Client will be billed \$1,356.51/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

Outright Purchase Pricing Summary	
	Outright Purchase Price
Equipment & Installation	\$ 55,534.25
Contract Term: 5 Years	Monthly
Corrective & Preventative Maintenance	\$ 405.58
TOTAL SERVICES:	\$ 405.58

Client will be billed \$405.58/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

PRICING VALIDITY

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Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walkthrough. Securitas will present Lake Ashton with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

SECTION B

An aerial photograph of a golf course and clubhouse. The clubhouse is a large, yellow building with a grey roof and multiple chimneys, situated in the lower right. To its left is a swimming pool with lounge chairs. Further left is a tennis court and a small pavilion. The golf course is green with sand traps and is bordered by a large body of water on the left. The background shows a residential neighborhood with houses and trees under a sunset sky with orange and blue hues.

Clubhouse Amenity Utilization Report

Christine Wells
Community Director

May 2023

Clubhouse Amenity Utilization Report

Purpose:

The purpose of this report is to evaluate the usage of the current amenities located in and around the Clubhouse to determine if and what changes need to be made to accommodate the current population of residents at Lake Ashton. The ultimate goal is to ensure every area of the Clubhouse is being used efficiently to allow for usage by the greatest number of residents.

Background:

The Clubhouse is located at 4141 Ashton Club Drive, Lake Wales, FL 33859.

An Interlocal Agreement, signed January 3, 2006, grants residents of both Districts non-exclusive use of the amenities within Lake Ashton as a whole.

There are 962 residential lots located within Lake Ashton CDD (Lake Wales) and 680 residential lots located within Lake Ashton II CDD (Winter Haven).

For the purpose of this utilization report, the number of Lake Ashton residents was based on approximately 2 people per lot for a total of approximately 3,284 residents living in Lake Ashton.

List of Clubhouse Amenities:

Indoor Amenities

Cinema
Grand Ballroom
Game Room
Card Room
Craft Room
Bowling Lanes
Media Center
Conference Room
Fitness Center
Restaurant
Lobby

Outdoor Amenities

Bocce Ball Courts (2)
Pet Play Park
Outdoor Pool
Outdoor Spa
Reflection Garden
Outdoor Chess Board
Pavilion
Horseshoe Pits
Shuffleboard Courts
Tennis Courts (2)
Basketball Hoop
Restaurant Patio

To accommodate the greatest number of residents at the amenities listed above, Supervisors implemented certain policies that were included in the Joint Amenity Facilities Policies (effective 1/21/23). These policies set boundaries to allow for the amenities to be used for Club,

Group, and Organization activities as well as on a first come, first served basis for all residents of Lake Ashton.

According to the Joint Amenity Facility Policies, adopted on January 21, 2023, the following policies were implemented to allow for usage by the greatest number of residents.

- 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.
- With the exception of designated Open Play (as defined in Section X - Amenity Policies - General Usage), reservations may be available for up to two (2) hour increments for all facilities listed in this policy, with the exception of the Clubhouse Ballroom and HFC Community Center. These can be reserved for periods up to four (4) hours. Longer time increments may be approved by the Amenity Manager. Amenities that have not been reserved are available for use on a “first come, first served” basis.
- 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 reserved by a club, group or organization, tables may be individually reserved, with the understanding that the Amenity Manager 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 three (3) times in a six (6)-month period then the reservation may be revoked by the Amenity Manager. This does not apply to a Club, Group, or Organization 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 the 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 fifteen (15) minutes past the scheduled start time, after which the Amenity Manager may re-assign the reservation.
- If the room is not reserved by a club, group or organization, tables may be individually reserved, with the understanding that the Amenity Manager may move or cancel reservations, if required, up to 48 hours prior to the reservation time. Clubs, Groups, and Organizations may make “standing” reservations. There are currently over 140 Clubs that meet at the Clubhouse.

Ashton Lanes and the Bocce Courts currently are the only two Clubhouse amenities that have published “Open Play” times. This was implemented to accommodate residents on a first come, first served basis due to the increase in number of leagues that were using those amenities.

Staff has implemented a procedure for instances in which residents want to book a personal reservation that is longer than 2 or 4 hours.

- If a resident would like to book a reservation for a longer time period than what is permitted in the Joint Amenity Facilities Policy a hold can be put on the room desired for the entire time needed.
- A note will be put in the reservation to contact the facilitator if the reservation needs to be amended to accommodate another resident or Club activity.
- Forty-eight (48) hours before the reservation date and time, if no one books the room, the entire time requested will be confirmed.

Amenity Usage (January 2022 – December 2022):

- Card Room - 757 Reservations
- Game Room - 704 Reservations (548 Reservations for Card Play and 156 Reservations for Billiards)
- Bowling Lanes - 654 Reservations (DOES NOT Include Open Play Reservations)
- Ballroom - 587 Reservations
- Craft Room - 469 Reservations
- Pavilion - 346 Reservations
- Tennis Courts - 259 Reservations
- Bocce Courts - 194 Reservations (DOES NOT Include Open Play Reservations)
- Conference Room - 193 Reservations
- Shuffleboard Courts - 106 Reservations

The most utilized indoor amenity room in 2022 was the Card Room with 757 reservations.

The least used indoor amenity was the Conference Room with 193 reservations.

The most utilized outdoor amenity in 2022 was the Pavilion with 346 reservations.

The least utilized outdoor amenity in 2022 was the Shuffleboard Courts with 106 reservations.

The Cinema is available on a limited basis for reservations when not booked for movies.

The following amenities are available on a first come, first served basis only and no reservations are available:

- Media Center
- Fitness Center
- Pet Play Park
- Outdoor Pool
- Outdoor Spa
- Reflection Garden
- Outdoor Chess Board
- Horseshoe Pits
- Basketball Hoop

The Restaurant space is leased to a 3rd party and includes an office area and storage closet located inside the Fitness Center.

The Lake Wales HOA utilizes a space for an office with the entrance located on the east side of the building near the Conference Room. Currently there aren't any posted office hours.

Storage:

The following areas are used for storage in the Clubhouse

Indoor:

- Two closets in the Ballroom by the stage
- One linen closet in the Cinema
- One long, narrow closet near the entrance to the Cinema
- One closet by the Activities Office
- The unfinished office space inside the Office Manager's Office, on the left.
- An unfinished attic and small closet at ground level near the door to the attic.
- The Media Center Closet.
- A closet in the Game Room.
- A paper product closet with shelves in the vestibule near the Fitness Center restrooms.
- A janitorial mop closet in the vestibule near the Fitness Center restrooms.
- One closet in Community Director's Office.

Outdoor:

- One closet in the front of the Clubhouse near the outside of the Card Room (used as LAVA storage).
- One closet at the Shuffleboard Court used to store the SpinShot Tennis Ball machine, Shuffleboard equipment and horseshoes.
- A green fence area near the back of the Bowling Alley in the east parking lot.
- One closet on the patio closet (near rear Lobby door).

Storage has been an issue for years. There are several closets for storage but the majority are small and not effective for the items that need to be stored.

Currently the dressing rooms in the Ballroom are used for storage of chairs when not in use. This is not listed as a storage area above because that is not the intended purpose. The also does not help market the Ballroom for facility rentals.

Further cleaning out of the attic will allow for some space to add items that are not used every day.

Additional storage is needed for Ballroom chairs, tables, and supplies that are currently shuffled around according to what space is available for storage at that particular moment.

There is currently a space in the Fitness Center that is included in the Restaurant lease as office space for the tenant.

Suggestions for Storage and Amenity Expansion:

Staff has begun looking at the Clubhouse with a new set of eyes to see if there are ways to better utilize the current space more efficiently or expand the current amenities to accommodate more activities and events. These are suggestions that we believe will help with some of the challenges previously stated.

- The Media Center could be divided at the window closest to the computers with an entrance door in the main hallway, on the same side as the current entrance to the Media Center to create an additional multi-use Game Room. It would be very similar in size to the current Conference Room. This could accommodate the reservations that are currently in the Conference Room and others that could be displaced if the Board decides to expand the Game Room to essentially become a Billiards Room. Staff suggests putting a mixture of card and poker tables in this room to effectively make this the new Game Room. There would then be a Billiards Room and a Game Room.
- The walls that make up the closets in the Community Director's Office and the Card Room could be removed to allow for the expansion of the Card Room. As mentioned before this is the most utilized amenity room in the Clubhouse. Expanding this room would allow for larger groups to meet here and for it to be more functional as a multi-use room. Staff would also recommend removing the armoire and buffet that is in this room to allow for more space to accommodate additional tables.
- The Community Director's Office could be moved to the Conference Room and the current Community Director's Office could be used as storage and to allow for expansion of the Card Room. This room would be ideal for storage due to its central location in the Clubhouse.
- Currently there aren't any office hours posted for the HOA Office and there is a desperate need for additional office space for the Operations Manager and Facility Staff. The multi-use room mentioned above could be utilized for HOA office hours and a small closet could be created in this room to house anything that needed to be stored on site. Further investigation into what setup LA II HOA has could assist the Board in making a determination regarding use of this underutilized space.
- Different tables could be put in the Craft Room so that it could be used more effectively as a multi-use room. Currently there are only 6-foot tables in this room which limits the activities that can meet here. A mixture of table shapes installed in this room could expand its usage capabilities.
- Staff would also suggest that the large rectangle table in the Conference Room be replaced with smaller square tables that could be put together to make a long table or separated to accommodate a small card group.
- The Game Room that currently houses the poker tables and two billiard tables is also used to accommodate card, poker, and domino groups that cannot meet in the Card Room during the time their group meets. By changing the tables in the "new" Game Room, Media Center, and Craft Room, it opens up these rooms to be utilized by the non-billiards" groups, to allow for the Billiards Room to essentially be just that.
- Even if all of the expansion and utilization suggestions above are implemented it still leaves the Clubhouse space limitations at times to accommodate over 3,000 active residents. It is recommended that the Board of Supervisors seriously consider acquiring approximately 2,000 square feet of space at the Sales Office to have as additional amenity and revenue generating space. It is essential to keep storage of Clubhouse items within the current space and utilize the additional 2,000 square feet as additional amenity space for residents and as revenue generating space for meetings, conferences, and other events to ensure it essentially "pays for itself".

SECTION D

COMMERCIAL POOL & SPA MAINTENANCE SERVICES AGREEMENT

THIS COMMERCIAL POOL & SPA MAINTENANCE SERVICES AGREEMENT is made effective and entered into as of the 1 day of JAN ²⁰¹⁴ 2013, between LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as "Owner"), whose mailing address is 5385 North Nob Hill Road, Sunrise, Florida 33351, and HEARTLAND COMMERCIAL POOL SERVICES, INC., a Florida corporation (hereinafter referred to as "Contractor"), whose mailing address is P.O. Box 7214, Lakeland, Florida 33807.

RECITALS:

WHEREAS, the Owner is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the Owner desires to utilize the services of the Contractor for the purpose of providing commercial pool and spa maintenance services to the Owner; and

WHEREAS, the Contractor desires to provide such commercial pool and spa maintenance services to the Owner in accordance with the terms set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein, and other good and valuable consideration, the parties hereto agree as follows:

1. DEFINITIONS.

a. Agreement. The "Agreement" consists of this Commercial Pool & Spa Maintenance Services Agreement, the Scope of Services, and the Work Authorization form. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8, or by written agreement of the parties hereto. The following List of Exhibits is applicable to this Agreement: (i) Exhibit "A", Scope of Services; and (ii) Exhibit "B", Work Authorization Form.

b. Services. The term "Services" as used in this Agreement shall be construed to include all of Contractor's services and activities set forth in Exhibit "A", all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

2. SCOPE OF SERVICES. A description of the nature, scope and schedule of services and activities to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents in Exhibit "A", which are attached hereto and incorporated herein by reference.

3. TERM; OPTION FOR RENEWAL. Owner desires to employ the services of Contractor to perform the Services described herein for a period beginning on JAN 1, ²⁰¹⁴ 2013, and ending on

Sept. 30, 2014 (the "Initial Term"). Prior to the expiration of the Initial Term, the Owner may elect, within its sole and absolute discretion, to renew the Agreement for an additional twelve (12) months (the "Extended Term", if any, together with the Initial Term, the "Term") by providing at least sixty (60) day's written notice to Contractor of Owner's intent to renew the Agreement.

4. DISTRICT MANAGER.

a. The Owner's authorized representative (herein referred to as the "District Manager") shall be Governmental Management Services – South Florida, LLC, whose mailing address is 5385 North Nob Hill Road, Sunrise, Florida 33351; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Contract.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given and made by, or delivered or given to the District Manager or designee in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a monthly fixed fee in the amount of \$1,290.00 (the "Fixed Fee"), plus additional fees for additional services rendered in connection with Work Authorizations, if any, as defined below.

b. Beginning in the second month of the Term, the Contractor shall, no later than the 15th day of each calendar month during the Term and the month immediately following the end of the Term, deliver to the Owner an Invoice for Services Contractor has performed in the previous month, in such form and with such detail as the Owner requires.

c. Based on the Contractor's Invoice, and the approval of the Invoice issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations, if any. Such monthly payments shall be made on or before the 30th day after receipt by the Owner of the Contractor's Invoice and of such documentation to verify the amount owed as the Owner may require; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any Invoice.

d. Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit "B", issued by the Owner. Work Authorizations shall be issued for repairs or emergency or additional services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, with such amount to be invoiced and paid in accordance with the terms set forth in Article 5, and paragraphs b. and c.

above. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same in accordance with the provisions of Article 8 of this Agreement.

e. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or as amended in any Work Authorization, in accordance with the provision of Article 8 of this Agreement. In such event, Owner shall be entitled to a proportionate reduction of the Fixed Fee.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to Owner that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, regulations, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the condition of any all structures and equipment located thereon, and, to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the Owner that all materials furnished under this Contract shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. INSURANCE; INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000 and \$1,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

b. All such insurance required in Paragraph 7.a. shall be with companies and on forms acceptable to Owner and shall provide that the coverage there under may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 7.a.(i) shall name the Owner as an additional insured. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner), indemnify and hold Owner, the District Manager, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys fees) arising directly or indirectly from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement, or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement, and shall include, but not be limited to, costs and expenses of any kind or nature that arise directly or indirectly from or in connection with the presence, suspected presence, release or suspected release of any hazardous substance in or into the air, soil, surface water, groundwater or soil vapor at, on or about, under or within the real property of the Owner, or any portion thereof, as a result of activities of Contractor under this Agreement.

8. MODIFICATIONS AND ADDITIONS TO, OR DELETIONS FROM, THE SERVICES.

a. A Work Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit "B", which shall consist of additions, deletions or other modifications to the Agreement.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scopes of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Work Authorization, the Contractor shall promptly proceed with the work, and the provisions of Article 5 shall govern the resulting decrease or increase in the amount to be paid to the Contractor, if any, in this Agreement.

9. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

b. All Services, whether performed by the Contractor, its subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials.

10. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records, including inspection checklists, relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement.

11. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

12. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 5 and 8, through the date of termination.

b. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Agreement as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Agreement (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Agreement so terminated in such manner as the Owner may deem expedient.

13. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or overnight courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner:	Lake Ashton Community Development District
	5385 North Nob Hill Road
	Sunrise, FL 33351
	Attention: George Flint

If to Contractor: Heartland Commercial Pool Services, Inc.
P.O. Box 7214
Lakeland, FL 33807
Attention: _____

or to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

14. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, without jury, before the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. The parties consent and submit to the jurisdiction of such court and expressly waive all rights to trial by jury regarding any such matter.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

d. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its reasonable attorneys' fees and to any court costs and expenses incurred in the enforcement of its rights, in addition to any other damages or relief awarded.

15. COMPLIANCE WITH ALL LAWS AND REGULATIONS.

a. At all times, Contractor is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders.

b. Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the Owner's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and

expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the Owner that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the Owner of any such orders or requirements upon receipt of same.

16. PERSONNEL BACKGROUND CHECKS AND CONDUCT. Contractor shall obtain, for each individual Contractor employs on the Owner's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for Owner's review upon request. The Contractor shall enforce strict discipline and good order among its employees on the Owner's premises.

17. PUBLIC RECORDS. In accordance with applicable Florida law:

a. Contractor shall keep and maintain public records that ordinarily and necessarily would be required by the Owner in order to perform the services provided in this Agreement.

b. Contractor shall provide the public with access to public records on the same term and conditions that the Owner would provide the records and a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c. Contractor shall insure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

d. Contractor shall meet all requirements for maintaining public records and transfer, at no cost, to the public agency all public records in possession of the Contractor upon termination of this Agreement and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically shall be provided to the Owner in a format that is compatible with the information technology systems of the District.

e. If Contractor does not comply with a public records request, such failure to comply shall be considered a default under the terms of this Agreement and applicable law, and the Owner shall enforce the Agreement accordingly.

18. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

b. Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this

Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its Services hereunder, and nothing contained in this Agreement shall be deemed to create an employer-employee relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

e. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained in Article 6 of the Agreement, the Contractor acknowledges that prior to execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

f. Any books, documents, records, correspondence or other information kept or obtained by the Owner or furnished by the Owner to Contractor in connection with the services contemplated herein and/or Owner's facilities, and any related records, are property of the Owner. Contractor agrees and acknowledges that any and all such books, documents, records correspondence or other information may be public records under Chapter 119, *Florida Statutes*. Contractor agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records maintained by Contractor are "public records" which must be available to the public. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*.

g. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[Signature page to follow.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

"OWNER":

LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By: [Signature]
Print: _____
Secretary/Asst. Secretary

By: Carol Pontious
Print: Carol Pontious
Chairman, Board of Supervisors

"CONTRACTOR":

HEARTLAND COMMERCIAL
POOL SERVICES, INC.
a Florida corporation

WITNESSES:

X Tricia L. Adams
Print: Tricia L. Adams

X Caitlin M Metzger
Print: Caitlin M Metzger

By: Denise K. Rogers
Print: Denise K. Rogers
Title: Owner

EXHIBIT "A"

SCOPE OF SERVICES

- Maintain pool and spa in compliance with State of Florida Department of Health guidelines for public pools.
- Vendor will provide all cleaning supplies, chemicals and algae-control chemicals necessary to balance and maintain the 25,000 gallon pool and spa for the duration of the agreement. Vendor will also provide MSDA sheets for all chemicals and cleaning agents used on site.
- Vendor will provide all required tools and equipment necessary for pool and spa maintenance.
- Vendor will add sequestering agents and cobalting agents as needed (invoice separately for product used).
- Maintain proper chemical balance in pool and/or spa.
- Check, maintain, troubleshoot and repair mechanical equipment such as HVAC heat pumps, propane gas heaters and other equipment associated with the pool and spa. Mechanical repairs will be invoiced separately. All repairs will require a quote that is approved by designated staff.
- Promptly report all malfunctions, concerns, safety issues and other special maintenance needs to designated staff. Provide quotes for needed work. All repairs must be approved by designated staff.
- Maintain monthly operating reports on site; update with each service stop.
- Maintain an inspection report for each visit, leave the reports on site and turn the reports in to designated staff each month.
- Communicate with designated Lake Ashton staff using electronic mail, telephone and communication logs.
- Heated pools/spas temperature monitored for designated levels. Any discrepancies remedied or designated staff notified of problems. Provide quotes for needed work. All repairs must be approved by designated staff.
- Pool, filters and wet deck cleaned as necessary during regular service stops. (Coping not included).
- Service should be substantively complete by 8 a.m. for stops that occur Monday through Saturday and by 9 a.m. for stops that occur on Sundays.

- Clean pool and spa tile during every service stop.
- Vacuum pool as needed but not less than once weekly.
- Brush pool steps as needed but not less than once weekly.
- Brush pool wall as needed but not less than once weekly.
- Detail clean pool grout as needed but not less than once monthly.
- Pool serviced specified number of days per week, weather permitting, excluding holidays. (4 weekdays plus one weekend service trip per week).
- Vendor will provide quotes for additional items needed as part of pool maintenance such as cool rail wraps.
- Vendor will provide training as needed for basic operation and maintenance of the pool, spa and related equipment.
- Special trips: Pools requiring holiday trips or special service calls due to emergency situations will be billed for an additional service call.
- Hurricane/Storm/Vandalism clean-up will be billed at service call rates.

Special trips: Pool or spa special service calls due to emergency situations (including, but not limited to storm, hurricane, vandalism, contamination or other emergency situations) will be billed for an additional service call.

\$75 per hour rate on weekdays for special service trips

\$125 per hour rate on nights/weekends for special service trips

\$225 per hour rate on holidays for special service trips

EXHIBIT "B"

WORK AUTHORIZATION

WORK AUTHORIZATION

Work Authorization No. _____

Date: _____

To: Heartland Commercial Pool Services, Inc. ("Contractor")

Pursuant to the Commercial Pool & Spa Maintenance Services Agreement dated _____, 2013 ("Agreement"), the Contractor agrees to perform the services described below for a fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

Bill to: The Lake Ashton Community Development District

The following is/are applicable to this Work Authorization as marked:

- _____ A. As a result of this Work Authorization, the Contractor shall be compensated a fixed fee in the amount of \$ _____
- _____ B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the Agreement. Time and material tickets should be submitted daily to the Program Manager.
- _____ C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with the Agreement.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; however, this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed to by Contractor:

For Owner:

Heartland Commercial Pool Services, Inc.

Lake Ashton Community Development District

By: _____ Date: _____ By: _____ Date: _____

By: _____ Date: _____ By: _____ Date: _____

For Review and Approval (if applicable):

District Engineer:

By: _____ Date: _____

Completed by: _____ Date: _____

EXTENSION TO THE POOL MAINTENANCE AGREEMENT

(Lake Ashton Community Development District and Heartland Commercial Pool Services, Inc.)

THIS EXTENSION TO THE POOL MAINTENANCE AGREEMENT (the "Extension"), dated October 1, 2022, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **HEARTLAND COMMERCIAL POOL SERVICES, INC.**, a Florida corporation (the "Contractor"), whose mailing address is 1200 Shadow Drive, Lakeland, Florida 33810.

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

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

WHEREAS, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2023, pursuant to the proposal submitted by the Contractor, attached hereto as **Exhibit "A"** (the "Proposal"). In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

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

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2023, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2023.
4. That in accordance with the terms of the Proposal and this Extension, the District agrees to pay the Contractor a total annual fee of \$16,800.00, paid in monthly payments of \$1,400.00, after the Services are completed and have been inspected and approved by the District's authorized representative.

5. That any increase in the Fixed Fee for Services for future extensions will be delivered to the District no later than ninety (90) days prior to the expiration of the Agreement.
6. That the Services provided shall be in accordance with the Proposal.
7. That the following provision applies:

COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Third Extension immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Extension, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Extension.

8. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
9. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

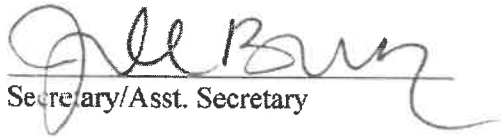
10. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2022.


[Signatures provided on following page.]

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

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

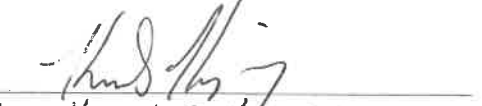
Attest:


Secretary/Asst. Secretary

By: 
Print: Robert J. Plummer
Title: Chairman/Vice-Chairman of Board of
Supervisors

**HEARTLAND COMMERCIAL POOL
SERVICES, INC.,** a Florida corporation


Witness

By: 
Print: KEVIN S. KINSLEY
Title: PRESIDENT

Witness

Exhibit “A”

Proposal

[See attached.]



Heartland Commercial Pool Services Inc.
Your Commercial Cleaning, Repair and Construction Company.
1200 Shadow Dr
Lakeland, FL 33810
863-648-9400
info@heartlandpoolsfl.com

Agreement for Pool/Spa Cleaning Service for:
Lake Ashton CDD, 4141 Ashton Club Dr. Lake Wales, FL 33859
2022-2023 pricing

Services will include:

- 5 x per week service.
- Testing and adjusting of chemicals per State and County guidelines.
- Inspection of pumps, filters, chemical feeders, automation systems and operating equipment.
- Reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment.
- Tile Cleaning, Brushing and Vacuuming as needed.
- Cleaning of filter systems to keep them in optimal operating condition.
- Pool shocking, cleaning, and closing for fecal incidents on weekends or after hours will be billed out at \$150/hr. from office to office.

Monthly Investment:

- 5 x week (Monday - Friday)
- October 1 2022 thru September 30 2023 – Monthly service without the suggested automation equipment, \$1700.00/Monthly
- October 1 2022 thru September 30 2023 – Monthly service with the suggested automation equipment, \$1400.00/Monthly

Pricing and agreement are for (1) year as of the date signed below. Agreement can be canceled with written 30-day notice by either party. Heartland Pools reserves the right to increase pricing with 30 day written notice due to unseen/uncontrollable cost increases in chemicals and fuel.

Acceptance of services:

Signature

Title

Print name

Date

SECTION E

SECTION 1

***Proposed Budget
Fiscal Year 2024***



LAKE ASHTON

Community Development District

May 15, 2023



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,055,306	\$2,067,887	(\$12,582)	\$2,055,306	\$2,055,310
Rental Income	001.300.36200.10100	\$40,000	\$31,973	\$10,426	\$42,398	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$172,887	\$25,502	\$198,389	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$68,528	\$48,540	\$117,068	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$7,902	\$0	\$7,902	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$0	\$0	\$500	\$500	\$19,600
Insurance Proceeds	001.300.36900.10200	\$0	\$32,721	\$0	\$32,721	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$10,262	\$6,630	\$16,892	\$5,000
Carryforward	001.300.27100.10000	\$31,431	\$46,094	\$0	\$46,094	\$148,445
TOTAL REVENUES		\$2,357,737	\$2,448,516	\$93,383	\$2,541,899	\$2,536,355
Expenditures						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$3,158	\$2,250	\$5,408	\$12,000
FICA Expense	001.310.51300.21000	\$306	\$242	\$172	\$414	\$918
Engineering	001.310.51300.31100	\$60,000	\$13,270	\$9,478	\$22,748	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$429	\$1,029	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,475	\$625	\$2,100	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$21,076	\$15,054	\$36,130	\$45,000
Annual Audit	001.310.51300.32200	\$3,850	\$0	\$3,850	\$3,850	\$3,930
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$63,248	\$36,895	\$26,353	\$63,248	\$66,410
Accounting System Software	001.310.51300.35100	\$1,000	\$583	\$417	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$1,512	\$1,080	\$2,592	\$3,500
Printing & Binding	001.310.51300.42500	\$1,000	\$2	\$25	\$27	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$32,501	\$23,215	\$55,716	\$50,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$2,350	\$1,679	\$4,029	\$5,500
Insurance	001.310.51300.45000	\$60,823	\$61,372	\$0	\$61,372	\$67,509
Legal Advertising	001.310.51300.48000	\$1,500	\$374	\$267	\$641	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$206	\$147	\$354	\$750
Office Supplies	001.310.51300.51000	\$175	\$107	\$77	\$184	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$291,737	\$180,208	\$85,118	\$265,326	\$315,403
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$408,176	\$247,436	\$193,407	\$440,843	\$492,027
Gate/Patrol/Pool Officers	001.320.57200.34501	\$310,273	\$180,915	\$136,514	\$317,430	\$341,286
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Pest Control	001.320.57200.54501	\$4,690	\$1,570	\$2,250	\$3,820	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$9,239	\$1,694	\$10,933	\$9,500

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$7,502	\$5,411	\$12,912	\$12,204
Electric	001.320.57200.43000	\$220,000	\$127,167	\$90,834	\$218,001	\$230,000
Water	001.320.57200.43100	\$16,000	\$5,845	\$4,175	\$10,019	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$14,957	\$10,683	\$25,640	\$25,000
Refuse	001.320.57200.43300	\$14,000	\$2,081	\$1,486	\$3,567	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$34,787	\$17,000	\$51,787	\$62,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,071	\$765	\$1,835	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$6,025	\$4,303	\$10,328	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$11,714	\$0	\$11,714	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,069	\$2,192	\$5,261	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$19,027	\$13,590	\$32,617	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$2,720	\$1,943	\$4,664	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$112,580	\$80,414	\$192,994	\$194,700
Landscape Maintenance-Improvements	001.320.57200.46201	\$7,000	\$8,545	\$0	\$8,545	\$15,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$3,593	\$2,500	\$6,093	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$49,545	\$27,265	\$19,475	\$46,740	\$53,628
Lake Maintenance-Other	001.320.53800.46803	\$0	\$1,200	\$0	\$1,200	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$41,595	\$0	\$0	\$0	\$45,338
Permits/Inspections	001.320.57200.54100	\$2,200	\$1,249	\$892	\$2,140	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,764	\$1,260	\$3,023	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$8,281	\$5,915	\$14,196	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$3,438	\$2,210	\$5,648	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$3,687	\$5,313	\$9,000	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$825	\$1,175	\$2,000	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$177,947	\$29,907	\$207,854	\$165,000
Storm Damage	001.320.57200.54502	\$0	\$5,337	\$0	\$5,337	\$0
Traffic Accident Repairs	001.320.57200.54503	\$0	\$6,085	\$0	\$6,085	\$0
TOTAL MAINTENANCE		\$1,610,099	\$1,036,919	\$635,308	\$1,672,226	\$1,784,872
TOTAL EXPENDITURES		\$1,901,836	\$1,217,127	\$720,426	\$1,937,553	\$2,100,275
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$436,080)
TOTAL OTHER SOURCES AND USES		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$436,080)
EXCESS REVENUES		\$0	\$775,489	(\$627,044)	\$148,445	\$0

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,055,310
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$154,701
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,210,011
No. of Units	986	986	977	977	974	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,269.00

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2024

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.

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

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.

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 and 6 joint meetings at their agreed upon compensation.

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$492,027. This amount represents a 6% 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 Securitas. The amount budgeted is based on the annual contract.

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$50,000.00
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 PHIII B - OUTDOOR LIGHTING	\$24,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$47,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$64,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
TOTAL		<u><u>\$230,000.00</u></u>

Water 001.320.57200.43100

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
20735	4141 ASHTON CLUB DRIVE	\$11,500.00
22109	GATE ENTRANCE-IRR	\$1,500.00
37767	PALMS IRRIGATION	\$1,500.00
20740	4128 LAKE ASHTON BLVD.	\$1,500.00
TOTAL		<u><u>\$16,000.00</u></u>

Gas-Pool 001.320.57200.43200

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

Refuse Service 001.320.57200.43300

The District is currently contracted with Florida Refuse for garbage pickup and recycling services.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

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

Regular repairs and maintenance of the pool.

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 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	\$4,469	\$53,628

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

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	\$9,717.00	\$38,868.00	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	\$3,235.00	\$6,470.00	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 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$455,901	\$455,901	\$0	\$455,901	\$436,080
Interest Income	\$1,000	\$8,765	\$0	\$8,765	\$500
Carryforward Surplus	\$273,754	\$297,127	\$0	\$297,127	\$621,015
TOTAL REVENUES	\$730,655	\$761,793	\$0	\$761,793	\$1,057,595
Expenditures					
Capital Projects-FY 23					
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$0
Treadmills (2)	\$10,000	\$0	\$0	\$0	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$0	\$0	\$0	\$0
Lake Ashton Shoreline Restoration	\$16,000	\$0	\$0	\$0	\$0
Gate Operators with LED Gate Arms	\$10,000	\$0	\$0	\$0	\$0
Bocce Court Refurbishment	\$20,000	\$0	\$0	\$0	\$0
HVAC	\$27,000	\$6,861	\$0	\$6,861	\$0
Asphalt and Curblin repairs	\$20,000	\$0	\$0	\$0	\$0
Golf Course Pathways	\$10,000	\$0	\$0	\$0	\$0
Golf Course Bridge Maintenance	\$30,000	\$0	\$0	\$0	\$0
Pond Repairs	\$10,000	\$0	\$0	\$0	\$0
Paver Maintenance	\$11,500	\$0	\$0	\$0	\$0
Restaurant Equipment	\$16,000	\$0	\$0	\$0	\$0
Other BOS Approved Capital Projects					
Fence Repairs	\$0	\$3,500	\$0	\$3,500	\$0
Stormwater Management	\$0	\$25,319	\$0	\$25,319	\$0
LA Blvd. Refurbishment	\$0	\$43,978	\$37,081	\$81,059	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$0
Capital Projects-FY 24					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$25,000
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$318,000
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$259,450	\$91,696	\$49,081	\$140,777	\$343,650
EXCESS REVENUES	\$471,205	\$670,096	(\$49,081)	\$621,015	\$713,945

RESERVES	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>
Beginning Balance	\$361,998	\$297,127	\$621,015	\$713,945	\$866,945
Reserves	\$349,813	\$455,901	\$436,080	\$400,000	\$400,000
Interest	\$4,112	\$8,765	\$500	\$3,000	\$3,000
Expenditures	(\$257,331)	(\$140,777)	(\$343,650)	(\$250,000)	(\$250,000)
Expenditures -Restaurant	(\$161,465)	\$0	\$0	\$0	\$0
Ending Balance	\$297,127	\$621,015	\$713,945	\$866,945	\$1,019,945

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments - Levy	\$435,837	\$423,348	\$7,356	\$430,704	\$416,871
Special Assessments - PPMT A-1	\$0	\$23,953	\$0	\$23,953	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$2,759	\$1,971	\$4,730	\$500
Carry Forward Surplus ⁽¹⁾	\$153,012	\$189,146	\$0	\$189,146	\$90,783
TOTAL REVENUES	\$589,350	\$639,206	\$9,327	\$648,533	\$508,154
Expenditures					
Series 2015A-1					
Interest - 11/01	\$72,500	\$72,500	\$0	\$72,500	\$63,500
Interest - 05/01	\$72,500	\$0	\$72,500	\$72,500	\$63,500
Principal - 05/01	\$230,000	\$0	\$230,000	\$230,000	\$230,000
Special Call - 05/01	\$0	\$0	\$130,000	\$130,000	\$0
Series 2015A-2					
Interest - 11/01	\$11,375	\$11,375	\$0	\$11,375	\$10,625
Interest - 05/01	\$11,375	\$0	\$11,375	\$11,375	\$10,625
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Special Call - 5/01	\$0	\$0	\$10,000	\$10,000	\$0
TOTAL EXPENDITURES	\$417,750	\$83,875	\$473,875	\$557,750	\$398,250
EXCESS REVENUES	\$171,600	\$555,331	(\$464,548)	\$90,783	\$109,904

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

2015A-1	\$57,750
2015A-2	\$10,125
11/24 Interest	\$67,875

No. of Units	Per Unit	2015A-1	2015A-2
401	\$0.00	\$0.00	\$0.00
129	\$539.74	\$69,626.46	\$0.00
16	\$684.62	\$10,953.92	\$0.00
256	\$765.82	\$196,049.92	\$0.00
22	\$1,092.43	\$0.00	\$24,033.46
61	\$1,028.98	\$36,219.36	\$26,548.42
77	\$977.74	\$75,285.98	\$0.00
GC (12)	\$9,530.40	\$9,530.40	\$0.00
974		\$397,666.04	\$50,581.88
Discounts/Collection Fees (7%)		(\$27,836.62)	(\$3,540.73)
Net Assessment Total		\$369,829.42	\$47,041.15

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$2,900,000.00	\$ 360,000.00	\$ 72,500.00	\$ -
11/01/23	\$2,540,000.00	\$ -	\$ 63,500.00	\$ 496,000.00
05/01/24	\$2,540,000.00	\$ 230,000.00	\$ 63,500.00	\$ -
11/01/24	\$2,310,000.00	\$ -	\$ 57,750.00	\$ 351,250.00
05/01/25	\$2,310,000.00	\$ 240,000.00	\$ 57,750.00	\$ -
11/01/25	\$2,070,000.00	\$ -	\$ 51,750.00	\$ 349,500.00
05/01/26	\$2,070,000.00	\$ 255,000.00	\$ 51,750.00	\$ -
11/01/26	\$1,815,000.00	\$ -	\$ 45,375.00	\$ 352,125.00
05/01/27	\$1,815,000.00	\$ 265,000.00	\$ 45,375.00	\$ -
11/01/27	\$1,550,000.00	\$ -	\$ 38,750.00	\$ 349,125.00
05/01/28	\$1,550,000.00	\$ 280,000.00	\$ 38,750.00	\$ -
11/01/28	\$1,270,000.00	\$ -	\$ 31,750.00	\$ 350,500.00
05/01/29	\$1,270,000.00	\$ 295,000.00	\$ 31,750.00	\$ -
11/01/29	\$ 975,000.00	\$ -	\$ 24,375.00	\$ 351,125.00
05/01/30	\$ 975,000.00	\$ 310,000.00	\$ 24,375.00	\$ -
11/01/30	\$ 665,000.00	\$ -	\$ 16,625.00	\$ 351,000.00
05/01/31	\$ 665,000.00	\$ 325,000.00	\$ 16,625.00	\$ -
11/01/31	\$ 340,000.00	\$ -	\$ 8,500.00	\$ 350,125.00
05/01/32	\$ 340,000.00	\$ 340,000.00	\$ 8,500.00	\$ 348,500.00
		\$ 2,900,000.00	\$ 749,250.00	\$ 3,649,250.00

Lake Ashton

Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$455,000.00	\$ 30,000.00	\$ 11,375.00	\$ -
11/01/23	\$425,000.00	\$ -	\$ 10,625.00	\$ 52,000.00
05/01/24	\$425,000.00	\$ 20,000.00	\$ 10,625.00	\$ -
11/01/24	\$405,000.00	\$ -	\$ 10,125.00	\$ 40,750.00
05/01/25	\$405,000.00	\$ 25,000.00	\$ 10,125.00	\$ -
11/01/25	\$380,000.00	\$ -	\$ 9,500.00	\$ 44,625.00
05/01/26	\$380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/26	\$355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/27	\$355,000.00	\$ 25,000.00	\$ 8,875.00	\$ -
11/01/27	\$330,000.00	\$ -	\$ 8,250.00	\$ 42,125.00
05/01/28	\$330,000.00	\$ 25,000.00	\$ 8,250.00	\$ -
11/01/28	\$305,000.00	\$ -	\$ 7,625.00	\$ 40,875.00
05/01/29	\$305,000.00	\$ 30,000.00	\$ 7,625.00	\$ -
11/01/29	\$275,000.00	\$ -	\$ 6,875.00	\$ 44,500.00
05/01/30	\$275,000.00	\$ 30,000.00	\$ 6,875.00	\$ -
11/01/30	\$245,000.00	\$ -	\$ 6,125.00	\$ 43,000.00
05/01/31	\$245,000.00	\$ 30,000.00	\$ 6,125.00	\$ -
11/01/31	\$215,000.00	\$ -	\$ 5,375.00	\$ 41,500.00
05/01/32	\$215,000.00	\$ 30,000.00	\$ 5,375.00	\$ -
11/01/32	\$185,000.00	\$ -	\$ 4,625.00	\$ 40,000.00
05/01/33	\$185,000.00	\$ 35,000.00	\$ 4,625.00	\$ -
11/01/33	\$150,000.00	\$ -	\$ 3,750.00	\$ 43,375.00
05/01/34	\$150,000.00	\$ 35,000.00	\$ 3,750.00	\$ -
11/01/34	\$115,000.00	\$ -	\$ 2,875.00	\$ 41,625.00
05/01/35	\$115,000.00	\$ 35,000.00	\$ 2,875.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 39,875.00
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
		\$ 455,000.00	\$ 186,625.00	\$ 641,625.00

SECTION 2

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Monday, August 21, 2023

HOUR: 9:30 a.m.

LOCATION: Lake Ashton Clubhouse Ballroom
4141 Ashton Club Drive
Lake Wales, Florida 33859

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales, Florida and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2023.

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

SECTION 3

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Monday, August 21, 2023

HOUR: 9:30 a.m.

LOCATION: Lake Ashton Clubhouse Ballroom
4141 Ashton Club Drive
Lake Wales, Florida 33859

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales, Florida and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2023.

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

SECTION VI

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:
Christine Wells, Community Director

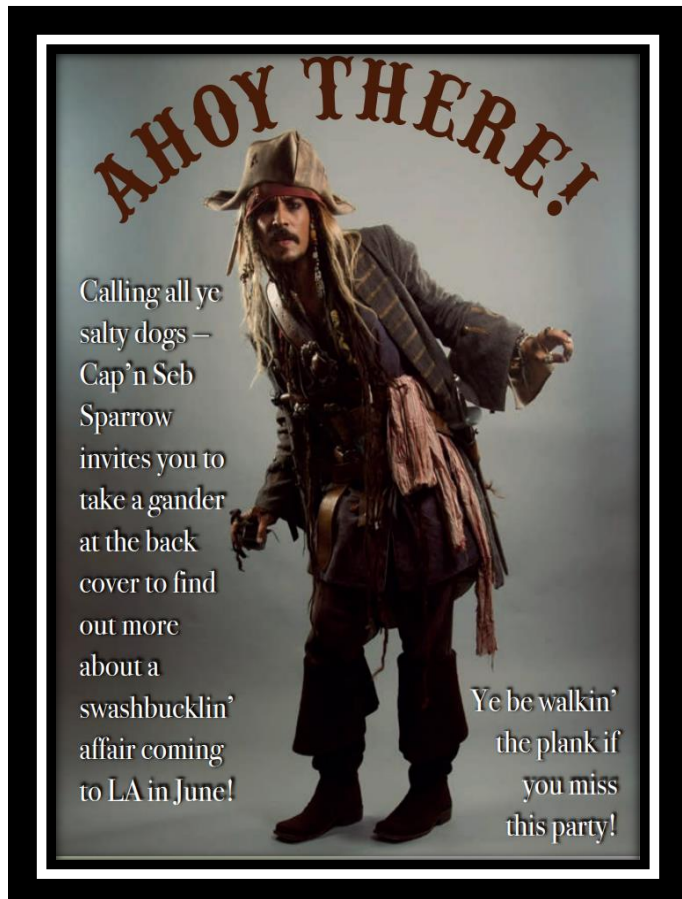
Meeting Date: May 15, 2023



Events and Activities

May is Military Appreciation Month and Lake Ashton is excited to honor all Lake Ashton Veterans with a Patriotic Concert at the Clubhouse Ballroom on May 27. Thanks to our sponsor, tickets are free for all Lake Ashton Veterans. All residents are invited to attend and the ticket price is just \$5 for all residents that are not a Veteran.

The Lake Ashton Activities Advisory Group is evaluating the results from the activity suggestion form that was sent to residents. The group is working with staff on booking 2024 entertainment. We are excited to offer a wide variety of activities and classes for residents in the coming year.



The following events are scheduled for May-July:

- 5/18-Crafting with Carmen – Alcohol Art
- 5/19-Bloomin' Beauties Annual Ladies' Luncheon
- 6/9-Winter Park Playhouse Bus Trip
- 6/13-Crafting with Carmen-Acrylic Paint Mosaic Art
- 6/14-Karaoke w/ DJ Wayne
- 6/23-Pirate Party w/Captain Seb & 99 in the Shade
- 7/4-Rootin' Tootin' July 4
- 7/12-Karaoke w/ DJ Wayne
- 7/20-Crafting with Carmen-Tie-Dye Class
- 7/30-Bubbles & Broadway Bus Trip

Newsletter:

The May Lake Ashton community newsletter was sent out via email blast along with the monthly calendar of events on May 1. This issue featured a tribute to Lake Ashton Veterans in honor of Military Appreciation Month. The back cover announced the Pirate Party on June 23. The June *LA Times* newsletter will be distributed on **Thursday, June 1**.



Monday Coffee:

The following featured speakers are scheduled for upcoming Monday Coffee Meetings.

- May 22 – Small World Bus Tours
- June 5 – Polk County Fire Rescue – Hurricane Preparedness
- June 12 – City of Winter Haven Updates
- June 26 – Center for Great Apes

Cost Savings Analysis:

- Contact was made with all utility companies to determine any cost savings.
 - TECO
 - There are 2 accounts that are being charged for brackets that are not installed. Staff is working with TECO reps to reconcile the accounts. Although staff was told there were credits issued this has not been identified in the bills that have been received.
 - Staff is working with a TECO rep to see if there are any ways to lower the monthly bills for rental equipment.
 - City of Lake Wales
 - Staff is working with the City to get credits for sales tax that has recently been charged.

- Spectrum
 - Phones have been received and installed. Staff is working with Spectrum on the final steps to migrate the current phone numbers and go completely live.
 - Staff is working with Spectrum to see if there are any savings that can be realized in reference to internet and cable services.
 - Staff is continuing to work on credits that should have been issued due to return of equipment and services that are no longer active.
- The Operations Manager and Facility Maintenance Supervisor have completed their CPO certification so that pool cleaning services can be taken in house.
- Facility Staff removed the cabinets and tile flooring in the Ballroom Kitchen to prepare for installation of the ice machine that was approved for purchase. The original quote for this was \$1,000.
- Staff worked with the upholstery vendor that is used to repair the slings on the pool lounge chairs to save the District money on these common repairs. Staff purchased pre-fabricated slings for each lounge to have in stock so that these repairs can be done on site at a reduced cost. This saves approximately \$60 per lounge and will also allow for the lounges to be repaired quicker than previously.
- With the additional facility staff member hired, inspection of the emergency and exit lights will be taken in house. This will save the District approximately \$460 per year. Additional savings will be realized with the cost to replace emergency and exit lights versus having the vendor do this. The next annual inspection is due in October 2023

Other Information:

- Staff is working with the LA Fine Arts and Photography group to install a rotating exhibit in the Clubhouse that will showcase some of the amazing photographers and artists in the Community. The exhibit will be located in the Clubhouse hallway. Staff is working on turning the Clubhouse hallway into an area that showcases the amazing Lake Ashton lifestyle and many of the talented residents that live here.
- Staff is in the process of soliciting quotes to refurbish the Bocce Ball Courts. This is a project that is included on the FY23 capital project list. Once three quotes have been received, they will be presented for Supervisor's consideration.
- Hurricane season starts on June 1. Staff is in the process of completing all pre-season tasks which include:
 - All storm drains and blow off structures will be checked to ensure they are functioning properly and that there are no obstructions (vegetation, debris, etc)
 - All Lake Ashton District owned buildings, signage and gate facilities shall be checked to verify weather tightness and that there are no loose components

which may be removed during high winds, causing injury to others or allowing for further rain or wind damage during an extreme storm event.

- All residents should be provided with the opportunity to attend hurricane preparedness information meetings and have access to storm preparation guidelines. **The program is set for Monday, June 5.**
- Obtain several battery-operated radios to ensure you can receive emergency information. It is desirable to have at least one radio on site which can receive National Oceanic & Atmospheric Administration (NOAA) weather radio frequencies. Weather radios with a tone alert capability are a very effective way of receiving reports of significant changes in weather conditions. Procure sufficient flashlights and other battery powered lights to allow essential work to be conducted in the event of power outage. Ensure a good supply of fresh batteries are on hand throughout the hurricane season.
- Staff is working on a “Good Neighbor” initiative to highlight residents that are being just that. Residents are encouraged to post what being a good neighbor means to them on the bulletin board located near the Community Director’s Office. Additional details regarding this initiative will be released in the June LA Times.
- Staff is working on additional revenue streams to bring additional revenue in for the District. Some of these ideas include:
 - Publishing a yearly service provider directory with paid directory listings.
 - Charge for advertising seminars via touch screen monitors (project on strategic planning projects list).
 - Create an Entertainment Series show brochure (versus just a poster) with advertising in the brochure to cover the cost of the brochure and generate additional revenue.
 - Biennial Home Improvement Expo - charge for tables and special advertising.
 - Annual Bridal Show - charge for vendors and advertising.
 - Sign at entrance to Lake Ashton advertising businesses within (businesses at sales office and restaurant).
 - Biennial Home and Garden Show – charge for tables and special advertising in the program booklet (alternate with Home Improvement Expo).
 - Annual Vacation Expo – Charge for tables and special advertising.
 - Once improvements have been made to the Ballroom, the rates can be increased and an aggressive marketing plan can be implemented, generating more revenue

Lake Ashton Community Development District Project Tracking List FY 2023

Project Name	Budget	Final Cost	Board of Supervisor Approval	Scheduled Completion	Current Status	Status Updated	Paid from GF	Pd from CPF
Clubhouse and Other Grounds Projects								
Replacement of Canvas Awning on Restaurant Patio	\$24,000.00		2/27/2023		This project is delayed until July 2023 by the vendor	3/13/2023		
Pressure Wash the Blvd and Entrance	\$3,500.00		10/17/2022	5/7/2023	This project is complete and is pending final approval by the Operations Manager prior to payment being made. Project was delayed due to LA Blvd landscaping project.	5/8/2023		
Pavement Management/Stormwater Management/Bridges/Pathways								
Possible Hydraulic Fuel Leak from Sanitation Truck on Pavement in Community					The District Engineer is investigating a possible hydraulic fuel leak from a sanitation truck on pavement in certain areas of the community.	3/13/2023		
Lake Ashton Shoreline Restoration					Engineer to evaluate area and bring back options to the May 15 BOS meeting	5/8/2023		
Pond Erosion Repair	\$4,162.50			Week of 5/8/23	This repair was due to resident doing unauthorized repairs. Once complete, the invoice will be sent to the resident responsible for reimbursement to the District.	5/8/2023		
Completed Projects								
Refurbishment of the Landscape in the Median on Lake Ashton Blvd (Final Phase)	\$37,081.15	\$36,452.59	2/27/2023		This project is complete.	5/8/2023		\$36,452.59

SECTION 1



memo

To: LACDD Board of Supervisors
From: Christine Wells, Community Director
CC: District Manager
Date: May 8, 2023

Supervisors approved to include Outdoor Pool and Spa Refurbishment as a Capital Project for the 2023 fiscal year. At the time of inclusion, the amount estimated to complete the project was \$66,800. A request for proposal was sent to 3 companies, Heartland Commercial Pools, Mannix Pools and Grills, and Spies Pool. The following requirements for the proposals were met by all three vendors:

- Resurface entire pool (76,800 gallon size pool)
- Resurface entire spa (1,200 gallon size spa)
- Install additional handrail on the East and West entrance to the pool
- Install additional handrail to entrance to spa
- Replace tiles around the perimeter of the pool and grout
- Replace tiles around the perimeter of the spa and grout

Heartland Commercial Pools - \$96,500.00

Mannix Pools and Grills - \$90,995.00

Spies Pool - \$80,894

Spies Pool also included an option to install new LED lights while doing the resurfacing project on the Pool and Spa. It would be an additional \$5,200 to install new LED lights in the Outdoor Pool and \$995 to install new LED lights in the Spa. The light in the Spa has been replaced recently. One of the 5 lights in the Pool has been replaced recently with a LED fixture. If Supervisors would like to add this component to the refurbishment staff would recommend only replacing the 4 lights in the Pool (approximately \$4,160).

Heartland Pools - Late July or August

Mannix Pools and Grills - End of August

Spies Pool - June and July

If you have any questions regarding this details of this project, please reach out to Christine Wells at cwells@lakeashtoncdd.com or Matt Fisher at mfisher@lakeashtoncdd.com.

Proposal



OWNER INFORMATION

Name Lake Ashton CDD
Address 4141 Ashton Club Drive
City, State ZIP Lake Wales, FL 33859
Phone 863-324-5457
Email mfisher@lakeashtoncdd.com
cwells@lakeashtoncdd.com

CONTRACTOR INFORMATION

Company Heartland Commercial Pool Services Inc. - DBA Heartland Pools
Name _____
Address 1200 Shadow Dr
City, State ZIP Lakeland FL. 33810
Phone 863-648-9400
Email info@heartlandpoolsfl.com
License Number CPC 1458868
FIN 30-0316118

Project Name

Pool/Spa Renovations

Scope of Work

Resurface entire pool (76,800 gallon size pool).
Resurface entire spa (1,200 gallon size spa).
Install additional handrail on the East and West entrance to the pool.
Install additional handrail to entrance to spa. 2 handrails will be required as the old handrail will need to be removed to allow for room for 2.
Replace tiles around the perimeter of the pool and grout. Tile will be 6x6 tile, existing tile will need to be removed.
Replace tiles around the perimeter of the spa and grout. Tile will be 6x6 tile

Estimated Date of Delivery

July - 5-8 weeks down time for work and curing, weather permitting.

Shipping Options and Costs (if applicable)

Warranty (if applicable)

1 year workmanship, 5 year manufacture warranty on surface

Final Cost of Project

\$96,500.00

References (please list two recent commercial clients)

Name of Business Lakeland Landings
Contact Name & Phone Number Quinisha - property mgr - 863-859-0397
Name of Business Lakeland Junction
Contact Name & Phone Number Pamela - property mgr - 863-688-6111

Kevin Kingery

Submitted by (Company Representative)

4/13/2023

Date



Proposal

Proposal Date: 4/26/2023

Proposal # 6064

Proposal submitted to:

LAKE ASHTON CCD
4141 ASHTON CLUB DR
LAKE WALES, FL 33859

DEALER FOR
BIG GREEN EGG, DELTA HEAT, GREEN
MOUNTAIN GRILLS, WEBER,
NAPOLEON & BLACKSTONE

Visit our Showroom at
3500 Cypress Gardens Rd
Suite 1
Winter Haven

Description	Qty.	Total
COMMERCIAL POOL/SPA REMODELING INCLUDING DRAIN, GRIND AROUND RETURN FITTINGS AND LIGHT(S), SANDBLAST EXISTING POOL/SPA FINISH, BOND KOTE, INSTALL NEW NON SKID STEP TILE AND NON SKID 6"X6" BULLNOSE TILES AT TOPS OF STEPS AND AT LADDERS, INSTALL NEW SCUM GUTTER GRATES, NEW ANSI CERTIFIED MAIN DRAIN COVER(S), APPLY EXPOSED AGGREGATE FINISH (5 YEAR MANUFACTURER WARRANTY), BALANCE CHEMICALS.		70,520.00
LABOR AND MATERIALS TO INSTALL NEW TOP ROW OF 6"X6" FLAT POOL/SPA TILE AND SMOOTH DEPTH MARKERS. STANDARD COLORS		6,880.00
LABOR AND MATERIALS TO INSTALL NEW BOTTOM ROW OF 6"X6" BULLNOSE POOL TILE. STANDARD COLORS		6,095.00
CUSTOMER STATES INTEREST IN ADDING HANDRAILS TO POOL AND SPA. STAINLESS STEEL HANDRAILS/LADDERS CANNOT BE ADDED TO EXISTING POOLS/SPAS DUE TO THE FACT THAT WE CANNOT BOND THEM TO THE REBAR IN THE POOL/SPA SHELL. SO, EXISTING HANDRAILS WILL HAVE TO BE REPLACED TO MATCH THE NEW HANDRAILS THAT DO NOT HAVE TO BE BONDED PER CODE.		
SAFTRON COMMERCIAL DECK TO POOL HANDRAIL. FOUR TO BE INSTALLED ON POOL AND TWO TO BE INSTALLED ON SPA	6	7,500.00
PROJECT EXPECTED TO TAKE UP TO 4 WEEKS.		
DUE WHEN SIGNING CONTRACT \$15,995.00 NON REFUNDABLE DUE TO SPECIAL ORDERS. ALL MATERIALS ARE ORDERED AT TIME OF CONTRACT SIGNING TO PREVENT DELAYS IN PROJECT START DATE AND/OR DELAYS ONCE PROJECT HAS BEGUN		
DUE WHEN DRAINING POOL/SPA \$40,000.00		
DUE WHEN TILE INSTALLED \$25,000.00		
DUE WHEN POOL/SPA FULL OF WATER \$10,000.00		
Sales Tax		0.00
MANNIX POOLS IS STATE LICENSED, BONDED, INSURED AND OFFERS MORE THAN 30 YEARS EXPERIENCE IN THE SWIMMING POOL INDUSTRY. WE LOOK FORWARD TO WORKING WITH YOU.		Total \$90,995.00

NOT RESPONSIBLE FOR DAMAGE TO SOD, LANDSCAPING, WATER OR SEWER LINES, IRRIGATION LINES OR SEPTIC. NOT RESPONSIBLE FOR REOCCURRING CRACKS IN POOL OR ON DECK. WORK WILL BE COMPLETED IN A TIMELY AND PROFESSIONAL MANNER. PROPOSAL PRICING SUBJECT TO CHANGE AT ANY TIME.

*** VISA, MASTER CARD AND DISCOVER ACCEPTED. 3% HANDLING FEES APPLY. ***

- 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 CDD
4140 ASHTON CLUB DR.
LAKE WALES, FL.

04/26/23

ATTN: PROPERTY MANAGER

RESURFACE POOL WITH EXPOSED QUARTZ FINISH. ALSO INCLUDES OPTIONAL EXTRAS FOR NEW TILE, HANDRAILS, AND LED LIGHTS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 250 SQ. FT
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NEEDED SURFACE FROM GUTTER TO ACHIEVE 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER (PER STATE CODE)
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- RETILE THE WATERLINE INSTALL NEW NON-SKID TILE (PER FBC 454)
- INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER FBC 454)
- INSTALL NEW FLOOR INLET FITTINGS WITH NEW SLOTTED FLOOR RETURN COVERS AND NEW DIRECTIONAL INLET FITTINGS.
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 2 - 12"x12" MAIN DRAIN FRAMES AND GRATES WITH NEW VGBA.
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

801 Sawdust Trail
Kissimmee, FL 34744



TOTAL: \$55,992.00

407-847-2771
Fax 407-847-8242

www.spiespool.com

- 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

OPTION #1:

- RETILE THE INSIDE BEAM. INSTALL NEW 6"X6" TILE WITH NEW DEPTH MARKERS

TOTAL: \$7,695.00

OPTION #2:

- TOP OF THE BEAM. INSTALL NEW 6"X6" NON-SKID DEPTH AND NO DIVING MARKER TILES INTO THE TOP OF THE BEAM IN EXISTING LOCATIONS.

TOTAL: \$2,300.00

OPTION #3:

- INSTALL TWO HANDRAILS AT EACH STEP AREA. WE WILL REMOVE EXISTING HANDRAILS AND RE-USE, INSTALLING TWO NEW HANDRAILS AT ONE STEP AREA, AND REINSTALLING YOUR TWO EXISTING HANDRAILS AT THE OTHER STEP AREA.
- **INSTALL 8 NEW BRASS ANCHOR CUPS (TWO IN THE DECK AND TWO IN THE BOTTOM POOL STEP AT EACH STEP AREA) CONNECTING ANCHORS TO THE EXISTING POOL BONDING GRID. ANCHORS WILL BE PLACED AT 24" ON CENTER PER ADA REQUIREMENTS. REINSTALL CUSTOMERS TWO EXISTING HANDRAILS AT ONE STEP AREA. PROVIDE AND INSTALL TWO NEW STAINLESS-STEEL 3-BEND HANDRAILS AT THE OTHER STEP AREA IN THE NEW ANCHORS WITH NEW CHROME ESCUTCHEONS.**

TOTAL: \$3,995.00

OPTION #4:

- INSTALL 5 NEW 300W EQUIVALENT PENTAIR INTELLIBRITE LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- **(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)**

TOTAL: \$5,200.00

****NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE WORK WILL TAKE APPROXIMATELY 10-15 WORKING DAYS. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

QUOTE GOOD FOR 30 DAYS

ACCEPTED AND AGREED:

BY: _____

TITLE: _____

DATE: _____

OPTION #1 _____ OPTION #2 _____

OPTION #3 _____ OPTION #4 _____

**801 Sawdust Trail
Kissimmee, FL 34744**



REGARDS,

**DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205**

**407-847-2771
Fax 407-847-8242**

www.spiespool.com

- 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 CDD

4140 ASHTON CLUB DR.
LAKE WALES, FL.

04/26/23

ATTN: PROPERTY MANAGER

RESURFACE SPA WITH EXPOSED QUARTZ FINISH. ALSO INCLUDES OPTIONAL EXTRAS FOR NEW TILE, HANDRAILS, AND LED LIGHTS.

SCOPE OF WORK FOR POOL AREA

- DRAIN SPA
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 10 SQ. FT
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 1/2'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS) AND NEXT TO TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- 4,000 PSI PRESSURE WASH ENTIRE SPA SURFACE
- ACID WASH
- INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS AND BENCH (PER FBC 454)
- INSTALL NEW DIRECTIONAL INLET FITTINGS.
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR AND WALLS)
- REPLACE THE 1 - 12"x12" MAIN DRAIN FRAME AND GRATE WITH NEW VGBA.
- RESURFACE SPA WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO 1/2" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL SPA WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

SPA RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL: \$7,992.00

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

- 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

OPTION #1:

- RETILE THE INSIDE BEAM. INSTALL ONE ROW OF NEW 6"X6" TILE.

TOTAL: \$925.00

OPTION #2:

- INSTALL TWO HANDRAILS AT STEP AREA. WE WILL REMOVE EXISTING HANDRAIL AND RE-USE, INSTALLING ONE NEW HANDRAIL.
- **INSTALL 4 NEW BRASS ANCHOR CUPS (TWO IN THE DECK AND TWO IN THE BOTTOM SPA STEP) CONNECTING ANCHORS TO THE EXISTING SPA BONDING GRID. ANCHORS WILL BE PLACED AT 24" ON CENTER PER ADA REQUIREMENTS. REINSTALL CUSTOMERS EXISTING HANDRAIL, PROVIDE AND INSTALL ONE NEW STAINLESS-STEEL 3-BEND HANDRAIL AT THE STEP AREA IN THE NEW ANCHORS WITH NEW CHROME ESCUTCHEONS.**

TOTAL: \$1,995.00

OPTION #3:

- INSTALL 1 NEW 100W EQUIVALENT PENTAIR INTELLIBRITE LED LIGHTING FIXTURE IN THE EXISTING LIGHT NICHE. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- **(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)**

TOTAL: \$995.00

****NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE WORK WILL TAKE APPROXIMATELY 10-15 WORKING DAYS. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

****SPA IS PRICED TO BE DONE WITH THE POOL RESURFACING**

QUOTE GOOD FOR 30 DAYS
ACCEPTED AND AGREED:

REGARDS,

BY: _____

TITLE: _____

DATE: _____

OPTION #1 _____ OPTION #2 _____

OPTION #3 _____

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

**801 Sawdust Trail
Kissimmee, FL 34744**



**407-847-2771
Fax 407-847-8242**

www.spiespool.com

SECTION 2

DRAFT - FOR SUPERVISOR DISCUSSION

Strategic Planning Projects

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Target Date	Amount
Safety and Security Projects			
Upgrade Current Security Camera System Additional Camera Locations Upgrade to 4K Cameras	1		
Replace Current Gate Operations System RFID or License Plate Readers	1.4		
Amenity Access Control	1.6		
Emergency Communications	1.8		
Backup Power for Clubhouse (Power Ballroom Only)	2.2		
Backup Power for Guard House	2.2		
Front Entrance Lighting	2.8		
Sound Abatement Convert Cast Aluminum Fence to Concrete Wall OTHER OPTIONS?	3.6		
Evaluate Gate Operations/Location of Guard House and Gate Locations with Widening of TNR	4		
Accessibility			
Hearing Loop Installation in the Ballroom	1.6		\$15,000
Handicap Ramp (To Reflection Garden)	2.4		
Installation of Additional Handicap Parking (Cars and Golf Carts)	3		
Handicap Ramp (From the Patio to the Pool)	3.4		

DRAFT - FOR SUPERVISOR DISCUSSION

Strategic Planning Projects

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Target Date	Amount
Handicap Ramp (Stage)	3.8		
Space Planning			
Potential Acquisitions	1.8		
Media Center Refurbishment (Adding Additional Room)	2.4		\$16,000
Finish a Portion of the Attic for Additional Storage	2.4		
Card Room Expansion	2.6		\$24,000
Maintenance of Infrastructure and Amenities			
Ballroom Refurbishment			
Add Acoustic Panels	1.4		
Upgrade Current Projector	1.4		\$8,000
Upgrade Speakers and Sound Equipment to Include Sound Segregation	1.6		\$57,000
Update Dressing Rooms	1.6		
Add Paneling to the Front of the Stage	2		
Move Projector Screen to Front of Stage (Combined with Projector Price)	2.2		
Construct a Built-In Bar	2.2		
Replace Ballroom Chairs (On Reserve Study for 2033)	2.4		
Reflection Garden Refurbishment			
Refurbish Chess Board Area	2.6		
Install a Pergola with Swing/Glider	2.6		
Refurbish/Replace Landscape	2.8		
Pool Refurbishment			
Sand Filtration System (Not recommended by Spies Pool)	1.4		
Shade for the Pool Area	2.8		

DRAFT - FOR SUPERVISOR DISCUSSION

Strategic Planning Projects

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Target Date	Amount
Bocce Court Refurbishment			
Additional Tables/Chairs	2.8		
Additional Bocce Courts (Location Not Determined)	3.6		
Additional Pavers Installed in the Pet Play Park	1.4		\$4,400
Install an Additional Electric Meter for the Restaurant (Potential Cost Savings)	1.4		\$5,000
Install an Additional Electric Meter for the Ballroom (Potential Cost Savings)	1.8		\$5,000
Install an Additional Electric Meter for the Pool (Potential Cost Savings)	2		\$5,000
Install Water Fountain/Bottle Filler Near Fitness Center Restrooms and Remove Cabinets	2		\$1,000
Florida Friendly Landscaping and Hardscapes (allowance)	2.4		\$10,000
Pier/Observation Deck (behind Clubhouse)	3.2		
Streetlights (81)	3.2	FY26	\$380,000
Streetlights (104)	3.4	FY27	\$490,000
Aeration Fountains Installed in Stormwater Ponds	3.6		
Bandstand (Gazebo) for Outdoor Entertainment	3.6		
Streetlights (41)	3.6	FY28	\$193,000
Streetlights (6)	3.8	FY29	\$29,000

DRAFT - FOR SUPERVISOR DISCUSSION

Strategic Planning Projects

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Target Date	Amount
Automation Services			
Contactless Payment Options (No Capital Cost)	1.2		
Online Payment Options for Vendors (No Capital Cost)	1.2		
Online Ticketing Software Programs (No Capital Cost)	1.2		
Installation of Touch Screen Monitors for Activity Sign-up and Information Dissemination (Revenue Stream/Cost Savings)	1.8		
Room Reservation Requests (No Capital Cost)	1.8		
Visitor Management System	1.8		

Total of Items Ranked 1-2.4

\$126,400

DRAFT - FOR SUPERVISOR CONSIDERATION

Capitol Projects from the Reserve Study FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
HVAC Contingency	1.2	\$26,520
Ponds Erosion Control	1.2	\$10,000
Asphalt, Patch/Seal	1.4	\$14,428
Gate Operators	1.4	\$10,400
Spa Pump	1.4	\$5,200
Clubhouse Gutters & Downspouts (UPDATED PRICE)	1.6	\$23,400
Clubhouse Painting	1.6	\$23,384
Concrete Pathway Contingency	1.6	\$10,000
Fitness Center Equipment, Treadmills	1.6	\$10,400
Pool Columns Painting	1.6	\$3,354
Activities Office Carpet Replacement	1.8	\$1,149
Bridge Management Contingency	1.8	\$30,000
Card Room Painting	1.8	\$2,264
Club Office Carpet Replacement (Recommend LVT)	1.8	\$1,149
Computer Replacement - Offices	1.8	\$3,328
Foyer Doors	1.8	\$8,320
Media Center Carpet Replacement (Recommend LVT)	1.8	\$4,529

DRAFT - FOR SUPERVISOR CONSIDERATION

Capitla Projects from the Reserve Study FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Media Center Painting	1.8	\$1,111
Card Room Carpet Replacement (Recommend LVT)	2	\$3,650
Game Room Carpet Replacement (Recommend LVT)	2	\$6,895
Pavilion Painting	2	\$2,668
Shuffleboard Court Area Painting	2	\$2,226
Pool Heater	2.2	\$3,952
Shuffleboard Gutters and Downspouts (UPDATED PRICE)	2.2	\$705
Tennis Court Color Coat	2.2	\$17,039
Craft Room Painting	2.4	\$1,118
Shuffleboard Court Color Coat	2.4	\$12,721
Computer Replacement - Media Center	2.8	\$3,328
Fitness Center Cabinet Replacement	2.8	\$499
Fitness Center Countertop Replacement	2.8	\$437
Card Room Draperies	3	\$3,120
Restaurant Capital Projects	3	\$15,600
Craft Room Cabinet Replacement	3.2	\$3,994
Craft Room Countertop Replacement	3.2	\$1,747

DRAFT - FOR SUPERVISOR CONSIDERATION

Capitla Projects from the Reserve Study FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Ballroom Refurbishment		
Paint	1.4	\$8,320
Carpet	1.4	\$42,385
Wood Laminate	1.4	\$25,740
Draperies	1.4	\$26,000
Round Tables	2.4	\$5,678
Rectangle Tables	2.4	\$2,080
Card Tables	2.8	\$1,872
Total of All Items		\$380,710
Total of Items Ranked 1-2.4		\$350,113

SECTION D



Lake Ashton Community Development District Operations Manager Report

DATE: May 15, 2023

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – May 15, 2023

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

Aquatic Maintenance

Lake Ashton CDD staff met with Applied Aquatic to go over the CDD ponds. At this time, there are no major algae blooms to report.

Applied Aquatics treats the “Eye Sore” area monthly toward the end of each month.

An article suggesting several measures residents can take to keep ponds healthy during the summer was included in the May newsletter.



Pool/Spa Updates

Kincaid Electrical Services diagnosed a tripping breaker to the spa circulating motor. The breaker was overloaded due to sharing the feed with adjacent outlets. A new breaker was installed to separate the outlets and motor.

Staff is currently working on designing a new pool and spa sign.

Six sets of pool lounge slings were ordered by staff. Having staff install the new slings will save the district money. Also, long periods of time without that lounge due to sling replacement offsite will be avoided.

Heartland Pools replaced broken water return cover in the Pool.

Landscaping Updates

Jose's report attached.

Staff's site visit report with Yellowstone on 5/5/2023 is attached.

Facility Maintenance

Staff removed cabinets in the Ballroom catering kitchen in preparation for the installation of the ice machine. Staff installed new baseboard and quarter round. A coat of paint was applied.



Staff removed two water fountains in the Clubhouse main hallway and installed a new water fountain with a bottle filler.



Soundwaves replaced the amplifier in the Cinema.

Stanly Door Company repaired the handicap door opener to the men's restroom in the Clubhouse main hallway.

Staff installed new hinges to the screen doors at the Pavilion.

Staff is currently working on getting a price to replace the Tennis Court windscreen material.

Staff pressure washed the exterior of the Clubhouse.

Staff cleaned the carpets in the Bowling Alley, Card Room, Game Room, and Media Center.



Maintenance Project Forecaster

Level pavers outside the north exit of the Ballroom near the Cinema. Expected start date: week of 5/15/23.

Apply a fresh coat of paint to the fountain in front of the Clubhouse. Expected start date: week of 5/22/23.

Apply a coat of paint inside the Ballroom catering kitchen. Expected start date: week of 5/8/23.

Yellowstone Compliance Checklist **5/5/2023**

Task		Remarks (Including Specific Areas for improvement)
Mowing	Satisfactory Unsatisfactory	Mow with the chute pointed away from the ponds.
Edging Completed	Satisfactory Unsatisfactory	Edging looks to have improved.
String Trimming	Satisfactory Unsatisfactory	
Weed Control Turf/Beds	Satisfactory Unsatisfactory	Artillery weed is noticeable in many maintained areas. Please formulate a weed control plan or provide me the frequency if one is already in place.
Shrubs/Ground Cover Care	Satisfactory Unsatisfactory	Blue Daze still look sad in the NE flower bed in front of the Clubhouse.
Tree Care	Satisfactory Unsatisfactory	Spiral Topiary's in the Reflection Garden need reshaping.
Litter and Debris	Satisfactory Unsatisfactory	
Fountain Maintenance	Satisfactory Unsatisfactory	Need Chlorine tabs with stabilizer on site for Yellowstone staff to treat fountains.
Pond Maintenance	Satisfactory Unsatisfactory	String trim the correct direction around ponds.

Reminders:

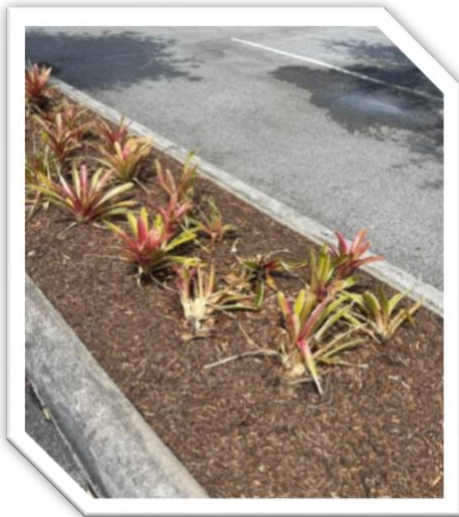
Irrigation Report- Any Repairs Needed

Weed and Disease Control Monthly Report

Mulching – April and September; Jose and Pete will be out 5/9/23 to assess the areas and see how much more mulch is needed.

Annuals- December, April, and August; Geranium's are looking good still. Yellowstone mentioned the funds allocated for the April annual change out can be used for other plant replacement costs.

Tree Pruning-December and July



10 Bromeliads need replacing.

4/5/2023



Yellowstone is bidding removal of the fig from the columns along TNR, Olsen Rd and near the Gate House.

Also, they will provide the adjustment to the contract if this is done. 2/9/23

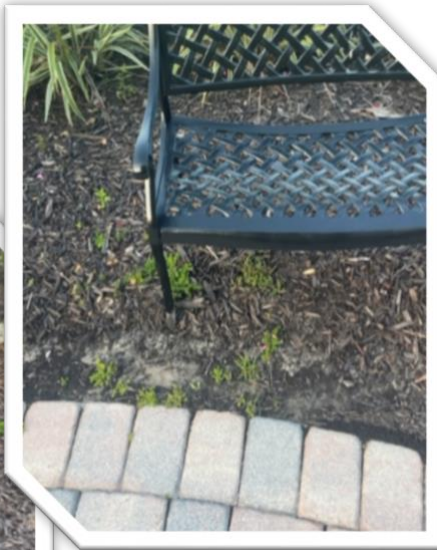
I have received the bid but not the adjustment to the monthly invoice if we decide to remove all the fig.

Need a price to stump grind stumps present and install 7 Weeping Bottle Brush trees.





The Spiral Topiary in the Reflection Garden need to be reshaped to have more of a cohesive look. 5/5/23



Artillery weed is present in the majority of mulch and rock beds. 5/5/23

I need the monthly schedule of the fertilizer team, Chemical team, weeding, and Irrigation checks.

LAKE ASHTON

MONTHLY REPORT FOR MAY

- SOME BROMELIADS WILL BE IN NEXT WEEK TO BE REPLACED WITH SOME OF THE BAD ONES.
- MULCHED PLUMBAGO BEHIND CLUB HOUSE.
- REMOVED DEAD FOUNTAIN GRASS ON SIDE OF BLVD.
- REMOVED MAGNOLIA LEAVES FROM BLUE DAZE ON PARKING LOT NEXT TO TENNIS COURT.
- FERT/CHEM CREW FERTILIZED ALL SHRUBS THAT WERE PLANTED.
- MOWING ALL PROPERTY INCLUDING RETENTION PONDS.

- DETAILED CLUB HOUSE AND ALSO TRIMMED HEDGES ALONG BLVD, FRONT ENTRANCE OF PROPERTY AND FENCE LINE WEEPING FIG VINE WILL BE DONE THIS WEEK. AND I HAVE ALSO SCHEDULE A SEPARATE CREW TO ASSIST WITH MORE DETAIL ON ALL PROPERTY.
- TRIM OFF TOP OF PILLARS IN FENCE LINE WEEPING FIG VINE. ALSO TRIMMED SECURITY OFFICE AND FRONT OF PROPERTY.
- DON'T HAVE AN ACTUAL SCHEDULE YET ON SPRAYING WEEDS ON BEDS AND CONCRETE BUT SPRAYING IS BEEN DONE AS NEEDED BY CREW MEMBERS AND ALSO I HAVE SCHEDULE AN EXTRA PERSON TO BE ONSITE TO ASSIST CREW WITH MORE HELP ON WEEDS THAT ARE ON BEDS AND ALSO CONCRETE.

SECTION 1

memo

To: LACDD Board of Supervisors
From: Matthew Fisher, Operations Manager
CC: District Manager
Date: May 15, 2023

The northern and southern wooden doors in the Clubhouse lobby require new exiting devices. The panic bar system and vertical rods are original and currently malfunctioning due to aging components. Replacement parts are expensive and exceedingly difficult to locate.

Staff has attempted to solicit quotes from numerous vendors to replace the panic bars and vertical rods on each set of doors. Precision Lock and Safe and Leo's Construction were both interested in bidding on the project. Due to supplier issues, Leo's Construction withdrew their proposal last minute.



Precision Lock and Safe

Cost- \$5,476.20

Remove existing exit devices at north and south doors of the Clubhouse and install new 48-inch dark bronze vertical exit devices.

If you have any questions, please contact Matt at mfisher@lakeashtoncdd.com.

Precision Safe & Lock, LLC
217 Avenue G, SW
Winter Haven FL 33880
Phone: 863-293-4098
Fax: 863-294-5100

QUOTE

DATE

1/4/2023

Quote #

0000043404

BILL TO:

Lake Ashton CDD
4141 Ashton Club Dr
Lake Wales FL 33859

SHIP TO:

Lake Ashton Clubhouse
4141 Ashton Club Dr
Lake Wales FL 33859

P.O. NUMBER		QUOTE EXPIRATION		SALES PERSON	
Matt		COD		Scott	
QTY	DESCRIPTION			PRICE	AMOUNT
	Remove Existing Exit Devices At Front and Back Doors of The Clubhouse and install New 48" Dark Bronze Vertical Exit Devices on 8' Doors using Existing Trim on the outside of the doors 50% Deposit Required to order Hardware				5,476.20
TOTAL					\$5,476.20

Thank you for allowing us to bid on your security needs. Please call with questions or to schedule work to be done.

SECTION E

SECTION 1



April 21, 2023

Samantha Hoxie – Recording Secretary
Lake Ashton CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Lake Ashton Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **1,417** voters within the Lake Ashton Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is fluid and cursive, with the first name "Lori" and last name "Edwards" clearly distinguishable.

Lori Edwards
Supervisor of Elections
Polk County, Florida

SECTION VII

SECTION A

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$852,982	---	\$265,482	\$1,118,464
Due from Other Funds	\$528	\$11,731	\$1,582	\$13,841
Investment - State Board	\$2,018	---	---	\$2,018
Investment - State Board Capital Reserve	---	---	\$415,561	\$415,561
Investments:				
Series 2015				
Reserve A	---	\$210,125	---	\$210,125
Revenue A	---	\$416,664	---	\$416,664
Prepayment A-1	---	\$130,391	---	\$130,391
Prepayment A-2	---	\$8,384	---	\$8,384
TOTAL ASSETS	\$855,528	\$777,295	\$682,624	\$2,315,448
LIABILITIES:				
Accounts Payable	\$66,764	---	---	\$66,764
Due to Other Funds	\$13,313	---	\$528	\$13,841
Deposits-Restaurant	\$5,000	---	---	\$5,000
Deposits-Room Rentals	\$5,225	---	---	\$5,225
TOTAL LIABILITIES	\$90,302	\$0	\$528	\$90,830
FUND BALANCES:				
Restricted:				
Debt Service	---	\$777,295	---	\$777,295
Assigned:				
Capital Reserve	---	---	\$682,096	\$682,096
Assigned	\$31,431	---	---	\$31,431
Unassigned	\$733,795	---	---	\$733,795
TOTAL FUND BALANCES	\$765,226	\$777,295	\$682,096	\$2,224,618
TOTAL LIABILITIES & FUND BALANCES	\$855,528	\$777,295	\$682,624	\$2,315,448

SECTION B

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
REVENUES:				
Interest Income	\$1,000	\$583	\$8,765	\$8,182
Capital Reserve-Transfer In FY 22	\$455,901	\$455,901	\$455,901	\$0
TOTAL REVENUES	\$456,901	\$456,484	\$464,666	\$8,182
EXPENDITURES:				
Adopted FY 2023 Capital Projects:				
Ballroom Renovation	\$11,500	\$6,708	\$0	\$6,708
Treadmills (2)	\$10,000	\$5,833	\$0	\$5,833
Outdoor Pool/Spa Refurbishment	\$66,800	\$38,967	\$0	\$38,967
Lake Ashton Shoreline Restoration	\$16,000	\$9,333	\$0	\$9,333
Gate Operators with LED Gate Arms	\$10,000	\$5,833	\$0	\$5,833
Bocce Court Refurbishment	\$20,000	\$11,667	\$0	\$11,667
HVAC	\$27,000	\$15,750	\$6,861	\$8,889
Asphalt and Curblin repairs	\$20,000	\$11,667	\$0	\$11,667
Golf Course Pathways	\$10,000	\$5,833	\$0	\$5,833
Golf Course Bridge Maintenance	\$30,000	\$17,500	\$0	\$17,500
Pond Repairs	\$10,000	\$5,833	\$0	\$5,833
Paver Maintenance	\$11,500	\$6,708	\$0	\$6,708
Restaurant Equipment	\$16,000	\$9,333	\$0	\$9,333
Other Current Charges	\$650	\$379	\$39	\$340
Other BOS Approved Capital Projects				
LA Blvd. Refurbishment	\$0	\$0	\$43,978	(\$43,978)
Fence Repairs	\$0	\$0	\$3,500	(\$3,500)
Stormwater Management	\$0	\$0	\$25,319	(\$25,319)
Restaurant Patio Awning	\$0	\$0	\$12,000	(\$12,000)
TOTAL EXPENDITURES	\$259,450	\$151,346	\$91,696	\$59,650
Excess (deficiency) of revenues over (under) expenditures	\$197,451	\$305,138	\$372,969	\$67,831
Net change in fund balance	\$197,451	\$305,138	\$372,969	\$67,831
FUND BALANCE - Beginning	\$273,754		\$309,127	
FUND BALANCE - Ending	<u>\$471,205</u>		<u>\$682,096</u>	

SECTION C

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$2,055,306	\$2,055,306	\$2,067,887	\$12,582
Rental Income	\$40,000	\$23,333	\$31,973	\$8,639
Special Events Revenue	\$130,000	\$130,000	\$172,887	\$42,887
Newsletter Ad Revenue	\$95,000	\$55,417	\$68,528	\$13,111
Interest Income	\$1,000	\$583	\$7,902	\$7,319
Insurance Proceeds	\$0	\$0	\$32,721	\$32,721
Miscellaneous Income	\$5,000	\$2,917	\$10,262	\$7,345
TOTAL REVENUES	\$2,326,306	\$2,267,556	\$2,392,160	\$124,605
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$2,333	\$3,158	(\$824)
FICA Expense	\$306	\$179	\$242	(\$63)
Engineering	\$60,000	\$35,000	\$13,270	\$21,730
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,500	\$875	\$875	\$0
Dissemination-Amort Schedules	\$0	\$0	\$600	(\$600)
Attorney	\$30,000	\$17,500	\$21,076	(\$3,576)
Annual Audit	\$3,850	\$2,246	\$0	\$2,246
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$63,248	\$36,895	\$36,895	\$0
Computer Time	\$1,000	\$583	\$583	\$0
Postage	\$2,500	\$1,458	\$1,512	(\$53)
Printing & Binding	\$1,000	\$583	\$2	\$581
Newsletter Printing	\$50,000	\$29,167	\$32,501	(\$3,335)
Rentals & Leases	\$5,500	\$3,208	\$2,350	\$858
Insurance	\$60,823	\$60,823	\$61,372	(\$549)
Legal Advertising	\$1,500	\$875	\$374	\$501
Other Current Charges	\$1,250	\$729	\$206	\$523
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$175	\$102	\$107	(\$5)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$291,737	\$197,642	\$180,208	\$17,434

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
<u>Field:</u>				
Field Management Services	\$408,176	\$238,103	\$247,436	(\$9,333)
Gate/Patrol/Pool Officers	\$310,273	\$180,993	\$180,915	\$77
Pest Control	\$4,690	\$2,736	\$1,570	\$1,166
Security/Fire Alarm/Gate Repairs	\$7,500	\$4,375	\$9,239	(\$4,864)
Telephone/Internet	\$13,600	\$7,933	\$7,502	\$432
Electric	\$220,000	\$128,333	\$127,167	\$1,166
Water	\$16,000	\$9,333	\$5,845	\$3,489
Gas-Pool	\$25,000	\$14,583	\$14,957	(\$373)
Refuse	\$14,000	\$8,167	\$2,081	\$6,086
Repairs & Maintenance-Clubhouse	\$57,600	\$33,600	\$34,787	(\$1,187)
Repairs & Maintenance-Fitness Center	\$3,000	\$1,750	\$1,071	\$679
Repairs & Maintenance-Bowling Lanes	\$17,000	\$9,917	\$6,025	\$3,892
Repairs & Maintenance-Restaurant	\$0	\$0	\$11,714	(\$11,714)
Furniture, Fixtures, Equipment	\$15,000	\$8,750	\$3,069	\$5,681
Repairs & Maintenance-Golf Cart	\$5,400	\$3,150	\$2,720	\$430
Repairs & Maintenance-Pool	\$20,000	\$11,667	\$19,027	(\$7,360)
Landscape Maintenance-Contract	\$194,520	\$113,470	\$112,580	\$890
Landscape Maintenance-Other	\$0	\$0	\$8,135	(\$8,135)
Plant Replacement	\$7,000	\$4,083	\$410	\$3,673
Irrigation Repairs	\$3,500	\$2,042	\$3,593	(\$1,551)
Lake Maintenance-Contract	\$49,545	\$28,901	\$27,265	\$1,636
Lake Maintenance-Other	\$0	\$0	\$1,200	(\$1,200)
Wetland Mitigation and Maintenance	\$41,595	\$24,264	\$0	\$24,264
Permits/Inspections	\$2,200	\$1,283	\$1,249	\$35
Office Supplies/Printing/Binding	\$5,000	\$2,917	\$1,764	\$1,153
Operating Supplies	\$23,000	\$13,417	\$8,281	\$5,136
Credit Card Processing Fees	\$5,500	\$3,208	\$3,438	(\$230)
Dues & Subscriptions	\$9,000	\$5,250	\$3,687	\$1,563
Decorations	\$2,000	\$1,167	\$825	\$341
Special Events	\$130,000	\$75,833	\$177,947	(\$102,114)
Traffic Accident Repairs	\$0	\$0	\$6,085	(\$6,085)
Storm Damage	\$0	\$0	\$5,337	(\$5,337)
TOTAL FIELD	\$1,610,099	\$939,224	\$1,036,919	(\$97,694)
TOTAL EXPENDITURES	\$1,901,836	\$1,136,866	\$1,217,127	(\$80,261)
Excess (deficiency) of revenues over (under) expenditures	\$424,469	\$1,130,689	\$1,175,033	\$44,344
OTHER FINANCING SOURCES/(USES)				
Capital Reserve-Transfer Out	(\$455,901)	(\$455,901)	(\$455,901)	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	(\$455,901)	(\$455,901)	(\$455,901)	\$0
Net change in fund balance	(\$31,431)	\$674,789	\$719,133	\$44,344
FUND BALANCE - Beginning	\$31,431		\$46,094	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$765,226</u>	

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$292	\$5,914	\$5,622
Assessments - Levy	\$435,837	\$435,837	\$423,348	(\$12,489)
Assessments - Prepayments A-1	\$0	\$0	\$32,637	\$32,637
TOTAL REVENUES	<u>\$436,337</u>	<u>\$436,129</u>	<u>\$461,899</u>	<u>\$25,769</u>
<u>EXPENDITURES:</u>				
<u>Series 2015A-1</u>				
Interest - 11/01	\$72,500	\$72,500	\$72,500	\$0
Interest - 5/01	\$72,500	\$0	\$0	\$0
Principal - 5/01	\$230,000	\$0	\$0	\$0
<u>Series 2015A-2</u>				
Interest - 11/01	\$11,375	\$11,375	\$11,375	\$0
Interest - 5/01	\$11,375	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$417,750</u>	<u>\$83,875</u>	<u>\$83,875</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$18,587</u>	<u>\$352,254</u>	<u>\$378,024</u>	<u>\$25,769</u>
Net change in fund balance	<u>\$18,587</u>	<u>\$352,254</u>	<u>\$378,024</u>	<u>\$25,769</u>
FUND BALANCE - Beginning	\$153,012		\$399,271	
FUND BALANCE - Ending	<u>\$171,600</u>		<u>\$777,295</u>	

**LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2023**

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$400,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2022		\$2,900,000.00
	November 1, 2022 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,900,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$20,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2022		\$455,000.00
	November 1, 2022 (Special Call)	\$0.00
Current Bonds Outstanding		\$455,000.00

Total Current Bonds Outstanding		\$3,355,000.00
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LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2023

Revenues

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JULY 2021	AUG 2021	SEP 2021	TOTAL
Maintenance Assessments	\$0	\$456,778	\$1,456,638	\$57,942	\$39,180	\$15,490	\$41,859	\$0	\$0	\$0	\$0	\$0	\$2,067,887
Rental Income	\$9,000	\$3,650	\$6,373	\$2,300	\$3,800	\$1,800	\$5,050	\$0	\$0	\$0	\$0	\$0	\$31,973
Special Events Revenue	\$99,784	\$24,108	\$7,150	\$16,375	\$8,221	\$12,422	\$4,827	\$0	\$0	\$0	\$0	\$0	\$172,887
Newsletter Ad Revenue	\$10,866	\$5,790	\$12,492	\$14,210	\$5,420	\$14,955	\$4,795	\$0	\$0	\$0	\$0	\$0	\$68,528
Interest Income	\$113	\$0	\$0	\$1,909	\$3,862	\$2,009	\$8	\$0	\$0	\$0	\$0	\$0	\$7,902
Insurance Proceeds	\$0	\$0	\$6,085	\$26,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,721
Miscellaneous Income	\$2,361	\$834	\$881	\$1,626	\$1,197	\$2,552	\$811	\$0	\$0	\$0	\$0	\$0	\$10,262

Total Revenues

\$122,124	\$491,160	\$1,489,620	\$120,998	\$61,680	\$49,228	\$57,350	\$0	\$0	\$0	\$0	\$0	\$0	\$2,392,160
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ADMINISTRATIVE:

Supervisor Fees	\$417	\$0	\$208	\$1,075	\$0	\$808	\$650	\$0	\$0	\$0	\$0	\$0	\$3,158
FICA Expense	\$32	\$0	\$16	\$82	\$0	\$62	\$50	\$0	\$0	\$0	\$0	\$0	\$242
Engineering	\$1,724	\$1,289	\$1,790	\$1,598	\$1,790	\$5,077	\$0	\$0	\$0	\$0	\$0	\$0	\$13,270
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$875
Dissemination-Amort Schedules	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Attorney	\$2,909	\$1,601	\$3,975	\$5,161	\$3,704	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$21,076
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$4,310
Management Fees	\$5,271	\$5,271	\$5,271	\$5,271	\$5,271	\$5,271	\$5,271	\$0	\$0	\$0	\$0	\$0	\$36,895
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Postage	\$133	\$88	\$92	\$749	\$203	\$158	\$89	\$0	\$0	\$0	\$0	\$0	\$1,512
Printing & Binding	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Newsletter Printing	\$4,480	\$4,532	\$4,621	\$4,693	\$4,980	\$4,908	\$4,287	\$0	\$0	\$0	\$0	\$0	\$32,501
Rentals & Leases	\$163	\$163	\$1,253	\$224	\$386	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$2,350
Insurance	\$60,813	\$0	\$0	\$559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,372
Legal Advertising	\$270	\$0	\$0	\$0	\$0	\$0	\$104	\$0	\$0	\$0	\$0	\$0	\$374
Other Current Charges	\$81	\$0	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$8	\$0	\$3	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

Total Administrative

\$76,676	\$13,161	\$17,560	\$19,623	\$16,640	\$20,381	\$16,169	\$0	\$0	\$0	\$0	\$0	\$0	\$180,208
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LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JULY 2021	AUG 2021	SEP 2021	TOTAL
<u>Field:</u>													
Field Management Services	\$34,015	\$34,015	\$34,015	\$34,015	\$34,015	\$38,681	\$38,681	\$0	\$0	\$0	\$0	\$0	\$247,436
Gate/Patrol/Pool Officers	\$25,292	\$24,950	\$26,975	\$27,303	\$23,924	\$26,405	\$26,067	\$0	\$0	\$0	\$0	\$0	\$180,915
Pest Control	\$0	\$450	\$365	\$305	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,570
Security/Fire Alarm/Gate Repairs	\$248	\$683	\$2,100	\$1,580	\$2,321	\$322	\$1,985	\$0	\$0	\$0	\$0	\$0	\$9,239
Telephone/Internet	\$1,162	\$1,164	\$827	\$1,858	\$305	\$1,082	\$1,103	\$0	\$0	\$0	\$0	\$0	\$7,502
Electric	\$17,707	\$18,977	\$17,947	\$19,877	\$19,342	\$16,817	\$16,500	\$0	\$0	\$0	\$0	\$0	\$127,167
Water	\$965	\$772	\$657	\$383	\$1,357	\$860	\$850	\$0	\$0	\$0	\$0	\$0	\$5,845
Gas-Pool	\$2,164	\$2,153	\$2,057	\$3,324	\$1,766	\$2,175	\$1,318	\$0	\$0	\$0	\$0	\$0	\$14,957
Refuse	\$217	\$344	\$344	\$397	\$281	\$281	\$217	\$0	\$0	\$0	\$0	\$0	\$2,081
Repairs & Maintenance-Clubhouse	\$2,963	\$5,843	\$1,710	\$5,912	\$9,178	\$8,969	\$211	\$0	\$0	\$0	\$0	\$0	\$34,787
Repairs & Maintenance-Fitness Center	\$185	\$0	\$0	\$514	\$52	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$1,071
Repairs & Maintenance-Bowling Lanes	\$1,245	\$962	\$1,519	\$0	\$0	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$6,025
Repairs & Maintenance-Restaurant	\$0	\$1,600	\$2,226	\$478	\$4,826	\$2,584	\$0	\$0	\$0	\$0	\$0	\$0	\$11,714
Furniture, Fixtures, Equipment	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,569	\$0	\$0	\$0	\$0	\$0	\$3,069
Repairs & Maintenance-Golf Cart	\$572	\$173	\$514	\$173	\$173	\$945	\$173	\$0	\$0	\$0	\$0	\$0	\$2,720
Repairs & Maintenance-Pool	\$3,075	\$5,695	\$300	\$4,196	\$1,700	\$3,610	\$450	\$0	\$0	\$0	\$0	\$0	\$19,027
Landscape Maintenance-Contract	\$16,210	\$16,210	\$16,210	\$15,970	\$15,560	\$16,210	\$16,210	\$0	\$0	\$0	\$0	\$0	\$112,580
Landscape Maintenance-Other	\$0	\$0	\$3,904	\$0	\$4,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,135
Plant Replacement	\$0	\$0	\$410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$410
Irrigation Repairs	\$0	\$0	\$0	\$0	\$1,687	\$1,266	\$640	\$0	\$0	\$0	\$0	\$0	\$3,593
Lake Maintenance-Contract	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$0	\$0	\$0	\$0	\$0	\$27,265
Lake Maintenance-Other	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Wetland Mitigation and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permits/Inspections	\$659	\$0	\$590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,249
Office Supplies/Printing/Binding	\$82	\$44	\$148	\$120	\$23	\$1,347	\$0	\$0	\$0	\$0	\$0	\$0	\$1,764
Operating Supplies	\$2,027	\$730	\$538	\$498	\$2,201	\$2,008	\$279	\$0	\$0	\$0	\$0	\$0	\$8,281
Credit Card Processing Fees	\$235	\$1,314	\$521	\$341	\$373	\$386	\$267	\$0	\$0	\$0	\$0	\$0	\$3,438
Dues & Subscriptions	\$380	\$165	\$1,072	\$444	\$1,028	\$598	\$0	\$0	\$0	\$0	\$0	\$0	\$3,687
Decorations	\$0	\$0	\$769	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825
Special Events	\$27,314	\$1,251	\$10,661	\$25,076	\$56,268	\$50,935	\$6,443	\$0	\$0	\$0	\$0	\$0	\$177,947
Traffic Accident Repairs	\$0	\$0	\$6,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,085
Storm Damage	\$0	\$500	\$3,255	\$0	\$0	\$1,582	\$0	\$0	\$0	\$0	\$0	\$0	\$5,337
TOTAL FIELD	\$140,613	\$121,889	\$139,613	\$146,716	\$186,154	\$185,075	\$116,858	\$0	\$0	\$0	\$0	\$0	\$1,036,919
OTHER FINANCING SOURCES/(USES)													
Capital Reserve-Transfer Out	\$0	\$0	(\$455,901)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$455,901)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	(\$455,901)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$455,901)
Excess Revenues (Expenditures)	(\$95,165)	\$356,110	\$876,546	(\$45,341)	(\$141,114)	(\$156,228)	(\$75,676)	\$0	\$0	\$0	\$0	\$0	\$719,133

SECTION D

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

May 15, 2023

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
4/14/23	8609-8612	\$43,171.81
4/17/23	8613-8614	\$18,615.86
4/27/23	8615-8632	\$81,665.29
5/3/23	8633-8648	\$20,480.28
General Fund Total		<hr/> <u>\$163,933.24</u> <hr/>

AP300R
*** CHECK NOS. 008609-050000

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

RUN 5/05/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/14/23	00741	4/10/23 2	202304 320-57200-34000		*	38,681.33	
			MGMT FEES-04/23				
				COMMUNITY ASSOCIATIONS AND			38,681.33 008609
4/14/23	00517	4/10/23 12	202304 310-51300-31300		*	600.00	
			AMORTIZATION SCHEDULE				
				DISCLOSURE SERVICES, LLC			600.00 008610
4/14/23	00742	4/12/23 05062023	202305 320-57200-49400		*	250.00	
			DERBY PARTY-05/06/23				
				JOEY FOLEY			250.00 008611
4/14/23	00664	4/03/23 1561-032	202303 320-57200-52000		*	3,640.48	
			PURCHASES-03/23				
				WELLS FARGO			3,640.48 008612
4/17/23	00061	3/15/23 MARCH-23	202303 320-57200-43000		*	19,325.84	
			SERVICE THRU 03/09/2023				
		3/15/23 MARCH-23	202303 320-57200-43000		V	19,325.84-	
			SERVICE THRU 03/09/2023				
		3/15/23 MARCH-23	202303 320-57200-43000		*	16,816.86	
			SERVICE THRU 03/09/2023				
				TECO			16,816.86 008613
4/17/23	00743	4/21/23 042123	202304 320-57200-49400		*	1,799.00	
			VOLUNTEER APPRECIATION				
				THE MURDER MYSTERY COMPANY			1,799.00 008614
4/27/23	00085	3/03/23 1162887	202303 320-57200-54520		*	150.00	
			SVCS-03/23				
		3/14/23 1162932	202303 320-57200-54520		*	352.00	
			SVCS-03/23				
				A.D. BAYNARD PLUMBING, INC.			502.00 008615
4/27/23	00522	3/28/23 31485195	202303 320-57200-43200		*	508.33	
			PROPANE				
		4/11/23 31491367	202304 320-57200-43200		*	215.18	
			PROPANE				
				AMERIGAS			723.51 008616
4/27/23	00744	4/07/23 04072023	202304 320-57200-52010		*	521.76	
			SVCS-04/23				
				BYRD'S UPHOLSTERY			521.76 008617
4/27/23	00740	4/05/23 111939	202304 320-57200-54500		*	45.00	
			SMOKING SIGN				
				CHILTON LED LLC			45.00 008618
				LAKA LAKE ASHTON			
				SHENNING			

AP300R
*** CHECK NOS. 008609-050000

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

RUN 5/05/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/27/23	00055	4/15/23 20735-03 SVCS-03/23	202303 320-57200-43100		*	811.48	
		4/15/23 20740-03 SVCS-03/23	202303 320-57200-43100		*	20.04	
		4/15/23 37767-03 SVCS-03/23	202303 320-57200-43100		*	28.69	
CITY OF LAKE WALES-UTILITIES DEPT							860.21 008619
4/27/23	00466	3/31/23 47782 LA TIMES NEWSLETTER 04/23	202304 310-51300-42501		*	4,836.00	
CUSTOMTRADEPRINTING.COM							4,836.00 008620
4/27/23	00003	4/18/23 81034503 DELIVERIES THRU 04/11/23	202304 310-51300-42000		*	28.69	
FEDEX							28.69 008621
4/27/23	00059	4/10/23 35291 REPAIRS-04/23	202304 320-57200-45300		*	450.00	
HEARTLAND COMMERCIAL POOL SERVICES							450.00 008622
4/27/23	00504	3/29/23 103581 SUPPLIES&SVCS-03/23	202303 320-57200-46202		*	1,266.33	
		3/30/23 103588 SVCS-03/23	202303 320-57200-54500		*	2,695.00	
KINCAID ELECTRICAL SERVICES							3,961.33 008623
4/27/23	00512	4/01/23 2404130 SVCS-04/23	202304 320-57200-41000		*	55.58	
KINGS III OF AMERICA, INC.							55.58 008624
4/27/23	00164	4/05/23 111309 SVCS-03/23	202303 310-51300-31500		*	3,726.00	
LATHAM, LUNA, EDEN & BEAUDINE,LLP							3,726.00 008625
4/27/23	00745	4/24/23 04242023 PUBCRAWL CATERING 4/14/23	202304 320-57200-49400		*	3,744.00	
NIKOLAOS MINADAKIS							3,744.00 008626
4/27/23	00538	3/28/23 355187 SVCS-03/23	202303 320-57200-54506		*	129.75	
		4/01/23 10120 MAINT-04/23	202304 320-57200-54506		*	172.50	
PERFORMAMCE PLUS CARTS							302.25 008627
4/27/23	00696	3/31/23 11226922 SVCS-03/23	202303 320-57200-34501		*	26,404.81	
SECURITAS SECURITY SERVICES USA,INC							26,404.81 008628

LAKA LAKE ASHTON				SHENNING			

AP300R
*** CHECK NOS. 008609-050000

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

RUN 5/05/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/27/23	00470	3/31/23 03312023	202303 320-57200-52000	SUPPLIES-03/23 COFFEE	*	23.80	
				SHUFFLIN'S SQUARES			23.80 008629
4/27/23	00234	3/25/23 16478028	202303 320-57200-51000	SUPPLIES	*	89.63	
		3/25/23 16478028	202303 320-57200-52000	SUPPLIES	*	322.44	
				STAPLES BUSINESS CREDIT			412.07 008630
4/27/23	00445	3/01/23 OS497011	202303 320-57200-46200	MAINT-03/23	*	16,210.00	
		4/01/23 OS506441	202304 320-57200-46200	MAINT-04/23	*	16,210.00	
		4/03/23 OS508911	202302 320-57200-46202	IRRIGATION REPAIRS-02/23	*	1,686.76	
		4/03/23 OS508912	202304 320-57200-46202	IRRIGATION REPAIRS-04/23	*	640.02	
				YELLOWSTONE LANDSCAPE			34,746.78 008631
4/27/23	00346	4/10/23 2118863	202303 320-57200-34500	ANNU MAINT-03/23	*	321.50	
				4TH ELEMENT FIRE & SAFETY, INC.			321.50 008632
5/03/23	00522	4/06/23 31488237	202304 320-57200-43200	PROPANE-POOL	*	461.85	
		4/19/23 31494133	202304 320-57200-43200	PROPANE-POOL	*	545.47	
		4/21/23 31494839	202304 320-57200-43200	PROPANE-POOL	*	95.14	
				AMERIGAS			1,102.46 008633
5/03/23	00673	4/03/23 56301923	202304 320-57200-54500	SUPPLIES	*	42.38	
		4/10/23 56301964	202304 320-57200-54500	SUPPLIES	*	52.98	
		4/17/23 56302005	202304 320-57200-54500	SUPPLIES	*	35.28	
		4/24/23 56302050	202304 320-57200-54500	SUPPLIES	*	35.28	
				ARAMARK			165.92 008634
5/03/23	00744	4/27/23 04272023	202304 320-57200-52010	SVCS-04/23	*	687.50	
				BYRD'S UPHOLSTERY			687.50 008635
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 008609-050000

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

RUN 5/05/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/03/23	00739	4/12/23 22	202304 320-57200-52010		*	360.00	
			SVCS-04/23 REPAIRS				
				C AND D MOBILE WELDING AND			360.00 008636
5/03/23	00678	4/30/23 5532948	202304 310-51300-48000		*	104.16	
			LEGAL ADS #8662303				
				CA FLORIDA HOLDINGS LLC			104.16 008637
5/03/23	00695	4/21/23 16744750	202305 320-57200-41000		*	1,285.03	
			SVCS THRU 05/29/23				
				CHARTER COMMUNICATIONS			1,285.03 008638
5/03/23	00003	4/25/23 81111447	202304 310-51300-42000		*	38.48	
			DELIVERIES THRU 04/17/23				
				FEDEX			38.48 008639
5/03/23	00036	5/01/23 220	202305 310-51300-34000		*	5,270.67	
			MGMT FEES-05/23				
		5/01/23 220	202305 310-51300-35100		*	83.33	
			COMPUTER TIME				
		5/01/23 220	202305 310-51300-31300		*	125.00	
			DISSEMINATION AGT SVCS				
		5/01/23 220	202305 310-51300-42000		*	28.80	
			POSTAGE AND DELIVERY				
				GMS - SO FLORIDA, LLC			5,507.80 008640
5/03/23	00011	4/26/23 23993	202304 310-51300-31200		*	600.00	
			ARBITRAGE SERIES 2015				
				GRAU & ASSOCIATES, P.A.			600.00 008641
5/03/23	00067	4/14/23 228327	202305 320-57200-34500		*	195.00	
			MONITOR-05/01-07/31/23				
		4/20/23 228817	202304 320-57200-34500		*	1,985.00	
			16 CHANNEL DVR WITH 8TB				
				THE HARTLINE ALARM COMPANY, INC.			2,180.00 008642
5/03/23	00059	4/10/23 35326	202305 320-57200-45300		*	1,400.00	
			SVCS-05/23				
				HEARTLAND COMMERCIAL POOL SERVICES			1,400.00 008643
5/03/23	00098	3/09/23 4520996	202303 320-57200-52000		*	181.09	
			SUPPLIES				
		3/14/23 9521469	202303 320-57200-52000		*	153.88	
			SUPPLIES				
		3/21/23 2622456	202303 320-57200-52000		*	107.12	
			SUPPLIES				

LAKA LAKE ASHTON SHENNING

AP300R
*** CHECK NOS. 008609-050000

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

RUN 5/05/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/23/23 622687	202303 320-57200-52000		*	300.65	
		SUPPLIES					
		3/30/23 3064330	202303 320-57200-52000		*	178.00	
		SUPPLIES					
		3/31/23 2021911	202303 320-57200-52000		*	216.84	
		SUPPLIES					
		3/31/23 2200407	202303 320-57200-52000		*	39.94-	
		RETURN					
		4/04/23 8022438	202304 320-57200-52000		*	278.97	
		SUPPLIES					
				HOME DEPOT CREDIT SERVICES			1,376.61 008644
5/03/23	00720	5/12/23 21	202305 320-57200-49400		*	150.00	
		KARAOKE-05/10/23					
				WAYNE A. MORSE			150.00 008645
5/03/23	00631	4/19/23 RES19165	202303 310-51300-31100		*	5,077.42	
		SVCS-03/23					
				RAYL ENGINEERING & SURVEYING, LLC			5,077.42 008646
5/03/23	00746	4/26/23 04262023	202305 320-57200-49400		*	300.00	
		PATRIOTIC CONCERT 5/27/23					
				SUMMIT KINGS BAND			300.00 008647
5/03/23	00430	4/21/23 50247038	202305 310-51300-42502		*	144.90	
		COPIER LEASE					
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 008648
				TOTAL FOR BANK A		163,933.24	
				TOTAL FOR REGISTER		163,933.24	

LAKA LAKE ASHTON SHENNING

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2023

								\$2,210,006.00	\$456,971.44	\$2,666,977.44
Date	Collection	O&M	Debt Svc	O&M	Debt	Commissions	Net Amount	.36300.10100	2015-1, 2015-2	
Received	Period	Receipts	Receipts	Discounts/ Penalties	Discounts/ Penalties	Paid	Received	General Fund	Debt Svc Fund	Total
11/14/22	10/21/22-10/21/22	\$ 24,608.18	\$ 5,124.30	\$ 1,279.47	\$ 265.75	\$ 563.75	\$ 27,623.51	\$ 22,862.14	\$ 4,761.38	\$ 27,623.51
11/16/22	10/22/22-10/31/22	\$ 20,421.00	\$ 3,852.02	\$ 816.84	\$ 154.08	\$ 466.04	\$ 22,836.06	\$ 19,212.08	\$ 3,623.98	\$ 22,836.06
11/21/22	11/01/22-11/06/22	\$ 188,933.53	\$ 31,082.77	\$ 7,551.31	\$ 1,243.29	\$ 4,224.43	\$ 206,997.27	\$ 177,754.58	\$ 29,242.69	\$ 206,997.27
11/25/22	11/07/22-11/13/22	\$ 251,859.00	\$ 43,506.01	\$ 10,074.39	\$ 1,740.22	\$ 5,671.01	\$ 277,879.39	\$ 236,948.92	\$ 40,930.47	\$ 277,879.39
12/12/22	11/14/22-11/23/22	\$ 678,431.00	\$ 136,742.24	\$ 27,137.24	\$ 5,469.58	\$ 15,651.33	\$ 766,915.09	\$ 638,267.88	\$ 128,647.21	\$ 766,915.09
12/21/22	11/24/22-11/30/22	\$ 735,156.00	\$ 163,245.40	\$ 29,406.67	\$ 6,529.54	\$ 17,249.30	\$ 845,215.89	\$ 691,634.34	\$ 153,581.54	\$ 845,215.89
12/23/22	12/01/22-12/15/22	\$ 134,099.07	\$ 32,944.77	\$ 4,776.58	\$ 1,177.93	\$ 3,221.79	\$ 157,867.54	\$ 126,736.04	\$ 31,131.50	\$ 157,867.54
01/18/23	12/16/22-12/31/22	\$ 60,981.31	\$ 10,698.87	\$ 1,856.73	\$ 325.75	\$ 1,389.95	\$ 68,107.75	\$ 57,942.09	\$ 10,165.66	\$ 68,107.75
02/16/23	01/01/23-01/31/23	\$ 40,842.00	\$ 9,941.50	\$ 862.26	\$ 214.17	\$ 994.14	\$ 48,712.93	\$ 39,180.15	\$ 9,532.78	\$ 48,712.93
03/16/23	02/01/23-02/28/23	\$ 15,987.61	\$ 3,378.41	\$ 181.53	\$ 37.49	\$ 382.94	\$ 18,764.06	\$ 15,489.96	\$ 3,274.10	\$ 18,764.06
04/11/23	03/01/23-03/31/23	\$ 42,804.36	\$ 8,629.16	\$ 90.77	\$ -	\$ 1,026.86	\$ 50,315.90	\$ 41,859.32	\$ 8,456.58	\$ 50,315.90
										\$ -
		\$ 2,194,123.06	\$ 449,145.45	\$ 84,033.79	\$ 17,157.80	\$ 50,841.54	\$ 2,491,235.38	\$ 2,067,887.48	\$ 423,347.90	\$ 2,491,235.38
BALANCE REMAINING		\$15,882.94	\$7,825.99							

Gross Percent Collected	99.11%
Balance Due	\$23,708.93