

Lake Ashton
Community Development District

Meeting Agenda

June 19, 2023

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 12, 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, June 19, 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, June 16, 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 May 15, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting
5. Old Business
 - A. Discussion Regarding Updated Security Services Options (**NOT A CLOSED SESSION**)
 - B. Discussion Regarding Revised Clubhouse Amenity Utilization Report (*requested by Supervisor Landgrebe*)

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

- C. Discussion Regarding Combined Fiscal Year 2024 Capital Reserve and Strategic Planning Projects List
- 6. Monthly Reports
 - A. Attorney
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Opening Additional Bank Account for Online Ticket Sales
 - D. Operations Manager
 - I. Consideration of Quotes to Pressure Wash and Seal Bridges
 - E. District Manager's Report
 - I. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or e-mail)
- 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
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **May 15, 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
Debby Landgrebe	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the May 15, 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. He stated that there was a suggestion to move item 6C II, Discussion Regarding Project Priority and Pricing Listing for Strategic Planning Projects and Reserve Study Projects, up to section 5A so that it would be in the discussion of the budget adoption.

On MOTION by Ms. Landgrebe, 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. She had a form submitted from resident Julian Polgar at 4216 Dornoch Drive.

Resident Julian Polgar (4216 Dornoch Drive) stated to the Board his concerns regarding the reserve funding. He presented the reserve schedule for the next 30 days for the Board and stated that in 2032 he predicted the reserve balance going negative. He asked that the Board remain aware of the reserve balances as they plan the budget. Ms. Landgrebe followed up that the Board had committed to making the reserve study for active and updated. Mr. Realmuto replied that the Board needed to improve on looking at the numbers that are farther out.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the April 13, 2023 Continued Board of Supervisors Meeting and the April 17, 2023 Board of Supervisors Meeting

Mr. Howison presented the minutes from the April 13, 2023 continued meeting and the April 17, 2023 Board meeting to the Board and asked if there were any comments, corrections, or changes.

Ms. VanSickle stated that in the April 13 minutes on page 4, she stated that there should be a period before attention, and instead of a comma after “attention” it should say, “and planning are forward thinking.”

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Minutes of the April 13, 2023 Board of Supervisors Continued Meeting were approved as amended, and the April 17, 2023 Board of Supervisor’s Meeting, were approved.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Proposals for Additional Security Services *(requested by Supervisor Costello – NOT A CLOSED SESSION)*

Mr. Costello stated that he had two groups present who were to make proposals to the Board for additional security services. Ms. Burns also stated for the record that this is an open session and that nothing sensitive regarding security would be discussed.

Securitas presented their proposal to the Board which was included in the agenda. They offered to answer any questions from the Board. Mr. Realmuto asked the presenter for Securitas about the gate access control system and what it would do for them. Securitas stated that the system was very versatile and explained the benefits it could bring to the community. Mr. Realmuto also asked about the visitor passes that were mentioned. Securitas responded that the pass has the individual's name and the date of the visit, and that they could also add the destination. Ms. Landgrebe asked about the license plate placement and if it would pose a problem that some cars have them on the front and some on the back. Securitas responded that they would mount the camera correctly so that it reads both front and back. Securitas also stated they would be able to see who was in the vehicle.

The next presenter was Envera Systems and their proposal was included in the agenda packet. He overviewed the 3 proposals they provided and he offered to answer any questions from the Board. Mr. Costello asked about the sticker to open the gates, and Envera replied that their stickers go on the inside of the cars.

The Board discussed their options in regard to what type of gate access control to choose. They decided to discuss the options at the next joint meeting with Lake Ashton II.

B. Discussion Regarding Amenity Utilization Plan *(requested by Supervisor Van Sickle)*

Ms. VanSickle stated that Ms. Wells put together a report on office area utilizations. She suggested that the Board focus on easy fixes on the list. Ms. VanSickle asked that the Board consider the rearrangement of offices for Ms. Wells and Mr. Fisher. The Board discussed and decided to inform the HOA that the Board would be utilizing the HOA space

in the future. Mr. Fisher would move into the current HOA office, Ms. Wells would move into the conference room, and the Board would create storage space for the HOA.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Notifying the HOA Office that Office Use will be Removed in 30 Days and Will Provide Storage, was approved.

C. Review of Additional Revenue Stream Ideas *(requested by Supervisor Van Sickle)*

Ms. VanSickle stated to the Board that she would like to find other ways to create revenue for the District. Ms. VanSickle stated that when she brought this up to Ms. Wells, Ms. Wells had already been brainstorming ideas for this as well. Ms. VanSickle told the Board that she did not think they should micromanage their staff, and that they should let them work. Mr. Realmuto agreed and stated that on the day-to-day operations they should let them do their job, but the Board needs to be aware of community complaints or issues.

The Board discussed the marketing plan by Ms. Wells and approved \$3,000 to go towards that.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Allocating \$3,000 for the Marketing Plan, was approved.

D. Consideration of Termination of Contract with Heartland Commercial Pool Services, Inc.

Ms. Burns stated that there was a contract in place and the Board needed to motion if they wanted to terminate that due to staff taking over that role. Ms. Wells will send notice to the company.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Termination of Contract with Heartland Commercial Pool Services, Inc., was approved.

E. Items Relating to the Fiscal Year 2024 Budget Adoption**i. Fiscal Year 2024 Proposed Budget**

The Board discussed the proposed budget that was included in the agenda. Ms. Wells also brings up her list of strategic planning projects and highlights projects that do not have specific amounts yet. She explained why they are needed and what they would be used for. There were a few items that did not have capital cost, and Mr. Howison asked if they could move those into the general fund operating budget. Mr. Howison also asked if the security expense would also be in the general fund operating budget, or the capital expenditures.

The Board decided to add a line item for the future security system upgrades. The total amount being \$24,000 and added as a separate line item under maintenance and access control system.

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, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments (Option 2)**

The Board discussed assessments in the community. They decided that they would set a number now, and have the ability to reduce that later on if possible. Ms. VanSickle suggested a \$200 per lot increase annually. Mr. Realmuto followed up that \$200 would be the maximum amount the Board could raise assessments to at this time after it is set in this meeting, and it could be lowered before finalized.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Resolution 2023-05 Approving the Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments, was approved as amended.

SIXTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter did not have anything further to discuss.

B. Engineer

I. Discussion Regarding Survey of Thompson Nursery Road Southern Right-of-Way

Mr. Rayl presented to the Board updates on the items that he had looked into since the last Board meeting. This included the pond at hole 1 on the golf course having a bank that slipped off. Mr. Rayl had a contractor take a look and his information will be provided to the Board. Mr. Rayl was also going to get pricing for the broken curb for the next meeting.

Regarding the Thompson Nursery Road, the county will survey the area.

C. Lake Ashton Community Director

Ms. Wells reviewed the Community Director Report that was included in the agenda package. She also brought to the Board that there are two water fountains that can be surpluses and asked that she be able to do that.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, the Surplus of the Two Water Fountains, was approved.

I. Consideration of Quotes for Outdoor Pool/Spa Refurbishment

Ms. Wells overviewed the proposals they received for the pool/spa refurbishment. This information was included in the agenda. The Board discussed the proposals and decided to go with the Spies Pool proposal and to also add on the extra LED lighting option.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the Spies Pool Proposal for the Outdoor Pool/Spa Refurbishment, was approved.

II. Discussion Regarding Project Priority and Pricing Listing for Strategic Planning Projects and Reserve Study Projects

Ms. Wells overviewed the project tracking list for the Board.

D. Operations Manager

I. Consideration to Replace the Panic Bar System on the Lobby Doors

Mr. Fisher presented his report for the Board.

The Board discussed with Yellowstone the updates they have on the landscaping and overviewed the compliance list with them.

Mr. Fisher asked that the Board look over the proposal for the replacement of the panic bar system on the lobby doors. The Board discussed this and approved the proposal.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Precision Safe and Lock Quote to Replace the Panic Bar System on the Lobby Doors, was approved.

Ms. Wells stated to the Board that the restaurant owner was looking to relocate the CO2 tanks to the area where the oil tanks were. The restaurant owner also told Ms. Wells that he was planning to open on May 30.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Relocation of the CO2 Tanks, was approved.

E. District Manager's Report

I. Presentation of Number of Registered Voters –1,417

Ms. Burns stated that they are required to determine the number of registered voters within the community as of April 15 each year. The number of registered voters was 1,417.

Ms. Burns also provided the combined mission statement to the Board. The Board discussed what they wanted in a mission statement.

SEVENTH ORDER OF BUSINESS

Financial Report

- A. Combined Balance Sheet**
- B. Capital Projects Reserve Fund**
- C. Statement of Revenues, Expenditures, and Changes in Fund Balance**
- D. Approval of Check Run Summary**

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

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, 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.

Iris Realmuto at Lot 1031 asked the Board to reconsider the second handrail in the hot tub when approving the Outdoor Pool/Spa Refurbishment. She stated that she believed it would be a safety hazard with the second handrail. Ms. Realmuto also asked about the second hot tub that was mentioned on the strategic planning items but was never followed through. Mr. Fisher and Ms. Wells responded that they would look into that.

Jim Huven at 3073 Dunmore Drive brought to the Board his concern about the security access being handled by Bluetooth. He stated that he did not want people to use his Bluetooth in his vehicle. Mr. Realmuto responded that none of the systems under consideration use Bluetooth.

Al Cooney at 4303 Lake Ashton Club Drive asked the Board how they could consider the new gate systems without discussing it with Lake Ashton II since it will not work if they do not participate. Mr. Howison replied that they have talked for months about getting together with Lake Ashton II to discuss this. Mr. Costello said that it will be discussed.

Jake at Lot 412 asked the Board about the TVs in the gym and game room and stated they were worthless and do not show anything they want to watch, which are sports mainly and news channels.

An unidentified resident stated to the Board that he had to turn around and go out a different gate when the boulevards were being done, and it took him 16 minutes to get

back to the gate, so if the residents can only use one gate, they are going to be very unhappy. Mr. Realmuto responded that nothing in the proposals would prohibit any resident in the community from using either gate.

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 adjourned.

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
Brenda VanSickle
Steve Realmuto
Mike Costello

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jan Carpenter
Christine Wells
Alan Rayl
Matt Fisher

District Manager, GMS
District Counsel
Community Director
Rayl Engineering
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.
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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



A Security Proposal for Lake Ashton CDD - Lake Wales

Combined Solutions

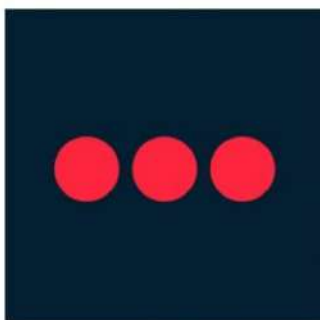
Thomas Bresnyan, District Manager
May 24, 2023 | www.securitasinc.com

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

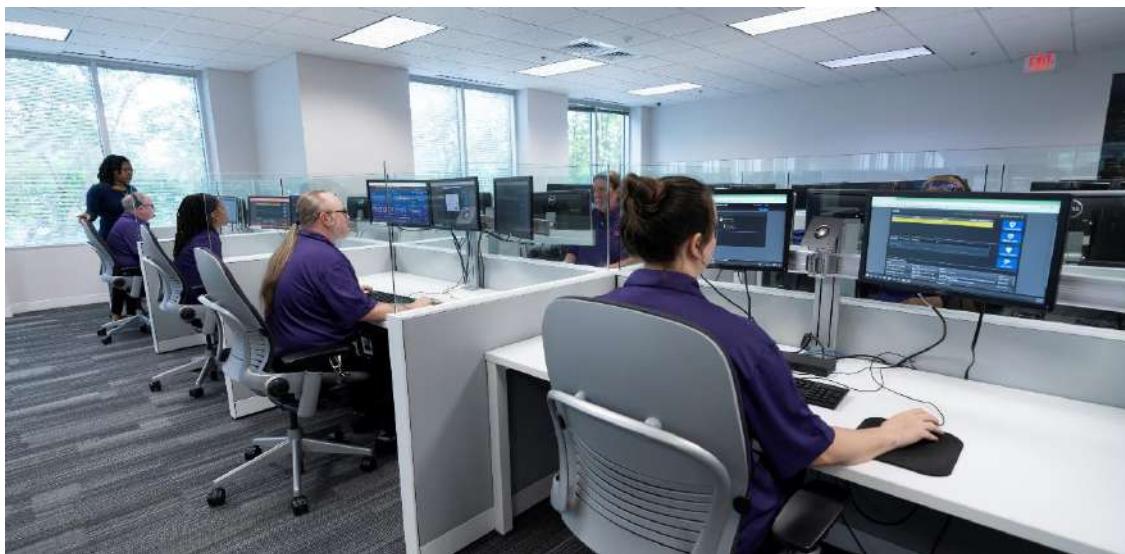
Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we 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

PROPOSAL OBJECTIVES

Clubhouse Access Control, Securitas is proposing to install four (4) TEKWave controllers with thirteen (14) prox readers, six (6) double door magnetic locks, three (3) gate magnetic lock, and five (5) electric strikes. Securitas to provide pricing for two thousand (2000) credentials.

Main Gate Barrier Arms, Securitas is proposing to replace two (2) barrier arm operators at the main entrance with Liftmaster tower operators and LED arms.

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

Main Gate RFID Option, Securitas proposes to install one (1) RFID reader and connect to the TEKWave system. Securitas to provide pricing for two thousand (2000) exterior RFID tags.

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

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

Workstation CCTV, 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
- 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. Three (3) readers with double-door magnetic locks, and request to exit devices for perimeter doors.
 - c. Two (2) readers with an electric strike for perimeter doors on the west side.
 - d. Three (3) readers with magnetic locks and request to exit device for the pool gates.
 - e. One (1) reader and one (1) double magnetic lock with request-to-exit for the gym door.
 - f. One (1) reader and one (1) double magnetic lock with request-to-exit for the bowling alley.
 - g. One (1) reader and one (1) double magnetic lock with request-to-exit billiards room.
 - h. One (1) reader with an electric strike for the card room.
 - i. One (1) reader with an electric strike for the craft room.
 - j. One (1) reader with an electric strike for the cinema room.
 - k. 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.
 - l. Supply two thousand (2000) prox credentials
 - m. Review layout for device locations.
2. Main Gate Barrier Arms,
 - a. Two (2) Liftmaster barrier arm towers with loop detectors. Price is based on using the existing loops and concrete base. If they have to be replaced it will be an additional charge.
 - b. Two (2) 17' LED arms to be installed on the new barrier arm towers.
3. Main Gate RFID,
 - a. Two (1) RFID. Connect to the TEKWave system by using a TEKWave controller and cloud service.
 - b. Supply two Thousand (2000) exterior RFID Tags.
4. TEKWave Base System, Securitas will provide and install:
 - a. TEKWave guard station with a cloud service, one (1) access controller, computer, UPS, scanner, visitor pass printer, and visitor passes. The existing access control database to be supplied by the customer to upload to the TEKWave system.



5. Mate Gate CCTV

- a. An Avigilon 8TB NVR with a UPS and 22" LED monitor
- b. Three (3) 3MP 9-22MM lens bullet cameras with IR for license plate identification for vehicles entering and leaving the community.
- c. Three (3) 3MP 3-8MM lens bullet cameras with IR for an overall view of the area.
- d. One (1) 2MP dome camera with IR inside the guardhouse for SVS service.

6. Clubhouse CCTV

- a. An Avigilon 48TB NVR with a 1500va UPS and wall mount rack. Customer to provide 120vac power.
- b. One (1) 3MP analytic camera with IR [REDACTED]. Wireless access point to send view to the NVR inside the Manager's Office.
- c. One (1) 3MP analytic camera with IR [REDACTED]. Customer to provide 120vac power to the camera pole. Wireless access point to send view to the NVR inside the Manager's Office.
- d. Two (2) 3MP multisensor cameras with IR [REDACTED]. Customer to provide 120vac power. Wireless access point to send view to the NVR inside the Manager's Office.
- e. Two (2) 3MP multisensor cameras with IR [REDACTED].
- f. Three (3) 3MP multisensor cameras with IR [REDACTED].
- g. Seven (7) four-camera encoders to incorporate the existing twenty-seven (27) analog cameras.
- h. Option: An Avigilon workstation to view all cameras.



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 Access Control Clubhouse
4	TEKWave four Reader Controllers with Cabinet and Lock Power
14	HID Prox Readers
6	Double Door Magnetic Locks
3	Gate Magnetic Locks
5	HES Electric Strike
9	Request to Exit Button
6	Request to Exit Motion
5	Wireless Wiegand Device

Quantity	Description Access Control Clubhouse
2	Liftmaster Barrier Arm Towers
2	Northstar Loop Detectors
2	17' LED Arm Kit

Quantity	Description Main Gate TEKWave Guard Station
1	TEKWave Guard Station with software
1	TEKWave Controllers

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



Quantity	Description CCTV Main Gate and Clubhouse
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, 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

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 & Standard Corrective and Preventative Maintenance Programs	\$ 5,275.19

Client will be billed \$5,275.19/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

Integrated Guarding Estimated Pricing Summary	
Exchange the RFID to a Long-Range Reader Contract Term: 5 Years	Monthly
Exchange the RFID Reader to a Long-Range Reader will be a Deduct from the base bid.	\$ -147.38

Outright Price Options	
RFID Exterior Tags	
Two Thousand (2000) Exterior Tags	\$ 12,096.00
Prox Cards Option	
Two Thousand (2000) HID Prox Cards The proximity card can accept direct-print adhesive backed labels (HID Model number 1324) for use as a Photo ID card.	\$ 5,616.00
Key Fobs Option	
Two Thousand (2000) Key Fobs	\$ 10,656.00
Prox Wristband	
Two Thousand (2000) Wristbands	\$ 16,416.00



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 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.

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



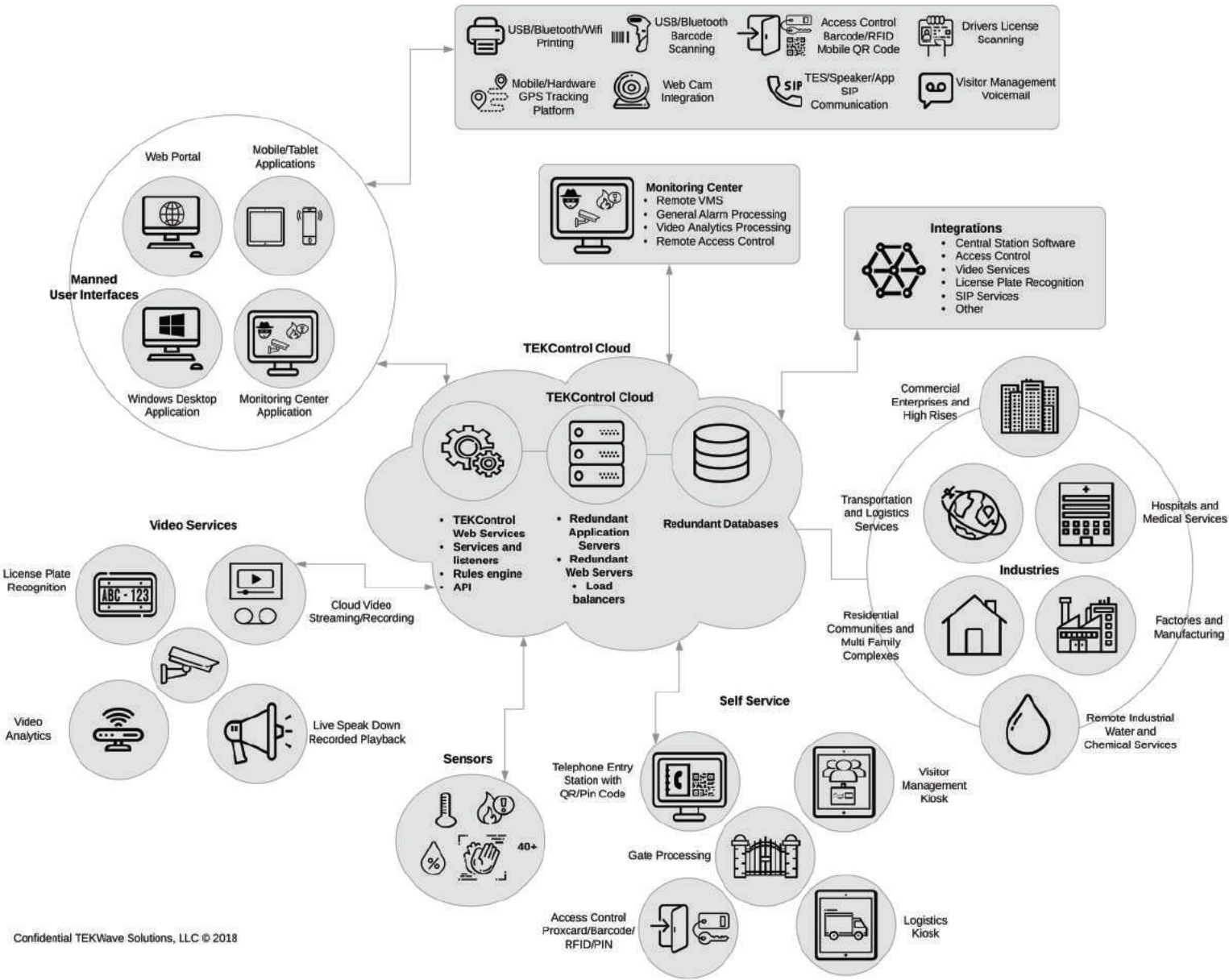
Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023



ARCHITECHTURE AND INDUSTRY DIAGRAM



Confidential TEKWave Solutions, LLC © 2018

MODULES:

SECURITY POST PORTAL
VIDEO
MONITORING
SENSORS
VIDEO ANALYTICS
REMOTE GUARD TOURS
REMOTE VISITOR MANAGEMENT

VISITOR MANAGEMENT
COMMUNITY
COMMERCIAL
TIME AND ATTENDANCE
TELEPHONE ENTRY SYSTEM
LICENSE PLATE RECOGNITION
ACCESS CONTROL

SECURITY TOURS
POST VALIDATION
LONE WORKER
VISITOR KIOSK
GPS TRACKING
CUSTOM FORMS
LOGISTICS INSPECTIONS



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sales@tekwavesolutions.com



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Suite 4345
Alpharetta, GA 30023

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

1326

ProxCard® II

Proximity Access Card

Application

The RF-programmable ProxCard II proximity access card is the industry choice for a cost-effective solution to proximity access control.

Features

- Offers universal compatibility with all HID proximity readers.
- Provides durable packaging and consistent read range.
- Provides an external number for easy identification and control.
- Supports formats up to 85 bits, with over 137 billion codes.
- Custom pre-printed artwork available.
- A PVC overlay allows for on-site photo ID using most direct image printers.
- Using HID's ProxProgrammer, card vendors can ship ProxCard II proximity cards, custom programmed to their customers' requirements, from their own inventory. Enables smaller order quantities and overnight delivery. (Check with vendor for availability.)

Works with HID's pcProx!



PVC Direct
Print Overlay

ProxCards® II

Features

Proven, Reliable Technology

Offers extremely consistent read range. Unaffected by body shielding or variable environmental conditions, even when close to keys and coins.

Convenient To Use

Can fit into a wallet or purse. Use with a strap and clip as a photo ID badge.

Cross-reference

A cross-reference list correlating the external card number and the programmed ID number is provided for easy system administration.

Security

Offers over 137 billion unique codes.

Long Life

Passive, no-battery design allows for an infinite number of reads.

Durability

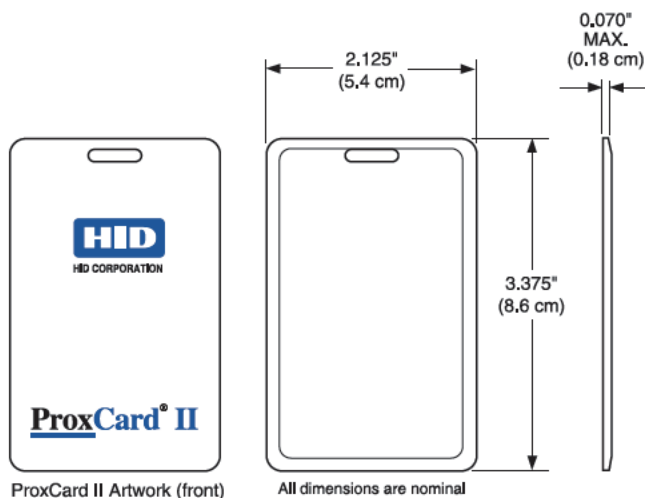
Strong, flexible and resistant to cracking and breaking.

Companion Products:

1321 Photo pouch overlay
1324 PVC Direct print overlay

Warranty

Warranted against defects in materials and workmanship for life from date of shipment. See complete warranty policy for details.



www.HIDCorp.com

Specifications

Typical maximum* read range

MiniProx® reader-up to 5.5" (14 cm)
ThinLine II® reader-up to 5.5" (14 cm)
ProxPoint® Plus reader-up to 3" (7.5 cm)
ProxPro® reader-up to 8" (20 cm)
MaxiProx® reader-up to 24" (60 cm)

* Dependent on local installation conditions.

Dimensions

3.375" x 2.125" x 0.070" max.
(8.57 x 5.40 x 0.18 cm)

Operating temperature

-50° to 160° F (-45° to 70° C)

Weight

0.24 oz. (6.8 gm)

Part Number

Base Part No.: 1326

Description

RF-programmable, 125 kHz, HID artwork, customer-specified ID numbers, vertical slot punch.

Options

- External card numbering (inkjet only; no laser engraving)
- Custom artwork (text or graphics)

(Please see "How to Order Guide" for a description of the options and associated part numbers.)

LIT1326DS 6/01, supersedes 11/99



9292 Jeronimo Road
Irvine, CA 92618-1905 U.S.A.
(949) 598-1600 (800) 237-7769
FAX (949) 598-1690

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

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 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 to 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



ACCESS reliability.

Application

The RF-programmable ProxKey® III proximity key fob incorporates proximity technology into a convenient device approximately the size of an automotive key.

Features

- ▶ Improved key fob design provides additional durability and more opportunity for customization.
- ▶ Offers universal compatibility with all HID proximity readers.
- ▶ Provides an external number for easy identification and control.
- ▶ Can be placed on a key ring for convenient entry.
- ▶ Supports formats up to 85 bits, with over 137 billion codes.
- ▶ Using HID's ProxProgrammer™, card vendors can ship proximity key fobs, custom programmed to their customers' requirements, from their own inventory. Enables smaller order quantities and overnight delivery. (Check with vendor for availability.)

Features

Proven, Reliable Technology

Offers extremely consistent read range. Unaffected by body shielding or variable environmental conditions, even when close to keys and coins.

Small and Convenient

Can be carried with keys in pocket or handbag.

Cross-reference

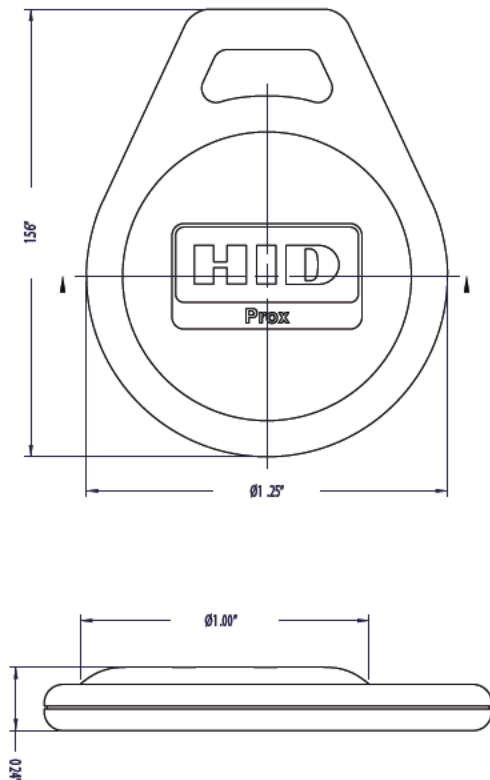
A cross-reference list correlating the external card number and the programmed ID number is provided for easy system administration.

Security

Offers over 137 billion unique codes.

Long Life

Passive, no-battery design allows for an infinite number of reads.



Base Part Number

1346

Description

RF-programmable, 125 kHz, black with grey insert, customer-specified ID Numbers

*Typical Maximum Read Range

ProxPoint® Plus reader up to 1.5" (3.7 cm)
MiniProx™ reader up to 2" (5 cm)
ThinLine® II reader up to 2" (5 cm)
ProxPro® reader up to 3" (7.5 cm)
ProxPro® II reader up to 4" (10.2 cm)
Prox80™ up to 2" (5.1 cm)
MaxiProx® reader up to 12" (28 cm)

Dimensions

1.555 x 1.25 x 0.235 inches max (3.95 x 3.18 x 0.60 cm)

Key Fob Construction

Ultrasonically welded ABS Shell with TPE insert

Operating Temperature

-50° to 160° F (-45° to 70° C)

Weight

0.14 oz (4.0g)

Memory Size/ Application Areas

N/A

HID Proximity 125 kHz

Yes

Contact Smart Chip Module Embeddable

No

Wiegand Stripe

No

Magnetic Stripe

No

Printable

No

Standard HID Artwork

Yes

Slot Punch

Key Ring Hole

Visual Security Options

N/A

Additional Security Options

Corporate 1000

Warranty

Lifetime

Options

Key Ring sold separately (Part Number: 57-0001-02)
External card numbering (inkjet or laser engraving)

*Dependent on local installation conditions.

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For best results, please print on recycled paper.

MKT-PROXKEYII_DS_EN



ACCESS experience.

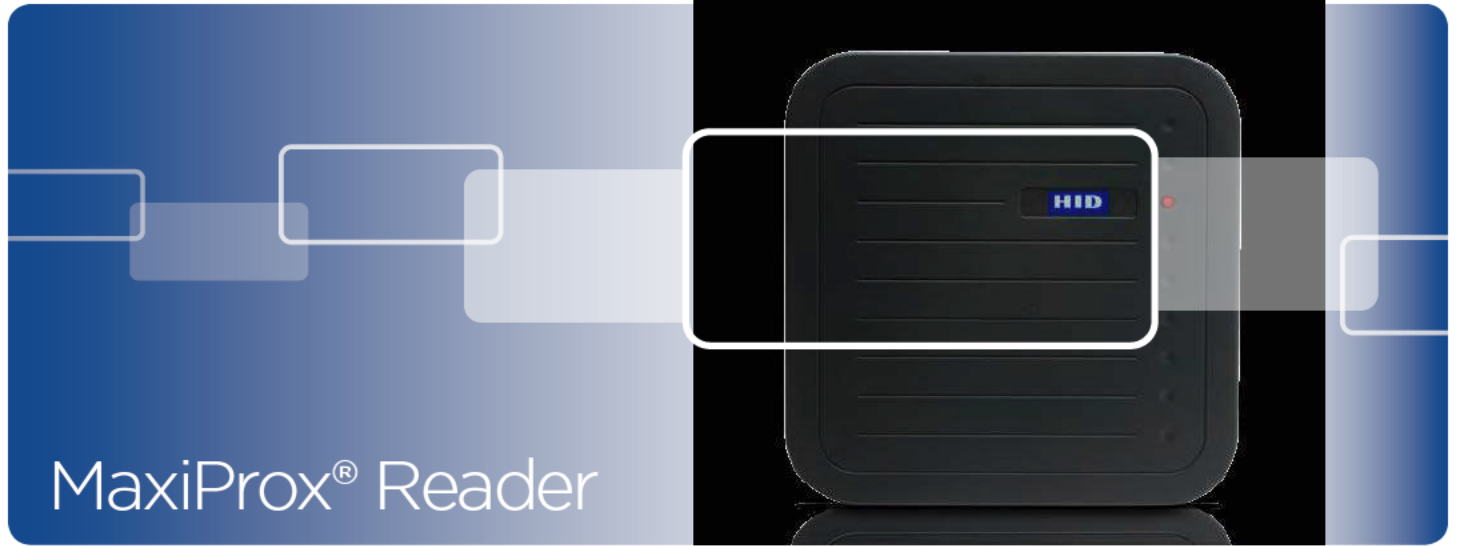
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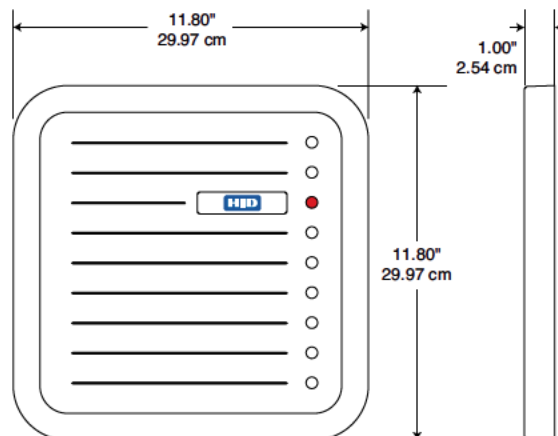
MaxiProx® Reader



VALUE PRICED PROXIMITY CARD READER

HID's MaxiProx® Reader is ideal for installations incorporating parking control and long read range applications. The MaxiProx reader packages all the electronics in one rugged, attractive and easy-to-install housing.

- Features a beeper and multicolor LED which can be host-and/or locally controlled.
- Long read range distance (up to 6' with ProxPass®).
- Autotune allows read range to be maintained within four inches of metal.
- Wiegand, Clock-and-Data and selectable serial outputs available.
- "Parking hold" feature allows connection to a loop detector to ensure accurate detection of vehicles in parking lanes.
- Compatible with all HID cards and tags with formats up to 85 bits.
- Multicolor LED with internal or host control of the LED and beeper.
- Two MaxiProx units can operate one meter apart for "HI-LO" (truck and car) installations.
- Reader supervision signal for CASI-RUSCO® panels.



FEATURES:

- **Security** - Includes a tamper switch to provide electronic notification of reader tampering. Recognizes card formats up to 85 bits.
- **Audiovisual Indication** - When a proximity card is presented to the reader, the red LED flashes green and the beeper sounds. The multicolor LED and beeper can also be controlled individually by the host system.
- **Diagnostics** - On reader power-up, an internal self-test routine checks and verifies the setup configuration, determines the internal or external control of the LED and beeper, and initializes reader operation. An additional external loop-back test allows for the reader outputs and inputs to be verified without the use of additional test equipment.
- **Indoor/outdoor Design** - Sealed in a rugged, weatherized polycarbonate enclosure designed to withstand harsh environments as well as provide a high degree of vandal resistance for reliable performance anywhere.
- **Easily Interfaced** - Interfaces with all existing Wiegand, Clock-and-Data, RS-232 and RS-422 protocol access control systems. The serial interfaces support baud rates of 1200, 2400, 4800, and 9600 baud
- **Options** - LED and beeper operation; custom label



SPECIFICATIONS

*Model Name	MaxiProx®
Model Number	5375
**Read Range	ProxCARD® II card - up to 24" (60.9 cm) ISOProx® II card - up to 20" (50.8 cm) DuoProx® II Card - up to 20" (50.8 cm) Smart ISOProx® II - up to 20" (50.8 cm) Smart DuoProx® II Card - up to 20" (50.8 cm) HID Proximity & MIFARE® Card - up to 20" (50.8 cm) ProxCARD® Plus card - up to 13" (33 cm) ProxKey® II key fob - up to 17" (43.2 cm) MicroProx® Tag - up to 15" (38 cm) ProxPass® Active Vehicle Tag - up to 6' (1.8 m)
Mounting	Mount on non-metallic surfaces for optimal read range performance.
Color	Gray
Keypad	No
Dimensions	11.8" x 11.8" x 1.0" (30.0 x 30.0 x 2.54 cm)
Power Supply	Configurable 12 or 24 VDC
Power Requirements (Standard Power)	DC Current at 12V: Avg. 200mA, Peak 700mA DC Current at 24V: Avg. 260mA, Peak 1.2A
Operating Temperature	-22° to 150° F (-30° to 65° C)
Operating Humidity	0-95% relative humidity noncondensing
Transmit Frequency	125 kHz
Environmental	IP55
Cable Distance	Wiegand interface: 500 feet (152 m) Clock-and-data interface: 50 feet (15 m) RS-232: 50-200 feet (15-61 m) Recommended cable is ALPHA 1295 (22 AWG) 5 conductor minimum stranded with overall shield or equivalent. Additional conductors may be required for LED or beeper control. RS-422: 4000 feet (1219 m) Recommended cable is ALPHA 1297.
Certifications	UL294/cUL (US), FCC Certification (US), IC (Canada), CE (EU), C-tick (Australia, New Zealand), SRRC (China), MIC (Korea), NCC (Taiwan), MIC (Japan), iDA (Singapore), RoHS
Housing Material	UL94 Polycarbonate
Warranty	Lifetime

*Consult How to Order Guide for specific ordering instructions.

**Dependent upon installation conditions



hidglobal.com

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Europe, Middle East, Africa: +44 1440 714 850
Asia Pacific: +852 3160 9800
Latin America: +52 55 5081 1650

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2016-09-11-prox-maxiprox-reader-ds-en PLT-00446

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ASSA ABLOY

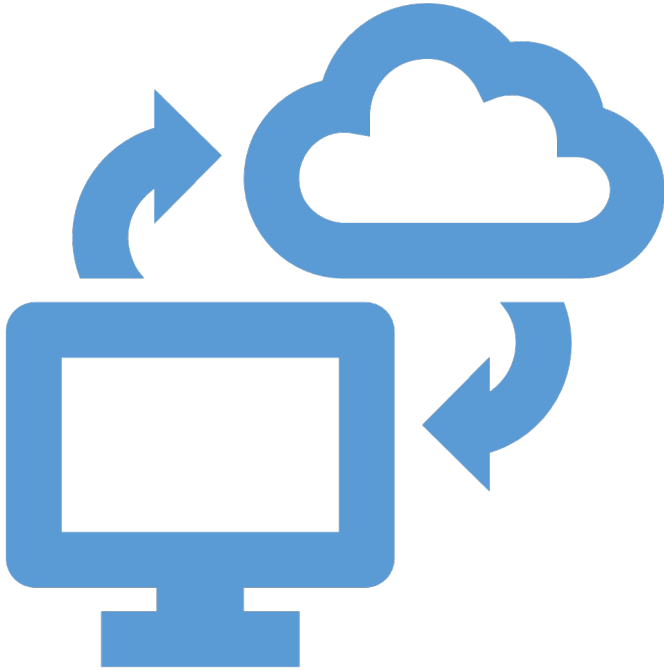


Residential Visitor Management

TEKWave Solutions

System Overview

- Single, multi-post per site, multi-site system
- Cloud Based with EDGE+
- PC or tablet at customer site to access data
- Duplicates made of every record on a separate server
- Web Based Portal
 - Allows for remote administrators to connect to add/modify/delete information and to run reports
 - Officer connects via internet on PC or mobile device
 - Global access with no limit on data storage
 - Activation of new site requires no local software download



Officer Interface: Tablet or PC

- Officers may use a Tablet or a PC with a keyboard and mouse
- Large buttons and text create a user-friendly interface
- Quick search options for last name, first name, address, PIN, etc.
- Print a Visitor Manifest of pending visitors for quick batch processing


Post	Visitor Name	Schedule Date	Arrival Date	Departure Date	Type	Status	Actions
Main Gate	GORDON, WILLIAM	01/31/2017 16:22	01/31/2017 16:28	01/31/2017 16:47	Deliveries	Depart	Actions ..
Main Gate	JONES, KELLY	01/31/2017 16:21	01/31/2017 16:23		Contractor	Admit	Actions ..
Main Gate	NELSON, WILLIAM	01/31/2017 16:18	01/31/2017 16:20	01/31/2017 16:41	Contractor	Depart	Actions ..
Truck Gate	JOHNSON, ROBERT	01/31/2017 16:00	01/31/2017 16:04		Delivery	Departed	Actions ..
Main Gate	ALLEN, JEFFREY	01/31/2017 15:41	01/31/2017 16:01		Contractor	Admit	Actions ..
Main Gate	michael, Ceil brandy	01/31/2017 15:39	01/31/2017 15:45	01/31/2017 16:09	Interview	Depart	Actions ..
Main Gate	JOHNSON, PRISCILLA	01/31/2017 15:35	01/31/2017 15:41	01/31/2017 16:59	Nucor Visitor	Depart	Actions ..
Main Gate	ROBERTS, JOHN	01/31/2017 15:18	01/31/2017 15:21	01/31/2017 16:09	Deliveries	Depart	Actions ..
Main Gate	LANGLEY, GERALD	01/31/2017 15:11	01/31/2017 15:14	01/31/2017 16:09	Contractor	Depart	Actions ..
Truck Gate	ROADS, JASON	01/31/2017 15:09	01/31/2017 15:12	01/31/2017 15:19	Delivery	Departed	Actions ..
Main Gate	ENGLAND, JOHN	01/31/2017 15:06	01/31/2017 15:10	01/31/2017 15:26	Deliveries	Depart	Actions ..
Truck Gate	CARVER, CLIFFORD	01/31/2017 15:05	01/31/2017 15:09	01/31/2017 15:19	Delivery	Departed	Actions ..
Truck Gate	ROBINSON, GERALD	01/31/2017 14:54	01/31/2017 14:55	01/31/2017 15:18	Delivery	Departed	Actions ..
Truck Gate	CHAILLAND, BRADLEY	01/31/2017 14:43	01/31/2017 14:44	01/31/2017 15:18	Delivery	Departed	Actions ..
Main Gate	Moran, Aureliano	01/31/2017 14:43	01/31/2017 14:53	01/31/2017 16:38	Contractor	Depart	Actions ..

Administrators: Multiple User Functions





Administrators have access to manage all facets of the program, including:

- Adding, removing, and modifying users
- Run reports and export them to Excel, PDF, Word, CSV
- Manage alternate destinations and offices/suites, visitor types, statuses, etc.
- Manage Watch List and automatic denial

Host List

Host Name/Adc ☐ Non-Resident? 

Name	Address	Lot Number	Type	Status	Email	Voicemail PIN	Phone(s)	Vehicle(s)
Adams,Alan	2242 Walton				tommyzarna@icloud.com		1 phone(s).	1 vehicle(s).
Adams,Steve	6 Scott				sadams6s@statcounter.com		1 phone(s).	0 vehicle(s).
Adams,Kimberly	292 Sloan				kadams74@newyorker.com		1 phone(s).	0 vehicle(s).
Adams,Jimmy	56 Weeping Birch				jadamsaz@mitbeian.gov.cn		1 phone(s).	0 vehicle(s).
Adams,Daniel	73115 Hoepker				dadamsqd@netvibes.com		1 phone(s).	0 vehicle(s).
Alexander,John	84474 Brentwood				jalexander8x@diigo.com		1 phone(s).	0 vehicle(s).
Alexander,Daniel	52 Jackson				dalexander14@yelp.com		1 phone(s).	0 vehicle(s).
Allen,Cynthia	52 Hintze				callen2t@hao123.com		1 phone(s).	0 vehicle(s).
Allen,Carolyn	4669 Carpenter				callen65@sohu.com		1 phone(s).	0 vehicle(s).
Allen,Daniel	5 Anderson				dallengx@amazon.com		1 phone(s).	0 vehicle(s).

Items per page: 25 [F] = Family Member   Page: 1 / 41  

Visitor Pre-Registration

Pre Register Visitors

- Web Scheduling
- Voicemail Scheduling – Integrated Voicemail for Officers
- Deny Visitors



Manage Permanent Guest List

- Add, edit, or delete visitors on your permanent list
- Block a guest
- Temporary allow no guests

Visitor QR codes can be sent from Resident

[Information](#) [Images](#)

✕ Scan Drivers License

Post: *	Main Gate
Visitor First Name: *	John
Visitor Last Name: *	Adams
Visitor DL Number:	059874475
Visitor DL Expiration:	 02/10/2019
Visitor DL DOB:	 08/16/1984
Visitor DL Address:	1234 Main Street
Visitor DL State:	Connecticut
Visitor Destination: *	Club House
Additional Destination:	
Type: *	One-Week Visitor
Status: *	Admitted

Watchlist (BOLO)

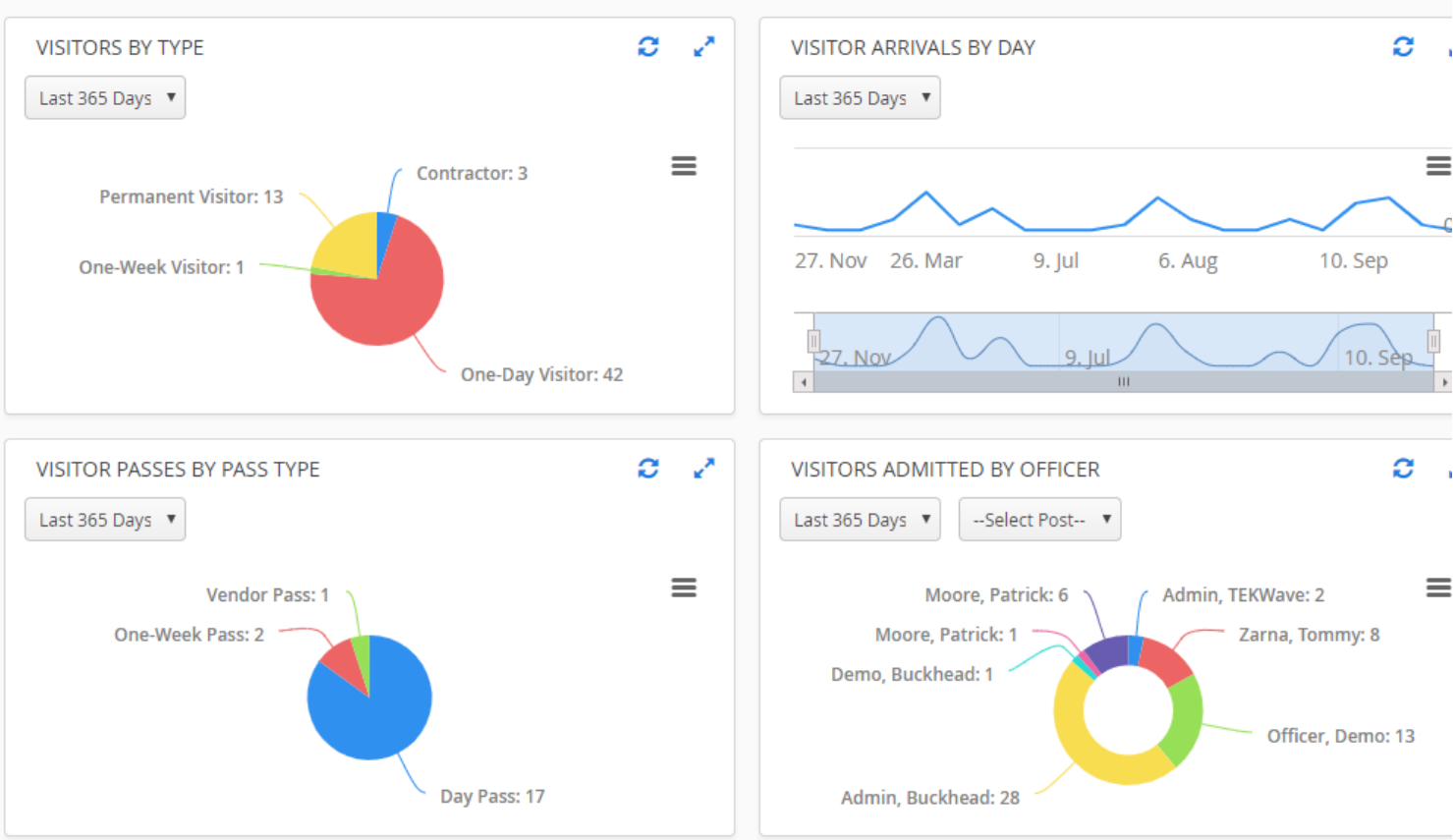
Watchlist (BOLO)



Filter

First Name	Last Name	DI Number	Date of birth	Description	
Patrick	Moore			PGA Tour golfer, please give VIP treatment	
Bob	Johnson			Please contact Tommy Zarna @ 770.601.4834 if Bob Johnson enters property.	

- Specific individuals can be denied access to certain employees, sites, or clients.
- Alerts are also created when any visitor is denied.
- Visitors on the Watch List are denied based on Name, DL number, Date of Birth, description, Aliases, and Pictures.



Real Time Reporting



Visitor Transaction Log
Complete details on each and every visitor



Gate Statistics Report
How many visitors passed through each gate during each hour



Employee Listing Report
Name, address, phone number



Comprehensive User Profile
Print on demand for complete details on each user


Resident: Multiple User Functions


Residents have access to manage profile and temporary information, including:

- Vehicles and Tenants
- Vacation or Out of Town Schedule
- Medical Records
- Permanent Guest List
- Restricted Guests

Allison Wilson 1234 Lyons

[Profile](#) [Active Visitors](#) [Vehicle\(s\)](#) [Out of Town](#) [Family](#) [Pets](#) [Tenant Information](#) [Access Credentials](#)

 **CURRENTLY OUT OF TOWN**

 Please do not call after 10p ET as I will be unable to answer the phone.

[+ Create Visitor](#)

Type: Active

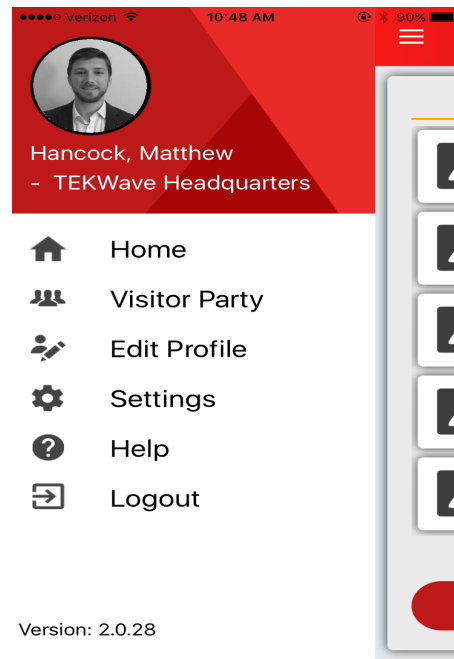
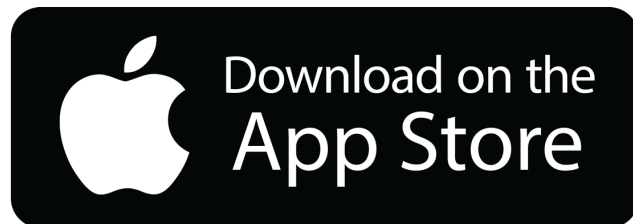
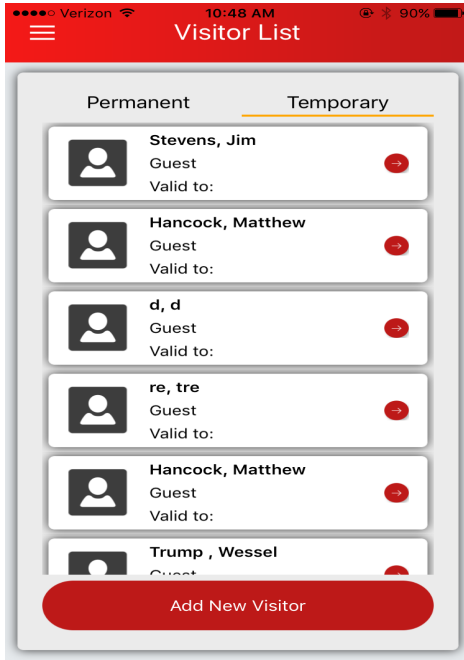
[PRIMARY PROPERTY]
1234 [Lot: 8009] Lyons
Pueblo, CO
10001

Offsite Address:
1875 East Glen Street
Atlanta, GA
30303

Resident Mobile App

Residents can download an application to their personal phones to:

- Manipulate Profile Information:
 - Vehicles and Tenants
 - Vacation or Out of Town Schedule
 - Medical Records
 - Permanent Guest List
 - Banned Guests
- Pre-register guests
- View community board and messages
- View if your guests are on-site
- View fines and citations



Vehicle Pass & Visitor Badge Printing

- Passes & Badges printed on high speed thermal and thermal transfer printers
 - Will not fade!
- Prints in 4-5 seconds
- Passes Include:
 - Directions
 - Visitor Name
 - Host name
 - Expiration date
 - Optional bar code for egress tracking
- Badges Include:
 - Visitor Name & Photo (if scanning driver's licenses)
 - Host name
 - Expiration date
 - Optional bar code for egress tracking



Officer Interface: License Plate Recognition

- Increased gatehouse efficiency, reduced vehicle backup
- Seamlessly integrates with the visitor management software
- System uses optical character recognition to capture the vehicle license plate
- Allows for compliance of all vehicles on-site



AllBox

- Fully automated touch screen device with vandal resistant and weather-proof casing
- Intuitive interface for visitors to communicate with residents, building management, a concierge, or even to off-site locations
- Designed to operate as a standalone unit, or as part of a complete integrated TEKWave solution
- VoIP and video capability, enables you to view live video from multiple sources and utilize two-way voice communication
- Interact with the TEKWave System Controller to allow control of devices such as gates, doors, and elevators
- Use for simple visitor self-service use or integrate with existing guard post or visitor center for easy and accurate access and security.

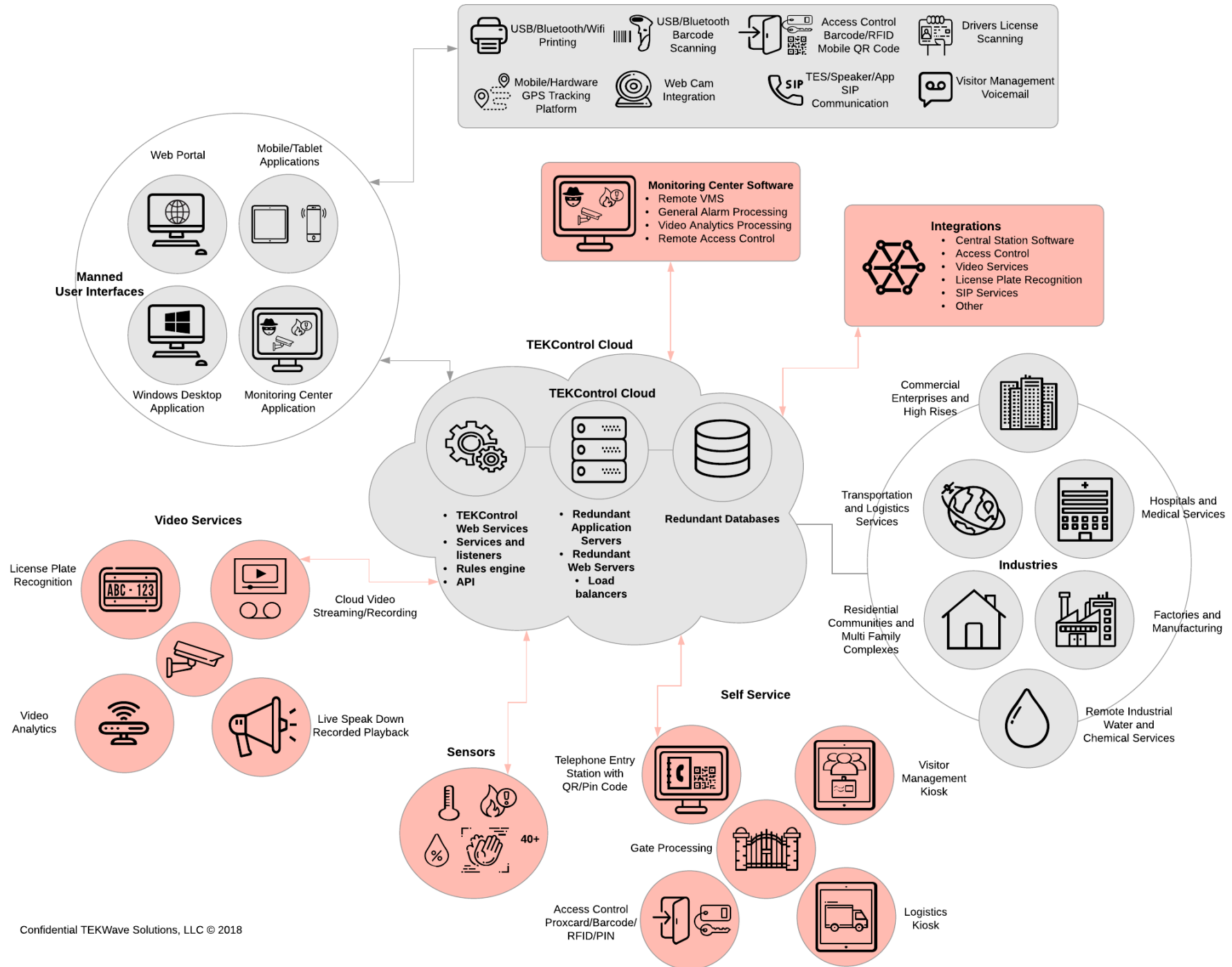


Integrated Access Control

- Remotely monitor and open gates and doors from any web browser
- Automated software functions reduce visitor and resident admission times
- Combined with our cloud-based Visitor Management software guard can perform all functions from one centralized location









 **TEKWAVE Solutions**

TEKWave AllBox - Community

Smart Intercom and Remote Access Management

AllBox

- Robust vandal-proof outdoor kiosk unit with touchscreen interface.
- Temperature controlled aluminum NEMA enclosure that fits all climates and environments.
- 17" touchscreen AIO
- Expandable peripherals: thermal/infrared camera, printer, etc.

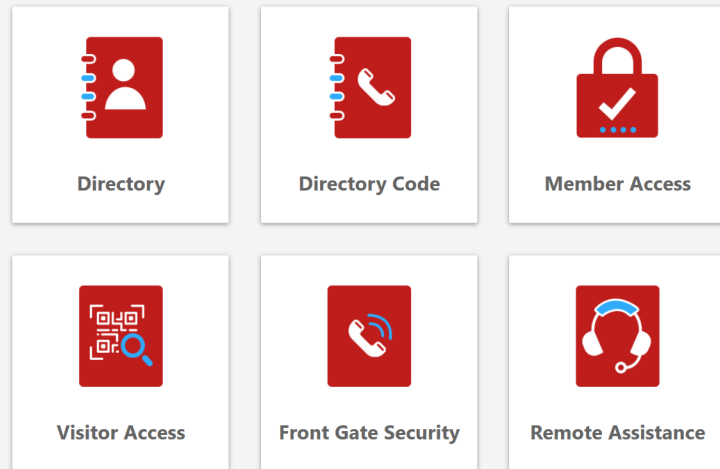


AllBox Interface – Splash Screen

- The AllBox splash screen is a customizable interface that will display when the AllBox is not in use.
- Put your community logo, instructions, image, etc. to properly brand and display at your gate!
- Scan a pass at this screen for touchless entry or tap the screen to proceed to the home screen.



AllBox Interface – Home Screen



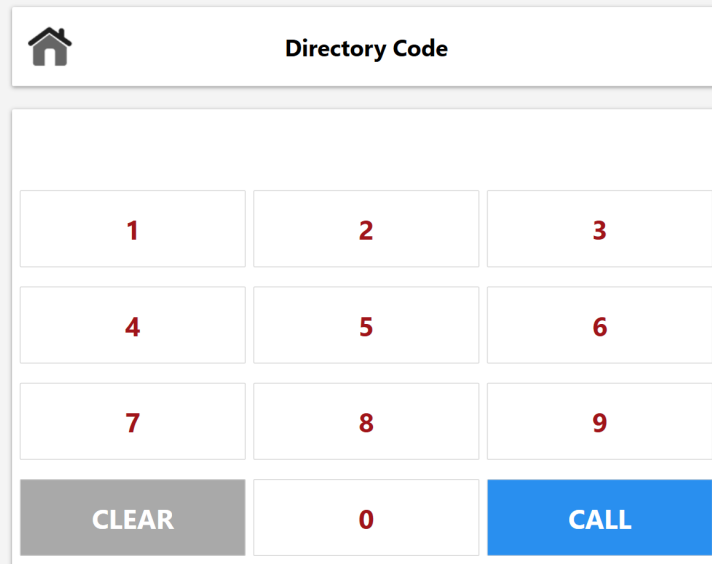
- Once the visitor or resident proceeds, they are taken to a configurable home screen where they can make a selection.
- The options will be configured to your community.
- The labels can be configured for each option as well as making a primary selection.

AllBox Interface – Directory

- The visitor can select the directory option so they can call a host within the system.
- The visitor can scroll through the list or search at the top.
- The resident can opt-in to or opt-out from the directory as well as display an alias in the listing.
- Through an audio or video call, the resident can talk to the visitor then remotely open the gate.



AllBox Interface – Directory Code

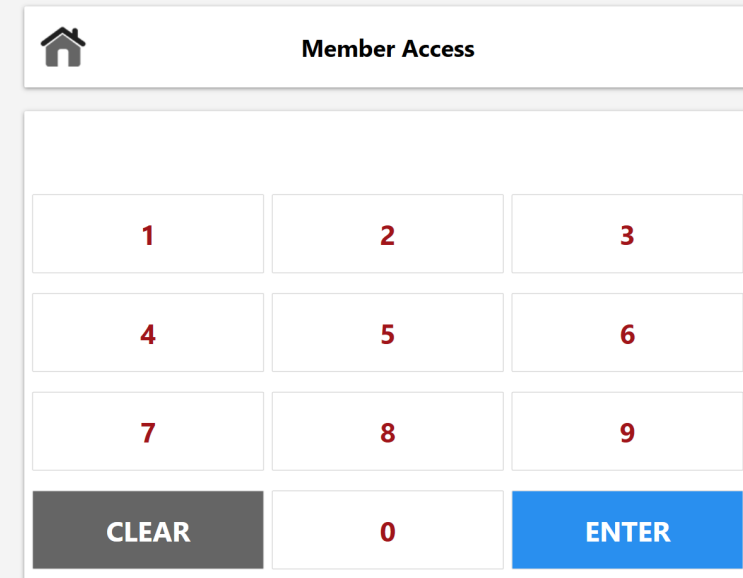


The image shows a screenshot of the 'Directory Code' interface in the AllBox system. At the top, there is a header bar with a home icon on the left and the text 'Directory Code' in the center. Below the header is a numeric keypad with a 3x3 grid of buttons. The buttons are labeled with red numbers: 1, 2, 3 in the first row; 4, 5, 6 in the second row; 7, 8, 9 in the third row. Below the grid is a fourth row with three buttons: a grey 'CLEAR' button, a white '0' button, and a blue 'CALL' button. A small red circular logo with white wavy lines is located in the bottom right corner of the interface area.

- The visitor can also use the directory code option to directly call the resident without scrolling or searching the directory.
- This option requires the resident to tell visitor their code for direct dial.
- This option can be displayed without the main directory for enhanced privacy.

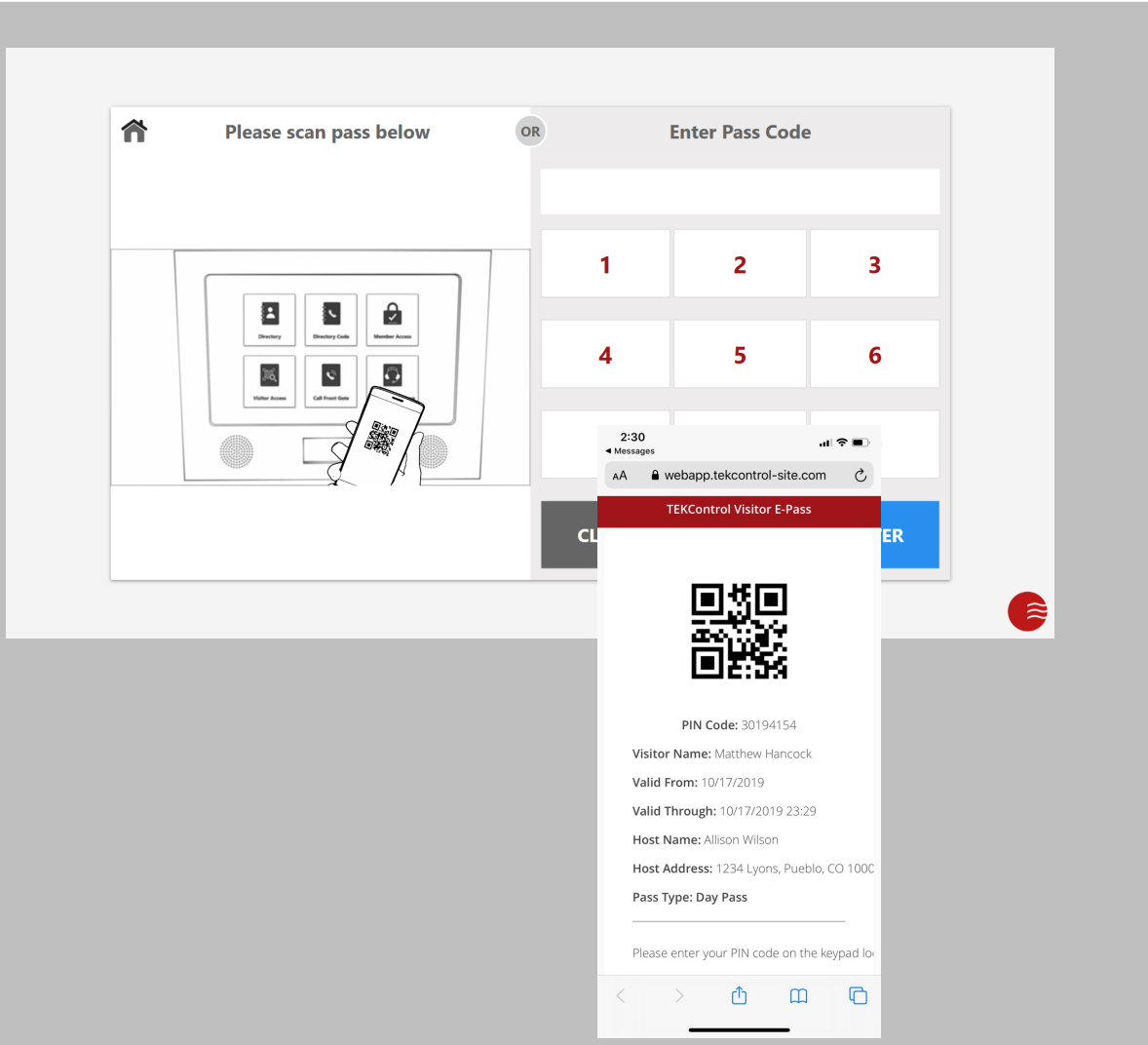
AllBox Interface – Member Access

- In the member access section, a code can be configured for each host that will automatically open the gate.
- This option is perfect for when a resident is in an Uber, rental car, etc.
- Our web portal tracks when and how often these codes are used and the codes are unique to each individual!



The image shows a screenshot of the AllBox Member Access interface. At the top, there is a header bar with a home icon on the left and the text "Member Access" in the center. Below the header is a large white rectangular area containing a numeric keypad. The keypad consists of a 3x3 grid of buttons for digits 1 through 9, a "CLEAR" button, a "0" button, and an "ENTER" button. The digits 1 through 9 are displayed in red. The "CLEAR" button is grey, the "0" button is white with a red outline, and the "ENTER" button is blue. In the bottom right corner of the interface, there is a small red circular logo with white wavy lines inside.

AllBox Interface – Visitor Access



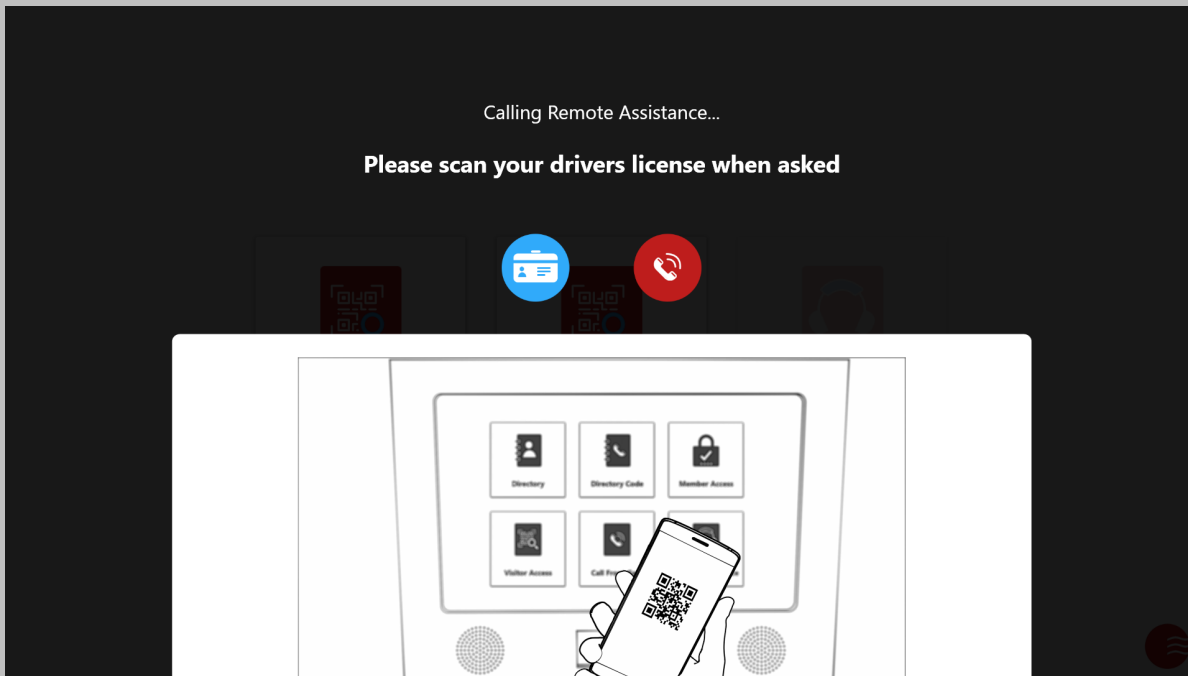
- A host can send a visitor an e-pass during the registration process which can be used at the AllBox.
- The QR code/barcode scanner at the bottom can scan an e-pass, printed pass, or driver's license.
- If the visit is valid, the gate will automatically open for the visitor to proceed.

AllBox Interface – Call Front Gate

- A single button dial to a local resource.
- Let a visitor dial a roving patrol officer, property receptionist, property manager, etc.
- Assist visitors locally when an officer isn't on duty.
- Customizable (ex. Call Golf Course)

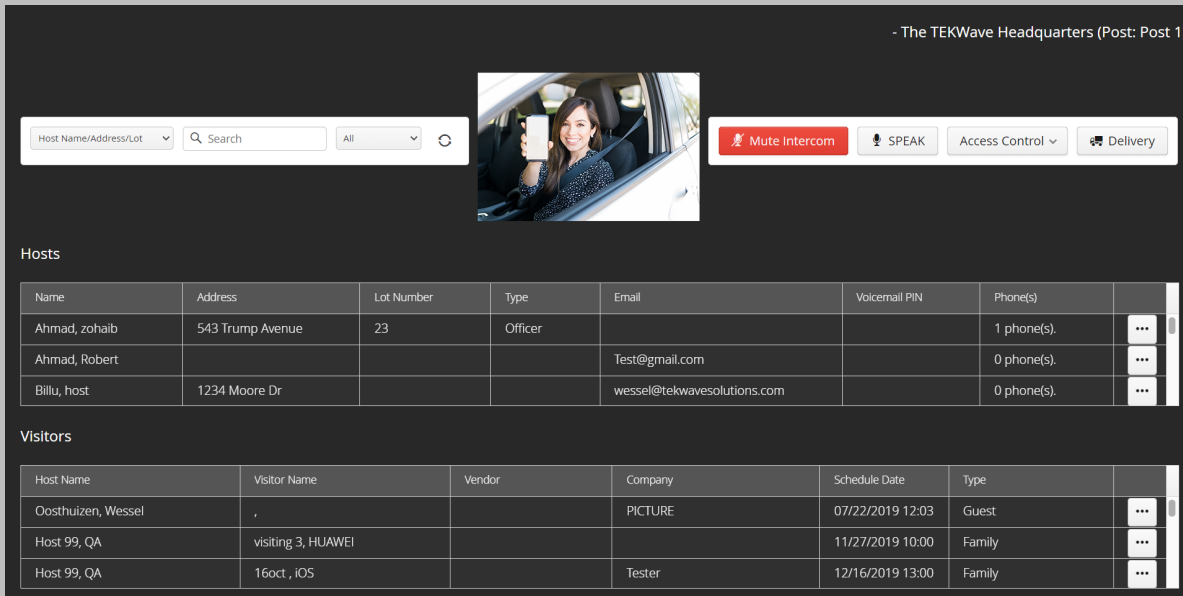


AllBox Interface – Remote Assistance



- The AllBox is also integrated into central station applications for complete remote management of the visitor process.
- Visitors can alert a central station of their presence by simply selecting remote assistance button.
- They will be connected with an operator for remote processing and entry.

Operator Interface – Remote Assistance



- The central station operator can see, hear, and speak with the visitor onsite using the AllBox.
- The operator can verify if the visitor is allowed onsite, communicate with a resident, and open the gate remote.
- All of this is processed within our software and captured for reporting, searching, etc.

Add-Ons

- LPR – integrated license plate recognition for automatic processing with zero visitor interaction.
 - Leverage LPR for watchlist for specific visitors or license plates
- Printing – attachable printer to the AllBox for printed passes when the visitors engage with the AllBox.
- Other Integrations – internal resident management software, officer application tie-in, online pass purchasing.



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 water hazards, extending towards the horizon. The sky is a mix of blue and orange, indicating sunset or sunrise. A large teal circle is overlaid on the right side of the image, containing the title text.

Clubhouse Amenity Utilization Report

Christine Wells
Community Director

June 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.~~
- A new suggestion has been made to Staff to accommodate more residents in the Card Room. Instead of expanding the Card Room and breaking the Media Center in half it was suggested to switch the rooms. Staff took measurements of the current built-in bookshelves and the Card Room could accommodate them. Staff would also recommend the installation of a floating wall in the Media Center to allow for maximum usage of that room. It could be used as a large room or two smaller rooms. Staff would recommend further conversations with the Media Center Committee to hear their thoughts on the idea. Staff has spoken to several card group facilitators and they love the idea. This idea effectively replaces the first two bullet points on this report and the bullet point below about replacing the large rectangle table. Staff would recommend this rectangle table still be eliminated if moving the Media Center to the Card Room.
- 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~~ and moving the Card Room into the Media Center with the ability to break the new Card Room into two rooms, 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”.

DRAFT - FOR SUPERVISOR DISCUSSION

SECTION C

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Upgrade Current Security Camera System Additional Camera Locations Upgrade to 4K Cameras	1	\$63,303
Replace Current Gate Operations System RFID or License Plate Readers	1.4	
Amenity Access Control	1.6	
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
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
Clubhouse Gutters & Downspouts	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
Potential Acquisitions	1.8	
Activities Office Carpet Replacement	1.8	\$1,149
Bridge Management Contingency	1.8	\$30,000
Card Room Painting	1.8	\$2,264

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
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
Media Center Painting	1.8	\$1,111
Emergency Communications	1.8	
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
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
Backup Power for Clubhouse (Power Ballroom Only)	2.2	\$55,000
Backup Power for Guard House	2.2	\$25,000
Pool Heater	2.2	\$3,952
Tennis Court Color Coat	2.2	\$17,039
Florida Friendly Landscaping and Hardscapes (allowance)	2.4	\$10,000
Ramp To Reflection Garden	2.4	\$15,000
Craft Room Painting	2.4	\$1,118

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Media Center Refurbishment (Adding Additional Room)	2.4	\$16,000
Finish a Portion of the Attic for Additional Storage	2.4	
Shuffleboard Court Color Coat	2.4	\$12,721
Ballroom Refurbishment		
Paint	1.4	\$8,320
Carpet	1.4	\$42,385
Wood Laminate (Recommend Hard Wood as a Replacement)	1.4	\$25,740
Draperies (Recommend Retractable Custom Shades as a Replacement)	1.4	\$26,000
Add Acoustic Panels	1.4	
Upgrade Current Projector and Replace Screen	1.4	\$8,000
Upgrade Speakers and Sound Equipment to Include Sound Segregation	1.6	\$57,000
Update Dressing Rooms	1.6	\$10,000
Hearing Loop Installation in the Ballroom	1.6	\$15,000
Add Paneling to the Front of the Stage	2	\$1,000
Round Tables	2.4	\$5,678
Rectangle Tables	2.4	\$2,080

\$644,111

SECTION VI

SECTION B



06/19/2023

**Lake Ashton I CDD Meeting
Engineering Report**

1) Lake Ashton Shoreline Stabilization Investigation

- Field work completed to determine cart path and work area elevations.
- Currently working with SWFWMD staff to determine restoration ability.

2) 4444-4445 Ventana Drainage Investigation

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:
Christine Wells, Community Director

Meeting Date: June 19, 2023

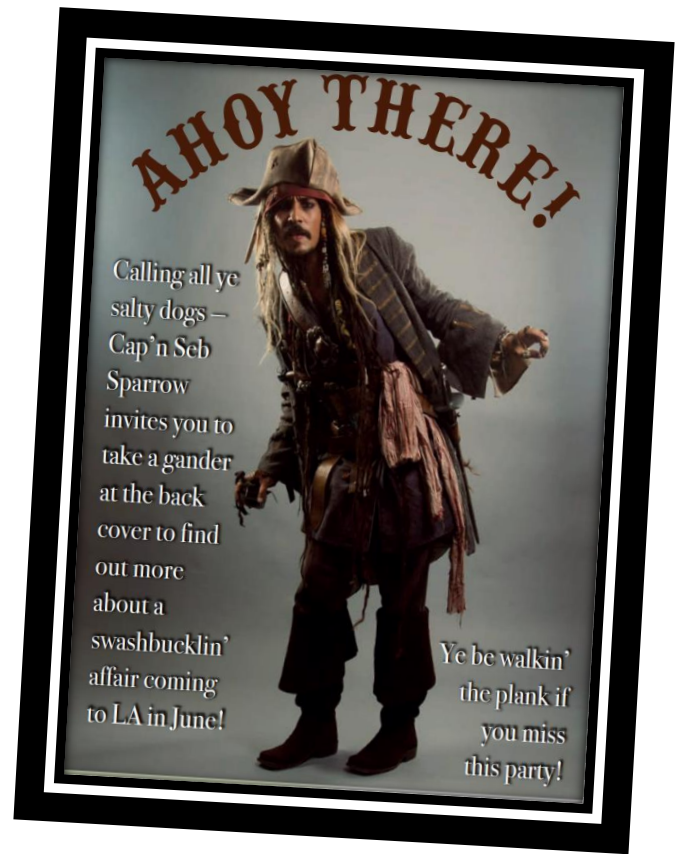


Events and Activities

As we enter into the summer months the Lake Ashton Activities Advisory Group has been working hard to put together the 2024 calendar of events for the residents of Lake Ashton. The group has welcomed 2 new members that will officially start their two-year term in January 2024. Residents that are interested in being part of this group are encouraged to reach out to Christine at cwells@lakeashtoncdd.com.

The 2024 Entertainment Series has been confirmed and a "Save the Date" will go out in the July newsletter advising residents of the show dates in addition to ticket on sale dates. The shows will be announced in the September newsletter.

Staff has been working on implementation of the additional revenue generating ideas that were mentioned in last month's Community Director Report. The Home Improvement Expo will be held this November and staff has included an additional advertising option for all vendors attending to generate additional revenue for this event. In addition, all vendors that sign up to be part of the Home Improvement Expo will be the first to be asked to be part of the Service Provider Booklet. Staff will be working on that project after the Home Improvement Expo.



The following events are scheduled for June 23 – August:

6/23-Pirate Party w/Captain Seb & 99 in the Shade

7/4-Rootin' Tootin' July 4

7/6 - Lunch & Learn

7/11 - Seasonal Floral Frames

7/12-Karaoke w/ DJ Wayne

7/20 - Crafting with Carmen-Tie-Dye Class

7/30 - Bubbles & Broadway Bus Trip

8/18 - Woodstock Party

Camp Lake Ashton (Month of August) –Please note, additional activities will be added and all will be advertised in the July newsletter. The activities will be held throughout the community for all residents, free of charge.

8/2 - Kayaking on LA

8/2 - Rock Painting: Word Garden

8/9 - Air Plant Art

8/16 - Camp Golf Cart Relay Race

8/24 - Kumohimo Friendship Bracelets

8/31 - Jamboree

Newsletter:

The June Lake Ashton community newsletter was sent out via email blast along with the monthly calendar of events on June 1. This issue featured a photo by Dennis Krupinski, Lake Ashton resident, of lightning to remind residents that storm season begins on June 1. The back cover announced the Rootin' Tootin' 4th of July party and LA Rockers fundraiser. The July *LA Times* newsletter will be distributed on **Friday, June 30.**



Monday Coffee:

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

- June 26 – Center for Great Apes

Staff has reached out to Main Street Lake Wales, Visit Central Florida, and Main Street Winter Haven for potential July Monday Coffee speakers.

Cost Savings Analysis:

- Contact was made with all utility companies to determine any cost savings.
 - TECO
 - A total of \$2,982.13 was issued in credits for incorrect billing of brackets.

- 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. An email asking for an update on the status has been sent.
- Spectrum
 - Phones have been received and installed. The District is receiving 3 free months as part of the contract.
 - Staff is working with Spectrum to see if there are any savings that can be realized in reference to internet services.
 - Due to the ongoing issues with Spectrum regarding streaming cable service, staff canceled cable services as of May 31. Staff is working with the facilitators of the poker groups that meet in the Game Room to determine what streaming channels work best for their viewing preferences.
 - Staff is continuing to work on credits that should have been issued due to return of equipment and services that are no longer active. A credit will also be issued for the months we have had cable service but have been unable to stream it.
- Pool cleaning will be taken over by onsite staff starting June 14.
- Staff has been researching vendors for cleaning supplies and has recently established an account at Janitorial Superstore for most frequently used cleaning products. So far, the changes made will save the District around \$600 per year. Facility staff is continuing to work on finding additional savings with most frequently used products.

Other Information:

- 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.
- Staff is evaluating the condition of the treadmills that are onsite to determine if replacement is needed. The replacement of 2 treadmills is on the list of capital projects for Supervisor's consideration during the FY 23 budget year.
- Staff has completed all pre-Hurricane season prep work as outlined in the May Community Director Report.
- A "Good Neighbor" initiative to highlight residents that are examples of why Lake Ashton is "Simple the Best" was announced in the June newsletter. Be sure to recognize Lake Ashton's Good Neighbors by completing the form located near the Community Director's Office.

- Staff has run into several issues with receiving license and insurance information from the catering companies that rental clients are using in a timely manner. Staff is working on creating a Preferred Vendor List for Ballroom rental clients. Once the list is complete and all required information is on file for each caterer then clients will have to utilize one of the caterers on the list when booking the Ballroom for an event.
- Per Supervisor direction, the Community Director's Office has been moved to the previous Conference Room as of June 1. Information will be going out in the July newsletter advising residents of the new location and open-door office hours for residents to come in and discuss any issues or give feedback.
- Per Supervisor direction, the Operations Manager has moved into the previous HOA office. Staff is working on finding a location to store the filing cabinet that the HOA Directors requested to be stored onsite, at the Clubhouse.
- The Bingo filing cabinet and storage containers have been moved into the previous Community Director's Office along with stacks of chairs from the Ballroom.
- The chairs that were previously in the Conference Room have been distributed to the Facility Maintenance Office and Guard House. The remaining 4 chairs have been put in the attic for future use.
- Per Supervisor direction at the May meeting, a water fountain with bottle filler has been ordered to replace the water/ice machine near the Fitness Center. Staff is evaluating the Shuffleboard Board closet to see if the water/ice machine can be relocated to that location to allow for access to water and ice for residents playing sports in those outdoor areas.
- A TV has been ordered to be installed in the Foyer to display events and other information electronically. The information wall in the Ballroom will be removed once it is installed.
- The gutters and downspouts at the Shuffleboard Court will be replaced soon. This project was on the reserve study to be done in FY 24 but are in need of replacement as soon as possible. Some areas have completely failed.
- The refurbishment of the Outdoor Pool and Spa is scheduled to start July 10. Email communication will go out encouraging residents to use the indoor pool during this time. Staff is working with the LAICDD Community Director on getting Water Aerobics moved to the Indoor Pool during the time the Outdoor Pool is closed.
- The City of Lake Wales Reclaimed Water Department came to the Clubhouse to review the premise prior to opening the Restaurant and informed us that the grease trap that is in place is too small for the premise based on the number of seats and proposed hours of operation. We have reached out to 3 vendors that will come out to give us a quote. They informed us that we have 6 months to correct the problem. They also recommended that we look into replacing the current grease trap as well, due to its age. Staff will have the amount for replacement at the meeting on June 19.

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 the General Funs	Pd from the Capital Projects Fund
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		
Replacement of the Panic Bar System on the Foyer Doors	\$5,476.20		5/15/2023		The Quote has been approved and the vendor is waiting on materials to arrive to schedule the installation	6/12/2023		
Outdoor Pool/Spa Refurbishment	\$107,437.00		5/15/2023		Work is scheduled to start July 10.	6/12/2023		
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		
Completed Projects								
Pond Erosion Repair	\$4,162.50	\$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. Staff has received a final invoice for payment. Once the total engineering costs have been received, staff will send an invoice for reimbursement to the resident.	6/12/2023		4162.5
Pressure Wash the Blvd and Entrance	\$3,500.00	\$3,500.00	10/17/2022	5/7/2023	The area passed the final inspection by the Operations Manager and the invoice has been paid.	6/12/2023	3500	

SECTION D



Lake Ashton Community Development District Operations Manager Report

DATE: June 19, 2023

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – June 19, 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 algae blooms to report.

The following questions were addressed in an article that was published in the LA Times. Why does my pond smell? Why does our pond have such a slimy and murky appearance? Does algae pose a threat to the pond?

Pool/Spa Updates

Heartland Pools replaced the digital display to the spa gas heater and a leaking temperature gauge in the spa housing area.

Staff will be taking over Pool services on June 14th.

Landscaping Updates

Staff's site visit report with Yellowstone on 6/12/2023 is attached.

Yellowstone plans to install mulch on 6/15/23.

Staff is waiting for a proposal to remove 5 dead Queen Palms. See the site visit report for more information.

Facility Maintenance

Bridge sealing proposals will be under a separate cover.

Staff raised 4 chandeliers in the Restaurant dining room.

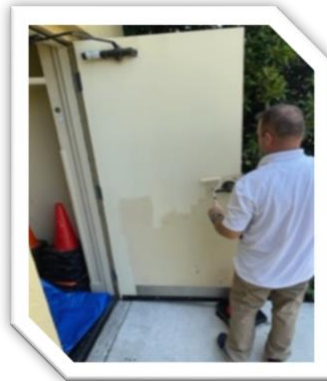
Staff began hurricane preparations.

Staff replaced 2 LED spot lights outside the south Clubhouse Foyer exit.

Staff installed 2 new golf cart crossing signs and 1 new exit sign.



Staff painted both dressing room exterior doors.



Staff removed roots that were causing the paver walkway outside the Ballroom north exit to become uneven.



Staff installed overlapping astragal seals to 5 doors in the Clubhouse.



Staff ran new data cable for Christine's new office.

Maintenance Project Forecaster

Pressure wash the gutter in front of the Clubhouse. Projected start date: June 26, 2023.

Evaluate stop bars that need touch up painting. Projected start date: July 3, 2023.

Yellowstone Compliance Checklist: 6/12/2023

Task		Remarks (Including Specific Areas for improvement)
Mowing	Satisfactory Unsatisfactory	Mow with the chute pointed away from the ponds.
Edging Completed	Satisfactory Unsatisfactory	
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	Need to get a count of Blue Daze to fill in bed in the NE flower bed.
Tree Care	Satisfactory Unsatisfactory	Spiral Topiary's in the Reflection Garden are going to be left alone to fill in. They will be trimmed around just not the spirals.
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:

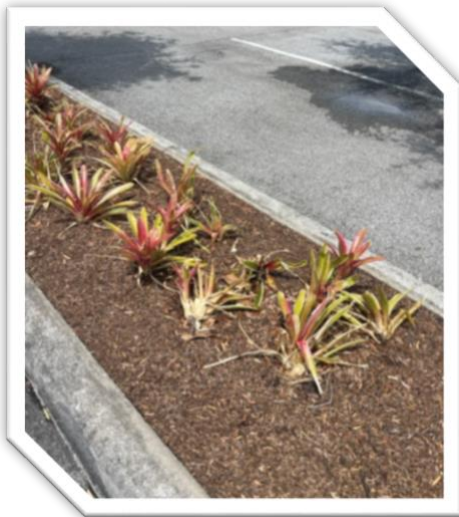
Irrigation Report- Any Repairs Needed

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.
Completed



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

The adjustment to the contract was provided.

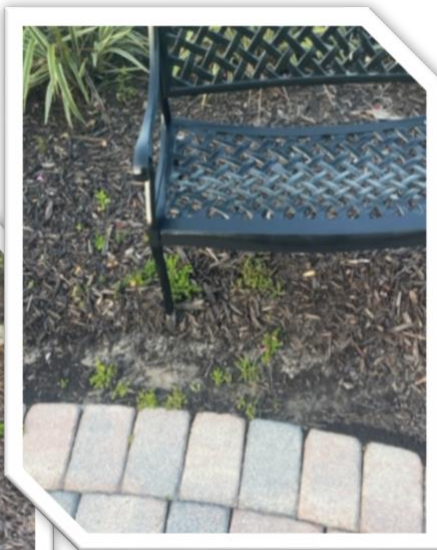
Need a price to stump grind stumps present and install 7 Weeping Bottle Brush trees.

Bid was received. Not satisfied with how established the trees were.
Waiting for better established trees.

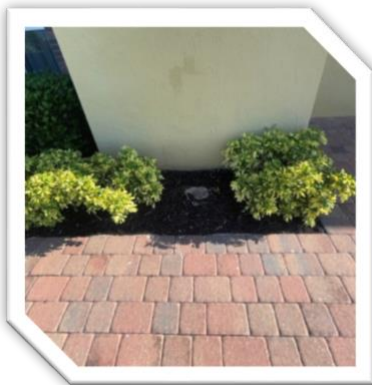




The Spiral Topiary in the Reflection Garden need to be reshaped to have more of a cohesive look. 5/5/23
See tree care section above

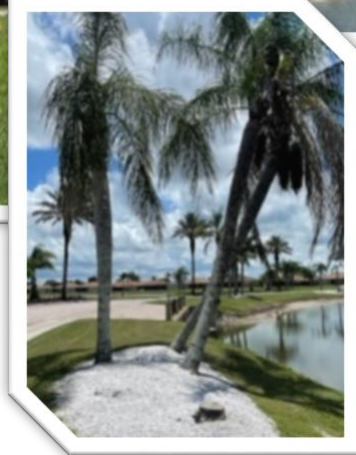
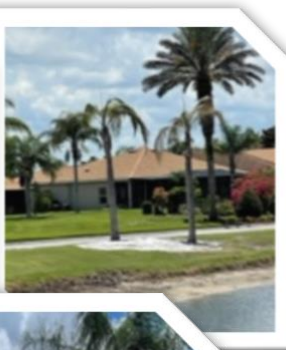


Artillery weed is present in the majority of mulch and rock beds. 5/5/23
Rudy will be on site to provide Yellowstone staff with additive to treat this weed.

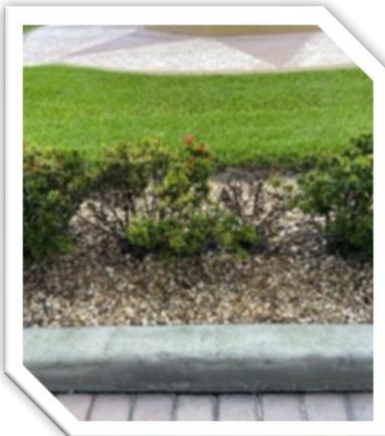


Staff approved quote to install Arboricola in these empty areas. Completed

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



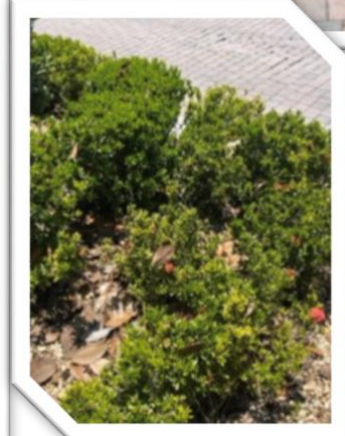
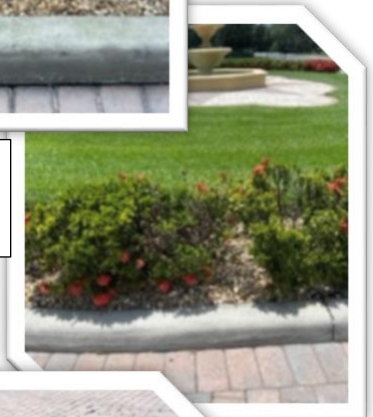
5 Queen Palms are dying. Waiting for price to cut them down, stump grind 3, remove shell and install Bramuda grass, remove rock and install St. Augustine grass. 6/1/23



Dead Ixora need to be removed and replaced. 6/1/23



Remove yellow Ixora around fountain near Gate House



Remove ivy from the column caps. Clean up leaves around the shrubs in this area. 6/1/23 Completed



Remove ivy off this column. 6/1/23

SECTION 1

1115 6th St. S.W. Winter Haven, FL 33880 863-294-7917

Painting@gator-industries.com

www.gator-industries.com



6/16/23

Bill To:

Lake Ashton

4141 Ashton Club Drive

Lake Wales, FL

mfisher@lakeashtoncdd.com

863-956-6207

Project Address:

Lake Ashton

4141 Ashton Club Drive

Lake Wales, FL 33859

Salesperson

Dave Matthews

Payment Terms

Due Upon Completion

Scope of Work:

Pressure Clean the Exterior of 13 Wood Bridges.

The Cleaning Solution will remove all mildew, Dirt, & Debris.

Seal 1 Coat on the Exterior of 13 Bridges, Approximately 18,500 Sealable S/F.

\$25,000.00

Material List:

Customer will supply Sealer

Project Total \$ 25,000.00

"Licensed & Insured"

Proudly serving Polk and surrounding counties for over 30 years!

▼



873601

Estimate

Statement

DATE

06/04/2023

TERMS

30 days

TO

Lake Ashton CDD.

Matt Fisher

mfisher@lakeashtoncdd.com

IN ACCOUNT WITH

D&N Central Florida Pressure Washing
2932 Jersey Rd Winter Haven, FL 33881
Cell (888) 234-3300Pressure wash and
seal deck. Customer
provides sealants.Consist of 18,000 sq ft
of wooden deckPayments made to the
Order of:

Hector D. Jimenez

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

14,500

24

Proposal # : 288

Proposal



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Lake Ashton CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Bridge Maintenance - Pressure Wash and Seal bridges -Pressure wash and seal 13 wooden bridges at approximately 18,000 sq ft. Bridge deck will be pressure washed and sprayed with treatment to remove any algae or dirt. Bridge will then be sealed with Olympic Waterguard Wood Sealer provided by Lake Ashton CDD.	

Qty	Description	Unit Price	Line Total
184	Labor	\$47.50	\$8740.50
18	Mobilization	\$65.00	\$1170.00
	Equipment		\$3195.00
	Materials		\$230.00
Total Due:			\$13,335.50

This Proposal is Valid for 30 days.

Client Signature: _____



Overall Bridge Map



SECTION VII

SECTION A

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2023

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$718,275	---	\$224,866	\$943,141
Due from Other Funds	\$528	\$14,540	\$1,582	\$16,650
Investment - State Board	\$2,027	---	---	\$2,027
Investment - State Board Capital Reserve	---	---	\$417,406	\$417,406
Investments:				
Series 2015				
Reserve A	---	\$207,750	---	\$207,750
Revenue A	---	\$81,931	---	\$81,931
Prepayment A-1	---	\$10,780	---	\$10,780
Prepayment A-2	---	\$46	---	\$46
TOTAL ASSETS	\$720,830	\$315,048	\$643,855	\$1,679,732
LIABILITIES:				
Accounts Payable	\$69,193	---	---	\$69,193
Due to Other Funds	\$16,122	---	\$528	\$16,650
Deposits-Restaurant	\$5,000	---	---	\$5,000
Deposits-Room Rentals	\$7,225	---	---	\$7,225
TOTAL LIABILITIES	\$97,540	\$0	\$528	\$98,068
FUND BALANCES:				
Restricted:				
Debt Service	---	\$315,048	---	\$315,048
Assigned:				
Capital Reserve	---	---	\$643,327	\$643,327
Assigned	\$31,431	---	---	\$31,431
Unassigned	\$591,858	---	---	\$591,858
TOTAL FUND BALANCES	\$623,289	\$315,048	\$643,327	\$1,581,664
TOTAL LIABILITIES & FUND BALANCES	\$720,830	\$315,048	\$643,855	\$1,679,732

SECTION B

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
REVENUES:				
Interest Income	\$1,000	\$667	\$10,610	\$9,944
Capital Reserve-Transfer In FY 22	\$455,901	\$455,901	\$455,901	\$0
TOTAL REVENUES	\$456,901	\$456,567	\$466,511	\$9,944
EXPENDITURES:				
Adopted FY 2023 Capital Projects:				
Ballroom Renovation	\$11,500	\$7,667	\$0	\$7,667
Treadmills (2)	\$10,000	\$6,667	\$0	\$6,667
Outdoor Pool/Spa Refurbishment	\$66,800	\$44,533	\$0	\$44,533
Lake Ashton Shoreline Restoration	\$16,000	\$10,667	\$0	\$10,667
Gate Operators with LED Gate Arms	\$10,000	\$6,667	\$0	\$6,667
Bocce Court Refurbishment	\$20,000	\$13,333	\$0	\$13,333
HVAC	\$27,000	\$18,000	\$6,861	\$11,139
Asphalt and Curblin repairs	\$20,000	\$13,333	\$0	\$13,333
Golf Course Pathways	\$10,000	\$6,667	\$0	\$6,667
Golf Course Bridge Maintenance	\$30,000	\$20,000	\$0	\$20,000
Pond Repairs	\$10,000	\$6,667	\$0	\$6,667
Paver Maintenance	\$11,500	\$7,667	\$0	\$7,667
Restaurant Equipment	\$16,000	\$10,667	\$0	\$10,667
Other Current Charges	\$650	\$433	\$39	\$394
Other BOS Approved Capital Projects				
LA Blvd. Refurbishment	\$0	\$0	\$80,430	(\$80,430)
Fence Repairs	\$0	\$0	\$3,500	(\$3,500)
Stormwater Management	\$0	\$0	\$29,481	(\$29,481)
Restaurant Patio Awning	\$0	\$0	\$12,000	(\$12,000)
TOTAL EXPENDITURES	\$259,450	\$172,967	\$132,311	\$40,655
Excess (deficiency) of revenues over (under) expenditures	\$197,451	\$283,601	\$334,200	\$50,599
Net change in fund balance	\$197,451	\$283,601	\$334,200	\$50,599
FUND BALANCE - Beginning	\$273,754		\$309,127	
FUND BALANCE - Ending	<u>\$471,205</u>		<u>\$643,327</u>	

SECTION C

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$2,055,306	\$2,055,306	\$2,079,228	\$23,922
Rental Income	\$40,000	\$26,667	\$36,773	\$10,106
Rental Income-Restaurant	\$0	\$0	\$300	\$300
Special Events Revenue	\$130,000	\$130,000	\$174,673	\$44,673
Newsletter Ad Revenue	\$95,000	\$63,333	\$73,483	\$10,150
Interest Income	\$1,000	\$667	\$7,911	\$7,244
Insurance Proceeds	\$0	\$0	\$32,721	\$32,721
Miscellaneous Income	\$5,000	\$3,333	\$12,503	\$9,169
TOTAL REVENUES	\$2,326,306	\$2,279,306	\$2,417,591	\$138,285
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$2,667	\$3,808	(\$1,141)
FICA Expense	\$306	\$204	\$291	(\$87)
Engineering	\$60,000	\$40,000	\$18,095	\$21,905
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,500	\$1,000	\$1,000	\$0
Dissemination-Amort Schedules	\$0	\$0	\$600	(\$600)
Attorney	\$30,000	\$20,000	\$23,330	(\$3,330)
Annual Audit	\$3,850	\$2,567	\$0	\$2,567
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$63,248	\$42,166	\$42,165	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Postage	\$2,500	\$1,667	\$1,644	\$23
Printing & Binding	\$1,000	\$667	\$2	\$665
Newsletter Printing	\$50,000	\$33,333	\$36,716	(\$3,383)
Rentals & Leases	\$5,500	\$3,667	\$2,715	\$952
Insurance	\$60,823	\$60,823	\$61,372	(\$549)
Legal Advertising	\$1,500	\$1,000	\$374	\$626
Other Current Charges	\$1,250	\$833	\$302	\$531
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$175	\$117	\$107	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$291,737	\$216,461	\$198,274	\$18,187

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<u>Field:</u>				
Field Management Services	\$408,176	\$272,117	\$286,117	(\$14,000)
Gate/Patrol/Pool Officers	\$310,273	\$206,849	\$207,774	(\$926)
Pest Control	\$4,690	\$3,127	\$2,320	\$807
Security/Fire Alarm/Gate Repairs	\$7,500	\$5,000	\$9,434	(\$4,434)
Telephone/Internet	\$13,600	\$9,067	\$8,842	\$224
Electric	\$220,000	\$146,667	\$149,836	(\$3,169)
Water	\$16,000	\$10,667	\$6,561	\$4,105
Gas-Pool	\$25,000	\$16,667	\$15,917	\$750
Refuse	\$14,000	\$9,333	\$2,488	\$6,845
Repairs & Maintenance-Clubhouse	\$57,600	\$38,400	\$42,894	(\$4,494)
Repairs & Maintenance-Fitness Center	\$3,000	\$2,000	\$1,692	\$308
Repairs & Maintenance-Bowling Lanes	\$17,000	\$11,333	\$8,287	\$3,047
Repairs & Maintenance-Restaurant	\$0	\$0	\$12,156	(\$12,156)
Furniture, Fixtures, Equipment	\$15,000	\$10,000	\$4,481	\$5,519
Repairs & Maintenance-Golf Cart	\$5,400	\$3,600	\$3,065	\$535
Repairs & Maintenance-Pool	\$20,000	\$13,333	\$23,976	(\$10,643)
Landscape Maintenance-Contract	\$194,520	\$129,680	\$128,790	\$890
Landscape Maintenance-Other	\$0	\$0	\$8,135	(\$8,135)
Plant Replacement	\$7,000	\$4,667	\$410	\$4,257
Irrigation Repairs	\$3,500	\$2,333	\$3,593	(\$1,260)
Lake Maintenance-Contract	\$49,545	\$33,030	\$31,160	\$1,870
Lake Maintenance-Other	\$0	\$0	\$1,200	(\$1,200)
Wetland Mitigation and Maintenance	\$41,595	\$27,730	\$7,300	\$20,430
Permits/Inspections	\$2,200	\$1,467	\$3,369	(\$1,902)
Office Supplies/Printing/Binding	\$5,000	\$3,333	\$2,380	\$954
Operating Supplies	\$23,000	\$15,333	\$11,190	\$4,144
Credit Card Processing Fees	\$5,500	\$3,667	\$3,772	(\$105)
Dues & Subscriptions	\$9,000	\$6,000	\$7,326	(\$1,326)
Decorations	\$2,000	\$1,333	\$1,225	\$108
Special Events	\$130,000	\$86,667	\$179,108	(\$92,441)
Traffic Accident Repairs	\$0	\$0	\$6,085	(\$6,085)
Storm Damage	\$0	\$0	\$5,337	(\$5,337)
TOTAL FIELD	\$1,610,099	\$1,073,399	\$1,186,221	(\$112,821)
TOTAL EXPENDITURES	\$1,901,836	\$1,289,860	\$1,384,494	(\$94,634)
Excess (deficiency) of revenues over (under) expenditures	\$424,469	\$989,445	\$1,033,096	\$43,651
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)	\$533,545	\$577,196	\$43,651
FUND BALANCE - Beginning	\$31,431		\$46,094	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$623,289</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 May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$333	\$8,228	\$7,894
Assessments - Levy	\$435,837	\$435,837	\$426,158	(\$9,680)
Assessments - Prepayments A-1	\$0	\$0	\$39,141	\$39,141
TOTAL REVENUES	\$436,337	\$436,171	\$473,526	\$37,355
<u>EXPENDITURES:</u>				
<u>Series 2015A-1</u>				
Interest - 11/01	\$72,500	\$72,500	\$72,500	\$0
Interest - 5/01	\$72,500	\$72,500	\$72,500	\$0
Principal - 5/01	\$230,000	\$230,000	\$230,000	\$0
Special Call - 5/01	\$0	\$0	\$130,000	(\$130,000)
<u>Series 2015A-2</u>				
Interest - 11/01	\$11,375	\$11,375	\$11,375	\$0
Interest - 5/01	\$11,375	\$11,375	\$11,375	\$0
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 5/01	\$0	\$0	\$10,000	(\$10,000)
TOTAL EXPENDITURES	\$417,750	\$417,750	\$557,750	(\$140,000)
Excess (deficiency) of revenues over (under) expenditures	\$18,587	\$18,421	(\$84,224)	(\$102,645)
Net change in fund balance	\$18,587	\$18,421	(\$84,224)	(\$102,645)
FUND BALANCE - Beginning	\$153,012		\$399,271	
FUND BALANCE - Ending	\$171,600		\$315,048	

**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
	May 1, 2023 (Mandatory)	(\$230,000.00)
	May 1, 2023 (Special Call)	(\$130,000.00)
Current Bonds Outstanding		\$2,540,000.00

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
	May 1, 2023 (Mandatory)	(\$20,000.00)
	May 1, 2023 (Special Call)	(\$10,000.00)
Current Bonds Outstanding		\$425,000.00

Total Current Bonds Outstanding		\$2,965,000.00
--	--	-----------------------

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	\$11,340	\$0	\$0	\$0	\$0	\$2,079,228
Rental Income	\$9,000	\$3,650	\$6,373	\$2,300	\$3,800	\$1,800	\$5,050	\$4,800	\$0	\$0	\$0	\$0	\$36,773
Rental Income-Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$300
Special Events Revenue	\$99,784	\$24,108	\$7,150	\$16,375	\$8,221	\$12,422	\$4,827	\$1,786	\$0	\$0	\$0	\$0	\$174,673
Newsletter Ad Revenue	\$10,866	\$5,790	\$12,492	\$14,210	\$5,420	\$14,955	\$4,795	\$4,955	\$0	\$0	\$0	\$0	\$73,483
Interest Income	\$113	\$0	\$0	\$1,909	\$3,862	\$2,009	\$8	\$9	\$0	\$0	\$0	\$0	\$7,911
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	\$2,241	\$0	\$0	\$0	\$0	\$12,503
Total Revenues	\$122,124	\$491,160	\$1,489,620	\$120,998	\$61,680	\$49,228	\$57,350	\$25,431	\$0	\$0	\$0	\$0	\$2,417,591

ADMINISTRATIVE:

Supervisor Fees	\$417	\$0	\$208	\$1,075	\$0	\$808	\$650	\$650	\$0	\$0	\$0	\$0	\$3,808
FICA Expense	\$32	\$0	\$16	\$82	\$0	\$62	\$50	\$50	\$0	\$0	\$0	\$0	\$291
Engineering	\$1,724	\$1,289	\$1,790	\$1,598	\$1,790	\$5,077	\$2,734	\$2,091	\$0	\$0	\$0	\$0	\$18,095
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$1,000
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	\$2,254	\$0	\$0	\$0	\$0	\$0	\$23,330
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	\$5,271	\$0	\$0	\$0	\$0	\$42,165
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Postage	\$133	\$88	\$92	\$749	\$203	\$158	\$156	\$64	\$0	\$0	\$0	\$0	\$1,644
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	\$4,215	\$0	\$0	\$0	\$0	\$36,716
Rentals & Leases	\$163	\$163	\$1,253	\$224	\$386	\$163	\$220	\$145	\$0	\$0	\$0	\$0	\$2,715
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	\$96	\$0	\$0	\$0	\$0	\$0	\$302
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	\$21,541	\$12,694	\$0	\$0	\$0	\$0	\$198,274

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	\$38,681	\$0	\$0	\$0	\$0	\$286,117
Gate/Patrol/Pool Officers	\$25,292	\$24,950	\$26,975	\$27,303	\$23,924	\$26,405	\$26,054	\$26,872	\$0	\$0	\$0	\$0	\$207,774
Pest Control	\$0	\$450	\$365	\$305	\$450	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$2,320
Security/Fire Alarm/Gate Repairs	\$248	\$683	\$2,100	\$1,580	\$2,321	\$322	\$1,985	\$195	\$0	\$0	\$0	\$0	\$9,434
Telephone/Internet	\$1,162	\$1,164	\$827	\$1,858	\$305	\$1,082	\$1,103	\$1,341	\$0	\$0	\$0	\$0	\$8,842
Electric	\$17,707	\$18,977	\$17,947	\$19,877	\$19,342	\$16,817	\$19,642	\$19,526	\$0	\$0	\$0	\$0	\$149,836
Water	\$965	\$772	\$657	\$383	\$1,357	\$860	\$1,567	\$0	\$0	\$0	\$0	\$0	\$6,561
Gas-Pool	\$2,164	\$2,153	\$2,057	\$3,324	\$1,766	\$2,175	\$1,631	\$647	\$0	\$0	\$0	\$0	\$15,917
Refuse	\$217	\$344	\$344	\$397	\$281	\$281	\$217	\$408	\$0	\$0	\$0	\$0	\$2,488
Repairs & Maintenance-Clubhouse	\$2,963	\$5,843	\$1,710	\$5,912	\$9,178	\$9,364	\$767	\$7,156	\$0	\$0	\$0	\$0	\$42,894
Repairs & Maintenance-Fitness Center	\$185	\$0	\$0	\$514	\$52	\$320	\$0	\$621	\$0	\$0	\$0	\$0	\$1,692
Repairs & Maintenance-Bowling Lanes	\$1,245	\$962	\$1,519	\$1,193	\$1,106	\$2,262	\$0	\$0	\$0	\$0	\$0	\$0	\$8,287
Repairs & Maintenance-Restaurant	\$0	\$1,600	\$2,226	\$478	\$4,976	\$2,584	\$0	\$292	\$0	\$0	\$0	\$0	\$12,156
Furniture, Fixtures, Equipment	\$0	\$0	\$0	\$0	\$0	\$1,500	\$2,646	\$335	\$0	\$0	\$0	\$0	\$4,481
Repairs & Maintenance-Golf Cart	\$572	\$173	\$514	\$173	\$173	\$1,117	\$173	\$173	\$0	\$0	\$0	\$0	\$3,065
Repairs & Maintenance-Pool	\$3,075	\$5,695	\$300	\$4,196	\$1,700	\$3,610	\$2,979	\$2,421	\$0	\$0	\$0	\$0	\$23,976
Landscape Maintenance-Contract	\$16,210	\$16,210	\$16,210	\$15,970	\$15,560	\$16,210	\$16,210	\$16,210	\$0	\$0	\$0	\$0	\$128,790
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	\$3,895	\$0	\$0	\$0	\$0	\$31,160
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	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300
Permits/Inspections	\$659	\$0	\$590	\$0	\$0	\$0	\$0	\$2,120	\$0	\$0	\$0	\$0	\$3,369
Office Supplies/Printing/Binding	\$82	\$44	\$148	\$120	\$23	\$1,347	\$566	\$50	\$0	\$0	\$0	\$0	\$2,380
Operating Supplies	\$2,027	\$730	\$538	\$498	\$2,201	\$2,008	\$2,870	\$318	\$0	\$0	\$0	\$0	\$11,190
Credit Card Processing Fees	\$235	\$1,314	\$521	\$341	\$373	\$386	\$267	\$334	\$0	\$0	\$0	\$0	\$3,772
Dues & Subscriptions	\$380	\$165	\$1,072	\$444	\$1,028	\$598	\$619	\$3,021	\$0	\$0	\$0	\$0	\$7,326
Decorations	\$0	\$0	\$769	\$57	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$1,225
Special Events	\$27,314	\$1,251	\$10,661	\$25,076	\$56,268	\$50,935	\$6,904	\$700	\$0	\$0	\$0	\$0	\$179,108
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	\$147,908	\$187,410	\$193,156	\$130,065	\$125,566	\$0	\$0	\$0	\$0	\$1,186,221
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	(\$46,533)	(\$142,370)	(\$164,309)	(\$94,255)	(\$112,829)	\$0	\$0	\$0	\$0	\$577,196

SECTION D

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

June 19, 2023

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
5/9/23	8649-8650	\$850.00
5/12/23	8651-8671	\$78,640.38
5/24/23	8672-8686	\$60,396.38
5/31/23	8687	\$4,280.73
6/1/23	8688-8698	\$15,154.58
6/5/23	8699	\$300.00
6/9/23	8700-8713	\$70,115.97
6/12/23	8714	\$19,526.33
<i>General Fund Total</i>		<u><u>\$249,264.37</u></u>
<u>Capital Projects Fund</u>		
5/12/23	354	\$36,452.59
5/24/23	355	\$4,162.50
<i>Capital Projects Fund Total</i>		<u><u>\$40,615.09</u></u>

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/09/23	00517	4/10/23 12	202304 310-51300-31300	DISCLOSURE SERVICES, LLC	*	600.00	600.00 008649
5/09/23	00742	4/12/23 05062023	202305 320-57200-49400	JOEY FOLEY	*	250.00	250.00 008650
5/12/23	00522	4/29/23 31497703	202304 320-57200-43200	PROANE	*	313.15	
		5/05/23 31500719	202305 320-57200-43200	PROANE	*	236.77	
				AMERIGAS			549.92 008651
5/12/23	00057	3/31/23 210388	202303 320-53800-46800	MAR 23 AQUATIC PLANT SVC.	*	3,895.00	3,895.00 008652
5/12/23	00673	5/01/23 56302090	202305 320-57200-54500	SUPPLIES	*	38.61	38.61 008653
5/12/23	00741	5/02/23 3	202305 320-57200-34000	MGMT FEES-05/23	*	38,681.33	38,681.33 008654
5/12/23	00466	5/01/23 47932	202305 310-51300-42501	LA TIMES NEWSLETTER 05/23	*	4,215.00	4,215.00 008655
5/12/23	00214	4/04/23 AR921133	202304 320-57200-51000	COPIER LEASE	*	374.81	
		4/04/23 AR921325	202304 320-57200-51000	COPIER LEASE	*	25.00	
				DEX IMAGING			399.81 008656
5/12/23	00561	2/20/23 004684	202302 320-57200-54520	SVCS-02/23 DRAFT SYSTEM	*	150.00	150.00 008657
5/12/23	00003	5/02/23 81187906	202304 310-51300-42000	DELIVERIES THRU 04/24/23	*	35.68	35.68 008658
5/12/23	00059	3/07/23 35192	202304 320-57200-45300	SVCS-04/23	*	1,400.00	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		4/21/23 35475	202304 320-57200-45300		*	140.00	
		SVCS-04/23 REPAIRS		HEARTLAND COMMERCIAL POOL SERVICES			1,540.00 008659
5/12/23 00512		5/01/23 2424789	202305 320-57200-41000		*	55.58	
		SVCS-05/23		KINGS III OF AMERICA, INC.			55.58 008660
5/12/23 00164		5/03/23 113144	202304 310-51300-31500		*	2,254.42	
		SVCS-04/23		LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,254.42 008661
5/12/23 00538		3/01/23 10119	202303 320-57200-54506		*	172.50	
		SVCS-03/23					
		5/01/23 10121	202305 320-57200-54506		*	172.50	
		SVCS-05/23		PERFORMAMCE PLUS CARTS			345.00 008662
5/12/23 00631		5/10/23 RES19165	202304 310-51300-31100		*	2,733.86	
		SVCS-04/23		RAYL ENGINEERING & SURVEYING, LLC			2,733.86 008663
5/12/23 00470		5/08/23 05082023	202304 320-57200-52000		*	23.80	
		COFFEE		SHUFFLIN'S SQUARES			23.80 008664
5/12/23 00087		3/23/23 26423	202303 320-57200-54500		*	145.00	
		SVCS-03/23		SOUNDWAVES AUDIO VIDEO INTERIORS			145.00 008665
5/12/23 00643		4/22/23 09068339	202303 320-57200-54500		*	250.00	
		SVCS-04/23		STANLEY ACCESS TECH LLC			250.00 008666
5/12/23 00234		4/25/23 16483739	202304 320-57200-52000		*	217.69	
		SUPPLIES					
		4/25/23 16483739	202304 320-57200-51000		*	107.78	
		SUPPLIES		STAPLES BUSINESS CREDIT			325.47 008667
5/12/23 00039		4/25/23 6905484	202304 310-51300-32300		*	4,310.00	
		SERIES 2015 TRUSTEE FEES		U.S. BANK			4,310.00 008668
5/12/23 00430		4/28/23 50244807	202304 310-51300-42502		*	219.90	
		COPIER LEASE		WELLS FARGO VENDOR FINANCIAL SVCS			219.90 008669
				LAKA LAKE ASHTON SHENNING			

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5/12/23	00587	4/16/23 23010	202303 320-57200-54530	PINSETTER MAINT-03/23	*	2,262.00	
				XS BOWLING SERVICE LLC			2,262.00 008670
5/12/23	00445	5/01/23 OS519039	202305 320-57200-46200	MAINT-05/23	*	16,210.00	
				YELLOWSTONE LANDSCAPE			16,210.00 008671
5/24/23	00522	5/12/23 31503036	202305 320-57200-43200	PROPANE	*	100.21	
				AMERIGAS			100.21 008672
5/24/23	00057	4/30/23 211141	202304 320-53800-46800	SVCS-04/23	*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 008673
5/24/23	00673	5/08/23 56302132	202305 320-57200-54500	SUPPLIES	*	38.61	
		5/15/23 56302174	202305 320-57200-54500	SUPPLIES	*	38.61	
		5/22/23 56302214	202305 320-57200-54500	SUPPLIES	*	38.61	
				ARAMARK			115.83 008674
5/24/23	00744	5/07/23 05072023	202305 320-57200-52010	SVCS-05/23	*	335.00	
				BYRD'S UPHOLSTERY			335.00 008675
5/24/23	00740	5/18/23 112038	202305 320-57200-45300	DESIGN DEPOSIT-POOL RULES	*	200.00	
				CHILTON LED LLC			200.00 008676
5/24/23	00621	3/30/23 954275	202303 320-57200-54501	SVCS-03/23	*	250.00	
		4/30/23 957540	202304 320-57200-54501	SVCS-04/23	*	250.00	
				COUNTRY BOY PEST CONTROL			500.00 008677
5/24/23	00003	5/09/23 81260190	202305 310-51300-42000	DELIVERIES THRU 05/01/23	*	35.37	
				FEDEX			35.37 008678
5/24/23	00322	5/10/23 53BID653	202305 320-57200-54100	PERMIT#53-60-00668	*	280.00	
		5/10/23 53BID653	202305 320-57200-54100	PERMIT#53-60-00669	*	140.00	
				FLORIDA DEPARTMENT OF HEALTH			420.00 008679
				LAKA LAKE ASHTON SHENNING			

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5/24/23	00059	4/12/23 35451	202304 320-57200-45300		*	725.00	
			SVCS-04/12/23 REPAIRS				
				HEARTLAND COMMERCIAL POOL SERVICES			725.00 008680
5/24/23	00504	5/05/23 103763	202305 320-57200-45300		*	435.93	
			SVCS-05/03/23				
				KINCAID ELECTRICAL SERVICES			435.93 008681
5/24/23	00345	5/19/23 05192023	202305 320-57200-54500		*	2,738.10	
			50%DEPOSIT-PANIC BARS				
				PRECISION SAFE & LOCK, LLC			2,738.10 008682
5/24/23	00748	5/23/23 1539	202305 320-57200-54100		*	1,700.00	
			SVCS-05/23				
				RIDGE FIRE LLC			1,700.00 008683
5/24/23	00696	4/30/23 11267854	202304 320-57200-34501		*	26,066.66	
			APRIL 2023 GUARD SVCS.				
		4/30/23 11267854	202304 320-57200-34501		*	13.05-	
			CREDIT				
				SECURITAS SECURITY SERVICES USA, INC			26,053.61 008684
5/24/23	00061	4/14/23 APR-23	202304 320-57200-43000		*	19,642.33	
			SERVICE THRU 04/14/2023				
				TECO			19,642.33 008685
5/24/23	00747	5/05/23 1002	202305 320-57200-54500		*	3,500.00	
			SVCS-05/23				
				HAVEN PROPERTY CARE LLC			3,500.00 008686
5/31/23	00664	5/03/23 1561-050	202304 320-57200-54000		*	618.58	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 310-51300-42000		*	31.99	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-49400		*	450.73	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-52000		*	948.39	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-52010		*	857.45	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-51000		*	58.57	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-45300		*	263.80	
			CC PURCHASES THRU 5/3/23				
		5/03/23 1561-050	202304 320-57200-52005		*	399.73	
			CC PURCHASES THRU 5/3/23				

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		5/03/23	1561-050 202304 310-51300-49000 CC PURCHASES THRU 5/3/23		*	56.77	
		5/03/23	1561-050 202304 310-51300-49000 CC PURCHASES THRU 5/3/23		*	39.00	
		5/03/23	1561-050 202304 320-57200-54500 CC PURCHASES THRU 5/3/23		*	555.72	
				WELLS FARGO			4,280.73 008687
6/01/23	00085	5/01/23	1163209 202305 320-57200-54500 SVCS-05/23 CAPLINES		*	218.50	
				A.D. BAYNARD PLUMBING, INC.			218.50 008688
6/01/23	00522	5/24/23	31507255 202305 320-57200-43200 PROPANE		*	190.16	
				AMERIGAS			190.16 008689
6/01/23	00057	4/10/23	210714 202303 320-53800-46801 QRTLY SVCS-JAN/FEB/MAR 23		*	7,300.00	
				APPLIED AQUATIC MANAGEMENT, INC.			7,300.00 008690
6/01/23	00695	5/21/23	16744750 202306 320-57200-41000 SVCS-06/23		*	1,111.08	
				CHARTER COMMUNICATIONS			1,111.08 008691
6/01/23	00621	5/23/23	960202 202305 320-57200-54501 SVCS-05/23		*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 008692
6/01/23	00610	5/23/23	INV94699 202305 320-57200-54510 SVCS-05/23		*	195.00	
		5/23/23	INV94702 202305 320-57200-54510 SVCS-05/23		*	426.45	
				FITNESSMITH			621.45 008693
6/01/23	00059	5/24/23	35661 202305 320-57200-45300 SVCS-05/23		*	385.00	
				HEARTLAND COMMERCIAL POOL SERVICES			385.00 008694
6/01/23	00098	5/05/23	1285-042 202304 320-57200-52010 SUPPLIES		*	219.78	
		5/05/23	1285-042 202304 320-57200-49400 SUPPLIES		*	9.96	
		5/05/23	1285-042 202304 320-57200-52000 SUPPLIES		*	1,400.97	
				HOME DEPOT CREDIT SERVICES			1,630.71 008695
				LAKA LAKE ASHTON SHENNING			

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6/01/23	00112	6/01/23 10205	202306 320-57200-54000	MEMBERSHIP DUES	*	135.00	
				LAKE WALES AREA CHAMBER OF COMMERCE			135.00 008696
6/01/23	00361	5/24/23 1143422	202305 320-57200-54520	SVCS-05/23	*	292.00	
				MILLER'S CENTRAL AIR, INC.			292.00 008697
6/01/23	00336	5/22/23 50442115	202305 310-51300-54000	MPLC UMBRELLA LICENSE	*	3,020.68	
				MOTION PICTURE LICENSING CORP.			3,020.68 008698
6/05/23	00746	4/26/23 05272023	202305 320-57200-49400	PATRIOTIC CONCERT 5/27/23	*	300.00	
				ROBERT GEORGE AMMON			300.00 008699
6/09/23	00522	5/29/23 31508972	202305 320-57200-43200	PROPANE	*	120.14	
				AMERIGAS			120.14 008700
6/09/23	00673	5/29/23 56302256	202305 320-57200-54500	SUPPLIES	*	38.61	
				ARAMARK			38.61 008701
6/09/23	00741	6/05/23 4	202306 320-57200-34000	MGMT FEES-06/23	*	38,681.33	
				COMMUNITY ASSOCIATIONS AND			38,681.33 008702
6/09/23	00466	6/01/23 48067	202306 310-51300-42501	06/23 LA TIMES NEWSLETTER	*	3,887.00	
				CUSTOMTRADEPRINTING.COM			3,887.00 008703
6/09/23	00749	4/26/23 06232023	202306 320-57200-49400	PIRATE PARTY-06/23/23	*	440.00	
				SEBASTIEN DEL VALLE			440.00 008704
6/09/23	00036	6/01/23 221	202306 310-51300-34000	MGMT FEES-06/23	*	5,270.67	
		6/01/23 221	202306 310-51300-35100	COMPUTER TIME	*	83.33	
		6/01/23 221	202306 310-51300-31300	DISSEMINATION AGT SVCS	*	125.00	
		6/01/23 221	202306 310-51300-51000	OFFICE SUPPLIES	*	5.08	
		6/01/23 221	202306 310-51300-42000	POSTAGE AND DELIVERY	*	33.82	
				GMS - SO FLORIDA, LLC			5,517.90 008705
				LAKA LAKE ASHTON SHENNING			

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6/09/23	00751	5/09/23 07042023	202307 320-57200-49400	4TH JULY PARTY 2023	*	1,000.00	
							1,000.00 008706
THE HIGHWAY 41 BAND							
6/09/23	00750	5/26/23 10485	202305 320-57200-54500	SUPPLIES	*	126.58	
							126.58 008707
JANITORIAL SUPERSTORE INC							
6/09/23	00512	6/01/23 2444798	202306 320-57200-41000	SVCS-06/23	*	55.58	
							55.58 008708
KINGS III OF AMERICA, INC.							
6/09/23	00345	5/30/23 45720	202305 320-57200-54500	SVCS-05/23	*	380.00	
							380.00 008709
PRECISION SAFE & LOCK, LLC							
6/09/23	00631	6/02/23 1916541	202305 310-51300-31100	SVCS-05/23	*	2,091.05	
							2,091.05 008710
RAYL ENGINEERING & SURVEYING, LLC							
6/09/23	00234	5/25/23 16489467	202305 320-57200-51000	SUPPLIES	*	49.75	
		5/25/23 16489467	202305 320-57200-52000	SUPPLIES	*	318.03	
							367.78 008711
STAPLES BUSINESS CREDIT							
6/09/23	00752	4/28/23 06232023	202306 320-57200-49400	PIRATE PARTY 06/23/23	*	1,200.00	
							1,200.00 008712
JAMES D THOMPSON							
6/09/23	00445	6/01/23 OS533642	202306 320-57200-46200	MAINT-06/23	*	16,210.00	
							16,210.00 008713
YELLOWSTONE LANDSCAPE							
6/12/23	00061	5/15/23 MAY-23	202305 320-57200-43000	MAY 2023 ELECTRIC SVCS.	*	19,526.33	
							19,526.33 008714
TECO							
TOTAL FOR BANK A						249,264.37	
TOTAL FOR REGISTER						249,264.37	

LAKA LAKE ASHTON SHENNING

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/12/23
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/12/23	00081	4/04/23 OS512858	202304 600-53800-61007 LANSCAPE ENHANCEMENT-0423	YELLOWSTONE LANDSCAPE	*	36,452.59	36,452.59 000354
5/24/23	00096	5/11/23 9937	202305 600-53800-60099 REPAIRS-05/23 POND SLOPE	S&S CONTRACTING OF POLK COUNTY INC	*	4,162.50	4,162.50 000355
TOTAL FOR BANK B						40,615.09	
TOTAL FOR REGISTER						40,615.09	

LAKA LAKE ASHTON SHENNING

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

Date Received	Collection Period	O&M Receipts	O&M Interest	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,210,006.00 .36300.10100 General Fund	\$456,971.44 2015-1, 2015-2 Debt Svc Fund	\$2,666,977.44 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
05/08/23	FY22 EXCESS FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (364.49)	\$ 364.49	\$ 302.04	\$ 62.45	\$ 364.49
05/11/23	04/01/23-04/30/23	\$ 6,875.06	\$ -	\$ 2,803.41	\$ -	\$ -	\$ 193.57	\$ 9,484.90	\$ 6,737.56	\$ 2,747.34	\$ 9,484.90
05/24/23	10/01/22-03/31/23	\$ -	\$ 4,300.54	\$ -	\$ -	\$ -	\$ -	\$ 4,300.54	\$ 4,300.54	\$ -	\$ 4,300.54
		\$ 2,200,998.12	\$ 4,300.54	\$ 451,948.86	\$ 84,033.79	\$ 17,157.80	\$ 50,670.62	\$ 2,505,385.31	\$ 2,079,227.62	\$ 426,157.69	\$ 2,505,385.31
BALANCE REMAINING		\$9,007.88		\$5,022.58							

Gross Percent Collected	99.47%
Balance Due	\$14,030.46