

*Lake Ashton
Community Development District*

Meeting Agenda

July 24, 2023

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 17, 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, July 24, 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, July 21, 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 June 19, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting
5. Landscaping Update
 - A. Presentation of Monthly Landscaping Checklist and Report
6. Old Business

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

- A. Discussion Regarding the Joint Amenity Policies (*requested by Supervisor Landgrebe*)
 - B. Discussion Regarding the Fiscal Year 2024 Budget (*requested by Supervisor VanSickle and Supervisor Realmuto*)
 - C. Discussion Regarding Revised Combined Fiscal Year 2024 Capital Reserve and Strategic Planning Projects List
 - D. Discussion Regarding Revised Amenity Utilization Plan
 - E. Discussion Regarding Updated Security Services Options—*if necessary after joint meeting* (**CLOSED SESSION DISCUSSION AVAILABLE—if needed**)
7. Monthly Reports
- A. Attorney
 - I. Memo Regarding Ethics Training for Elected Officials and Other Legislative Updates
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Renewal of Fitness Center Preventative Maintenance Agreement
 - II. Consideration of Quotes to Purchase Treadmills
 - III. Consideration of Quote to Replace Gate Operator (Exit Side)
 - D. Operations Manager
 - I. Consideration of Landscaping Services Quotes from Yellowstone
 - a) Front Entrance Flower Beds
 - b) Plumbago Fill-In on End of Each Center Island
 - E. District Manager's Report
8. 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
9. Public Comments
10. Supervisor Requests/Supervisor Open Discussion
11. 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, **June 19, 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
Pete Whittman	District Landscaper, Yellowstone

The following is a summary of the discussions and actions taken at the June 19, 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. Five 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 Ms. VanSickle, seconded by Ms. Landgrebe, 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. There were no public comments in person or on Zoom.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the May 15, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting

Mr. Howison presented the minutes from May 15, 2023 Board of Supervisors meeting and the April 17, 2023 budget workshop meeting to the Board and asked if there were any comments, corrections, or changes.

Mr. Realmuto stated that there were five supervisors present but the minutes stated there were four. He also had a correction regarding page 8 that he gave to Ms. Burns to correct.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Minutes of the May 15, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding Updated Security Services Options (NOT A CLOSED SESSION)

Mr. Costello asked the Board to discuss the security services options, and stated that it was important they make a decision.

Ms. Wells stated to the Board that included in the agenda packet were the proposals from the previous meeting.

Mr. Realmuto brought up the agreement and stated that he believed the agreement should be a single agreement with the entire community, including both CDDs, due to them using the same security company. Mr. Costello replied that they had spoken to Securitas and Tekwave regarding pricing and he thought they lowered the pricing as much as they could. Ms. Wells stated that she was still waiting to hear back on if there would be a price savings from Tekwave if the system was installed in both CDDs at the same time.

Mr. Costello asked if Mr. Mecsecs, the Chairman from Lake Ashton II CDD, would like to speak to the Board regarding their plan for security installation. Mr. Mecsecs stated that he had looked at the Securitas program and that for him he saw it as the most viable option in comparison to Tekwave. Mr. Mecsecs also stated to the Board that he asked his Board to put this topic on a joint board meeting agenda so they could discuss further.

Mr. Realmuto asked that the Board discuss the potential credential options for the updated security. He listed RFID, which is permanently attached to the system and is for the outside of the vehicle. The other credential he listed was a card reader that included key fobs and other things because they use the same technology. Mr. Realmuto stated that he believed there were advantages to the card reader system.

Mr. Realmuto also asked the Board to discuss how to charge for the gate security. He stated that they could charge for the credential, as they do currently for gate openers. He also stated that they could include the credential in the assessment.

Mr. Howison asked about amenity access, and Ms. Landgrebe said she believed this needed to be decided on instead of waiting months for amenity access. Ms. Burns replied that the cost may be different if amenities were done separately. Mr. Realmuto replied that Ms. Wells would be able to answer that question. Ms. Wells responded that she had not asked the company that specific question yet. Mr. Howison explained and stated to Ms. Landgrebe that they could make a decision today, but they would still be 4-6 months out on implementation.

The Board discussed doing the implementation of gate access and amenity access at different times, but foresaw issues with complications it would have on residents if they had to program their credentials multiple times.

Mr. Howison asked that Mr. Costello and Ms. Wells get with the proposal company, Securitas, to lock the proposal amount down until they could finalize details.

Mr. Realmuto made a statement regarding cameras in the community. He stated it was not clear to him if the additional cameras were really needed in the community. Ms. Landgrebe responded to Mr. Realmuto's comment and stated that she did not want to ignore the need for the cameras and that she thought they were needed for going forward and could offer valuable insight. She said that she did not believe in doing the projects separately and that they all need to be completed so they can move forward. Ms. VanSickle agreed with Ms. Landgrebe. Mr. Costello agreed that the cameras were important.

The Board agreed that they needed a project timeline for this. Ms. Wells stated that Securitas had been very willing to help and that a project plan could be possible.

The Board decided to discuss this at the next meeting as well. The Board also decided to move their July meeting back 1 week with the same time of 9:30 a.m.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, to Move the July 17, 2023 Board of Supervisors Meeting to July 24, 2023, was approved.

SIXTH ORDER OF BUSINESS

Monthly Reports

B. Engineer

**This item was taken out of order*

Mr. Rayl presented his report to the Board. This was included in the agenda packet. He also highlighted that he and his team had met with staff and reviewed the shoreline erosion areas that they had the most concern for. Mr. Rayl asked the Board if they had any questions for him before concluding his report. The Board did not have any questions.

FIFTH ORDER OF BUSINESS

Old Business

B. Discussion Regarding Revised Clubhouse Amenity Utilization Report *(requested by Supervisor Landgrebe)*

Ms. Landgrebe asked for discussion regarding room changes and other changes for the clubhouse. Ms. VanSickle stated that she liked the revised plan that included switching the two rooms and that she would like this project to be started on soon. The proposal was to swap the card room with the media center due to the demand of the card room. The Board also discussed some changes to the library to make it more accessible, along with plans to update the flooring in these locations. The Board agreed to these updates.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Authorizing the Community Director a Not-To-Exceed Amount of \$20,000 for Updated Flooring, was approved.

Ms. VanSickle asked the Board to discuss the request they had received regarding adding a pool table. Mr. Costello replied that one of the reasons they had not added another pool table was because people were playing card games in that room, so there was not room.

The pool table group offered to buy the table, but the CDD needed to have a light to go over the pool table. The Board agreed with adding the table, but stated that they would come back in the July meeting with a complete proposal on these changes and go from there.

C. Discussion Regarding Combined Fiscal Year 2024 Capital Reserve and Strategic Planning Projects List

The Board discussed the planning projects list. This list was included in the agenda. The Board goes through the list to decide what they can spend the \$318,000 available on.

Ms. Wells brought to the Board that the City of Lake Wales came out and stated that the grease trap in the restaurant was undersized and it is necessary to increase the capacity. Mr. Howison stated that they need to show forward progress on that issue as soon as possible according to the city. Mr. Realmuto agreed that it does need to be pursued and included and added as a contingency line item, but that he would like for Ms. Wells to look into other solutions that would satisfy the city requirements.

The Board continued to discuss the reserve study and strategic planning projects combined list and made changes when needed. Mr. Realmuto asked that there be subtotals for each project.

SIXTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter did not have anything further to discuss.

C. Lake Ashton Community Director

Ms. Wells reviewed the Community Director Report that was included in the agenda package.

Mr. Realmuto asked about the ice machine being moved and if they wanted to move it or eliminate it due to it being high maintenance. Ms. Wells stated that she could get the pricing of upkeep of the ice machine to Mr. Realmuto.

The Board did not have questions for Ms. Wells.

I. Consideration of Opening Additional Bank Account for Online Ticket Sales

Ms. Wells overviewed this and stated that it was regarding an additional bank account potentially being opened. This being because they are considering doing an online ticketing software program to offer residents the ability to purchase tickets online, and they need a bank account to tie to that for the ticket funds.

Mr. Realmuto asked if they could investigate the costs of other banking options. Ms. Burns stated that they could.

D. Operations Manager

I. Consideration of Quotes to Pressure Wash and Seal Bridges *(to be provided under separate cover)*

Mr. Fisher presented his report that was included in the agenda packet. The Board did not have any questions for Mr. Fisher.

Mr. Whittman with Yellowstone gave an update for the Board regarding landscaping. Mr. Whittman stated that he finalized the detailed sectional map of the community and it was sent to Mr. Fisher. He also went over the map for the Board.

Mr. Whittman also stated for the Board that there was a confusion regarding the mulch applications in the contract. He stated that they now do a refresh in the spring and in the fall, and that amounts to the 1 full application. He offered the Board the option to do a full application before the holidays, and then outside of the budget so a spring application as well.

He estimated another refresh to be around \$3,250. The Board agreed that a full application in the fall would be best.

Mr. Fisher discussed the three bids for the pressure washing. Mr. Realmuto saw advantages to the GMS bid and keeping the work inhouse. Mr. Howison mentioned bringing in an additional employee to assist GMS and Mr. Realmuto agreed that could be a compromise. Mr. Howison also suggested they look into this for the next meeting instead of making a decision now. The Board discussed and there was a motion made that passed 3-2.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello and Ms. Landgrebe in favor and Mr. Howison and Mr. Realmuto opposed, the GMS Quote to Pressure Wash and Seal Bridges, was approved 3-2.

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)

Ms. Burns stated that she had to remind the Board that the Form 1 financial disclosures were due to the Supervisor of Elections in the county that they live in by July 1. Ms. Burns also offered to answer any questions.

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.

Al Cooney (4303 Lake Ashton Club Drive) asked the Board two questions. The first question he asked was about the traffic light placement. Mr. Howison responded that there was a meeting scheduled to discuss that. He also asked about the card readers for new security cards, and wanted to know how the cards would be purchased. Mr. Realmuto stated that the residents would be paying for them either by assessment or by a charge for the card. The Board stated that there have been no definite decisions made about this process.

John Sebastian (Lot 931) had a question regarding the pool closure on July 10 and when it would be reopened. He stated that he had heard it would be closed for 7 weeks. Ms. Wells stated that they had originally estimated 3-4 weeks of closure.

There were no comments via Zoom.

NINTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

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

Ms. VanSickle stated that it could be a consideration that residents can donate things around the community in honor of someone or in memory if there was any interest in that.

Ms. Landgrebe stated that at a future meeting they should discuss flower beds that contain annuals and changing them to perennials for a potential cost savings.

Mr. Realmuto stated that they could consider sponsors in order to bring revenue into the community for the upgrades in security, as in having someone put advertising of some kind on the cards.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

The budget workshop meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **April 17, 2023** at 11:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

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 April 17, 2023 Lake Ashton Community Development District budget workshop meeting.

FIRST ORDER OF BUSINESS

**Review of Draft Fiscal Year 2024
Budget**

A. Fiscal Year 2023 Adopted Budget

Mr. Howison asked the Board if there was a need for them to review the adopted budget. Mr. Howison stated that this information was also laid out in the proposed budget document.

B. District Financials through March 2023

- i. Combined Balance Sheet**
- ii. Capital Projects Reserve Fund**
- iii. Statement of Revenues, Expenditures, and Changes in Fund Balance**

Mr. Howison stated that the above items had already been discussed and they were provided a thorough analysis from Mr. Realmuto regarding the items as well.

C. Review of Draft Fiscal Year 2024 Planning Support Documents

- i. **Draft Reserve Funding Plan**
- ii. **Draft Reserve Expenditures Listing**
- iii. **Draft Fiscal Year 2024 Capital Projects Listing from the Reserve Study**
- iv. **Draft Strategic Planning Projects Listing**
- v. **Clubhouse Amenity Utilization Report**
- vi. **Lake Ashton Clubhouse Rentals Marketing Plan**

Mr. Howison recommended that these items be skipped in discussion.

D. Review of Preliminary Proposed Fiscal Year 2024 Budget

Mr. Howison opened this item up for discussion from the Board.

Mr. Realmuto outlined the 2024 proposed budget that was provided in the agenda packet. He stated that he was going to review the items for the Board and encouraged them to speak up if they had any issues or suggested changes.

Mr. Realmuto suggested they raise the Revenues – Entertainment Fees line, the Board agreed as they heard Ms. Wells give them numbers on the entertainment series costs for 2023 and the predicted 2024 costs.

Mr. Realmuto also suggested increasing the Revenues – Interest Income line, and the Board agreed due to increased interest rates throughout the past year.

Ms. Burns stated for the Board that the carry forward amount would likely change as they got closer to adopting the budget.

Mr. Costello asked to discuss the Revenues – Rental Income line. He asked how much rental income they received outside of Bingo for the previous year. Ms. Wells responded that she did not have the rentals split up, but that the actuals through February were \$25,123, and they were projected to go \$3,000 over the 2023 projection. Mr. Costello suggested they leave the line item amount the way it is.

Mr. Realmuto discussed with the Board the Expenditures – Supervisor Fees line item and it being the largest percent increase on the proposed budget. Ms. VanSickle responded that with the amount of time the Board members put into the community they deserve to be compensated. She urged the other Board members interested to do so

also. Ms. Burns stated that Lake Ashton and Lake Ashton II are the only Boards she manages where the supervisors do not take the \$200. Mr. Howison also stated that he reached out to Ms. Burns about this and that he and the other Board members work many hours each week. Ms. Burns stated that is why the percentage increase is how it is for the 2024 proposed budget. Mr. Realmuto stated that he did not feel comfortable doing that and his will remain the same. Ms. Burns responded that they include higher numbers for this in the budget in case of increases in the future.

Mr. Howison asked the Board to discuss the Expenditures – Engineering line item. He stated that he believed they would need an increase in this due to the Thompson Road Nursery project and shoreline restoration. He suggested they stay at the \$60,000 budget they had in 2023. Mr. Costello and Mr. Realmuto disagreed and suggested keeping the \$45,000. The Board agreed on \$50,000.

Mr. Realmuto asked Ms. Burns why the Expenditures - Postage amount had such a large percentage increase. Ms. Burns replied that it was due to the projected mailed notices for the assessment increases. She stated that if assessments are raised, they have to send mailed notices to every home.

Mr. Howison asked Ms. Wells about the Expenditures - Newsletter Printing line item. He stated that he thought they were looking at alternate sources for this. Ms. Wells replied that they were looking at alternatives, but the cost savings would have been very minimal.

Ms. VanSickle asked the Board to discuss the Expenditures – Repairs and Maintenance on the Restaurant line item. She asked what they would do if something major happened and they needed to fix it, as their projected costs are listed as \$0. Mr. Howison replied that the business leasing it handles basic repairs and the Board would cover a major repair with the capital reserve fund.

Mr. Realmuto had questions regarding the Expenditures – Repairs and Maintenance on Golf Cart. The Board discussed with Ms. Wells the warranty on the new security cart and decided not to update the budget amount.

Ms. VanSickle asked if the Landscape Maintenance – Contract was the new amount, and asked if they were worth that price. Ms. Burns recommended that if they were going to bid out that contract that they should increase that line item. Ms. Burns

noted that the bid threshold for a public RFP process is \$195,000 and their current amount in the budget was \$194,700. Ms. Burns noted that they have seen increases in those contracts in other communities.

Mr. Howison asked what Landscape Maintenance – Other included, and Mr. Realmuto stated that it would be anything other than the contract. Ms. Wells noted that the \$8,135 actual was for removal of palm trees from Hurricane Ian damage. Ms. Burns suggested combining Landscape Maintenance – Other and Plant Replacement into one line item, and perhaps changing the line-item name to Landscape Improvements. Board discussion ensued on if they should raise the amount for that line item as well. Mr. Realmuto noted that there were a few one-time things in the \$8,000 actual. Mr. Realmuto stated that if the two items were combined into one Landscape Improvements item, the total would become \$15,000.

Mr. Realmuto pointed out the increases in the contracts for Lake Maintenance and for Wetland/Mitigation Maintenance. He noted that both of those were for Applied Aquatic. Mr. Howison questioned why there had been no charges to Wetland/Mitigation Maintenance. Mr. Fisher noted that he reached out to Archie and their subcontractor and they said the invoice is on its way. Mr. Realmuto inquired how the Wetland/Mitigation Maintenance and Lake Maintenance differed. Mr. Fisher noted that Lake Maintenance was monthly and the quarterly and semiannual work was the Wetland/Mitigation Maintenance.

Mr. Realmuto noted while comparing the total projected versus the budgeted amount was the Operating Supplies. He asked if that could be reduced to match what they are projected for 2023, and what all was included in that item. Ms. Wells stated that Operating Supplies would be anything other than what is used to maintain the Clubhouse, cleaning supplies go under Clubhouse Maintenance. Ms. Wells said for example it could be paint, screws, mops, stainless kickplates, etc. Mr. Realmuto asked Mr. Fisher if he believed they would spend more next year on this line item than they are projected to in 2023. Mr. Fisher suggested keeping the amount as it is proposed.

Mr. Realmuto noted that for Special Events, they need to update the number to match what they put in revenue, and the \$207,854 was an error because things were included that shouldn't have been.

Mr. Costello questioned the Traffic Accident Repairs line item. Ms. Wells stated that was after Hurricane Ian someone ran into the fence and it was reimbursed through insurance.

Mr. Realmuto pointed out the \$441,976 for Capital Reserve – Transfer Out under Other Sources and Uses. Mr. Howison noted that number was going to come down.

The Board decided to shift the discussion to Strategic Planning Projects. Ms. Burns suggested the Board could pick a target amount that they would like to spend out of the total fund and figure out what projects they could fit into that amount. The Board consensus was for each Board member to rank the projects individually and give their individual rankings to Ms. Burns and she will compile the rankings and bring them back to a future meeting. Ms. Wells will work on getting pricing for the most urgent projects. The Board decided to change the \$250,000 amount for FY24 Capital Projects to \$318,000.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

Yellowstone Compliance Checklist: 7/11/2023

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	Weeds need attention in the rock beds around the Clubhouse.
Shrubs/Ground Cover Care	Satisfactory Unsatisfactory	Yellow ixoras need to be removed along the Blvd and around the fountain in front of the Gate House.
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	
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

Annuals- December, April, and August

Tree Pruning-December and July

Yellowstone is providing a price to install perennials at the entrance off of TNR in replace of the quarterly annual swap.

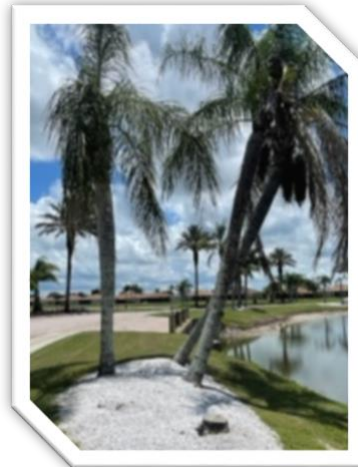
Yellowstone is providing a price to install additional Plumbago in the areas along the Blvd median that are bare.

Yellowstone is trying to locate established Weeping Bottle Brush trees to install around the Veterans Memorial. There are 7 in total. A quote will be provided once these trees are located.



Contracted Palm tree pruning is tentatively scheduled for the 28th of July.

Yellowstone is waiting on confirmation to start the removal for the dead Queen Palms.



Yellowstone will be trimming the tree limbs that are hanging into the berms around pond GC 7 and GC 11. Once this is completed these areas can me mowed per the contracted frequency.

Yellowstone is working on a quote to connect the irrigation on the Blvd that isn't on the well. The area is currently being fed from the Golf Course irrigation.

SECTION VI

SECTION A

JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II
COMMUNITY DEVELOPMENT DISTRICT

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

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2019)

EFFECTIVE DATE: JANUARY 20, 2023

In accordance with Chapter 190 of the Florida Statutes, and on January 20, 2023, at a duly noticed joint public meeting and after a duly noticed joint public hearing, the Boards of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District adopted the following rules / policies to govern the operation of the Districts' Amenity Facilities. All prior rules / policies of the Districts governing this subject matter are hereby rescinded.

I. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Non-Resident” – shall mean any person(s) who is not a resident as defined herein and has not paid the Annual User Fee.

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

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

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

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

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

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

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

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

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

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

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

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

II. PURPOSE

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

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

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

III. AUTHORIZED USERS

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

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

RENTERS/LEASEHOLDERS: Individuals who rent or lease a residential unit in the Districts for a period of at least 30 consecutive days may be designated by the Owner of the residential unit as the beneficial Users of the Owner’s membership privileges for purposes of Amenity Facilities use.

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

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

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

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

increased, not more than once per year, by actions of the respective Boards, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

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

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

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

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

IV. IDENTIFICATION CARDS

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

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

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

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

Individuals who, in any manner, make use of or accept the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Districts or its contractors, or who engages in any contest, game, function, exercise, competition or other activity

operated, organized, arranged or sponsored by the Districts, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the Districts, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the Districts and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of said Patron.

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

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

VI. SUSPENSION AND TERMINATION OF PRIVILEGES

i. **Offenses:** An Individual's privileges to use the Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year, or longer, subject to annual review, by the Board of Supervisors and the Individual may also be required to pay restitution for any property damage or overdue fees/debts owed to either District, excluding payment of non-ad valorem assessments or fees/debts owed to independently operated businesses such as the Clubhouse Restaurant, Eagles Nest, or Lake Ashton Golf Club if he or she:

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

6. treats the Districts' supervisor, Staff, contractors, vendors, or other Patrons or Guests in an unreasonable or abusive manner;
7. damages or destroys District property;
8. fails to pay any fees/debts owed to either District, excluding payment of non-ad valorem assessments, or fees/debts owed to independently operated businesses such as the Clubhouse Restaurant, Eagles Nest, or Lake Ashton Golf Club.

ii. **Suspension and Termination Process:** In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the section (i) above, the Districts, through its Boards, District Manager, and/or Amenity Manager, may follow the process outlined below with regard to suspension or termination of a Patron's privileges: Please note, incidents involving the banning of pets at the Pet Play Park are covered under Section XI. – Amenity Policies – Specific Usage, number xvi. Pet Parks.

1. First Offense – Verbal warning may be issued by Amenity Manager of such violations; the warning shall be summarized in a brief written report by Amenity Manager and kept on file in the Clubhouse and HFC.
2. Second Offense – Automatic suspension by the Amenity Manager of specific amenities up to and including all Amenity Facilities privileges commencing immediately and running through closing of the following day. Written warning by Amenity Manager of continued violations sent by certified mail to the Patron, Supervisors notified, and kept on file in the Clubhouse and HFC offices.
3. Third Offense – Automatic suspension by the Amenity Manager of specific amenities up to and including all Amenity Facilities privileges, commencing immediately for one (1) week. A written report will be created, a letter will be sent by certified mail to the Patron, Supervisors notified, and a copy of such letter kept on file in the Clubhouse and HFC Offices.
4. Fourth Offense – Automatic suspension by the Amenity Manager from specific amenities up to and including all Amenity Facilities privileges, commencing immediately for up to thirty (30) days or until the date of the next meeting of the Board of Supervisors of the District within which the resident resides, whichever occurs first. A complete record of all previous documented offenses within the previous twelve (12) months will be presented to the District's Board in whose boundaries the resident resides for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's privileges for up to one (1) calendar year from the Boards' approval of termination of privileges.

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

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

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

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

VII. RESERVING FACILITIES

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

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.

VIII. RENTAL FACILITIES TERMS

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

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

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

IX. CLUBS, GROUPS, AND ORGANIZATIONS

Any Club, Group or Organization (collectively, “Clubs”) desiring to utilize the Amenity Facilities or District Media to promote Club activities must be registered with the Amenity Manager and meet the following criteria:

1. Clubs must be comprised of a minimum of at least five (5) active members; all members must be Residents or Renters/Leaseholders.
2. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
3. The purpose of each Club must be to provide lifestyle-enhancing opportunities to Residents or Renters/Leaseholders and not to effectuate sales of products or services. Clubs may generate funds through dues and proceeds from Club organized events. If a Club chooses to generate funds, a check-and-balance system must be in place.
4. Club membership and Club activities must be available to all Residents or Renters/Leaseholders. Residents of Lake Ashton will be given priority to attend any club activity or event. Registered guests may be invited to attend if space

permits. The Amenity Manager has the right to ask registered Guests and other Non-Residents to leave if necessary to accommodate Lake Ashton Residents.

5. Criteria for Club membership should be governed by the individual club's Bylaws.

Violations of these Policies by any Club may result in the loss of that Club's privileges within the Amenity Facilities.

X. AMENITY POLICIES – GENERAL USAGE

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

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

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

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

In regards to LACDD's Clubhouse: no alcohol may be brought into the physical structure of the Clubhouse, adjoining outdoor patio and pool deck. Alcoholic beverages held and/or consumed within the physical structure of the Clubhouse, adjoining outdoor patio and pool deck must be purchased through the holder of the liquor license registered with the State of Florida to serve alcoholic beverages at 4141 Ashton Club Drive, Lake Wales, Florida. Any registered holder of said liquor license shall be required to provide the Amenity Manager with an applicable certificate of insurance naming the District as an additional named insured. If there isn't a liquor license holder registered with the State of Florida to serve alcoholic beverages at the Clubhouse, the Clubhouse Amenity Manager may approve consumption of alcohol for events held in the Clubhouse. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved a

room in the Clubhouse. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.

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

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

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

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

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

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

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

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

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

GOLF CARTS:

1. Golf Cart operations within the Districts shall abide by all applicable provisions of this Policy, Florida Statutes, as amended, and local ordinances and regulations, including, but not limited

to, compliance with Chapters 316 and 320, *Florida Statutes*, all traffic control devices, and local traffic laws.

2. All Golf Carts used on or within the Amenities, including but not limited to the Golf Course and the Pathways/Bridges, must be registered at the HFC. Registration includes acknowledgement of these Policies, including specifically but not limited to Section X - GOLF CARTS and Section XII (USE AT OWN RISK; INDEMNIFICATION) and displaying the appropriate Golf Cart decal when operating a Golf Cart within or on the Amenities. If the decal is not properly displayed, the Golf Cart operator may be asked to remove the Golf Cart from the Amenity.
3. Golf Cart operators must be at least sixteen (16) years of age on or within the Amenities. For use on the Districts' roads, golf cart operators must abide by all applicable Florida Statutes and local government regulations.
4. The speed limit for golf carts on bridges and cart paths is 12 mph.
5. Golf Carts must have street/turf tires for operation on the Golf Course turf.
6. Safety Recommendations: the Districts recommends all owners and/or operators of Golf Carts used on or within the Amenities abide by the following safety recommendations:
 - i. Use extreme caution when traveling on Pathways/Bridges, especially if within the Golf Course when golf is being played;
 - ii. The Districts recommend Golf Cart owners obtain liability insurance insuring against personal injury and damage to property with limits of at least \$300,000;
 - iii. Equip Golf Cart with efficient brakes, reliable steering apparatus, safe street/turf tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
 - iv. Regularly check Golf Cart for safe operation of brakes, lights, steering, turn signals, and tires.
 - v. Make sure batteries are charged to good operating levels.
 - vi. When passing or approaching another Golf Cart on a path, one Golf Cart should move to the side toward the Amenity property to allow the other cart to pass. Under no circumstances, should passing Golf Carts drive onto private property.
 - vii. Passengers and drivers should keep all body parts inside the Golf Cart while it is in motion;
 - viii. Passengers should have both feet planted firmly on the floor while the Golf Cart is moving;
 - ix. Passengers should sit with their right hip against the right arm of the seat;
 - x. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the Golf Cart. On turns and fast straightaways, passenger should use right hand to grasp the right arm of the seat.

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

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

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

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

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

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

OPEN PLAY: The Amenity Managers have designated specific periods for each activity when no reservations can be made. No reservations are accepted during the time period listed as Open Play at the respective amenity. This ensures adequate periods of time when residents can use the amenity on a “firstcome, first served” basis. Usage during open play is limited to one (1) hour if other Patrons are waiting.

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

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

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

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

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

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

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

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

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

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

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

XI. AMENITIES POLICIES – SPECIFIC USAGE

The Clubhouse Restaurant, Eagles Nest, and Lake Ashton Golf Club are independently operated businesses and management has sole discretion on hours of operation, menu, policy creation and enforcement including denial of service to any Patron.

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

i. BOCCE

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

ii. BOWLING

1. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
2. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or Staff for instructions.
3. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
4. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
5. No food or drink is allowed in the approach area.
6. If, at any time, the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or Staff for assistance.
7. No one is allowed behind the pin-setting machines without the permission of the Amenity Manager.
8. Return all balls and shoes to racks when you have finished bowling.
9. Guests under the age of eighteen (18) years of age must be supervised by adult Patron who understands the rules and regulations of the game.
10. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
11. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

iii. CARD ROOMS/HFC BILLIARD ROOM/CLUBHOUSE GAME ROOM/HFC POKER ROOM

1. Due to the large demand for these rooms, reservations should include the number of tables required to meet the needs of the group. Tables not used will be made available for use by another group or Individual.
2. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.
3. Residents booking the Clubhouse Game Room for a Lake Ashton Club, Group, or Organization meeting or activity should be aware that the room will still be available for Billiards play.

iv. CINEMA

1. Movies are scheduled on a regular basis by the Amenity Manager and open to all Patrons. Seating capacity is fifty-five (55) and admittance is on a "first come, first served" basis. Guests under eighteen (18) years of age must be accompanied by an adult.
2. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from Residents are also considered.
3. Scheduled movies and show times are posted and subject to change.

4. Closed-captioning is available for certain movies at certain show times. Please check with the Amenity Manager or Staff to obtain the schedule.
5. Be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
6. Reservations for the Cinema shall be made through the Amenity Manager's office.
7. Contact the Amenity Manager or Staff for assistance with equipment.
8. Be sure the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
9. Report any loose seats, lighting issues, or other facility needs to the Amenity Manager or Staff.

v. CLUBHOUSE BALLROOM

1. Each Club, Group, Organization, or Individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owners' officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
2. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

vi. CRAFT ROOMS

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

vii. FITNESS CENTERS

1. Fitness centers are open daily during normal operating hours.
2. Patrons are encouraged to receive training on the apparatus before utilizing equipment.

3. Each facility provides televisions for Patrons. Please be considerate when setting volume levels.
4. Individuals must be fourteen (14) years of age and older to use District Fitness Centers. Individuals fourteen (14) – seventeen (17) years of age must be accompanied by an adult.
5. Food, including chewing gum, is not permitted within the District Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw-top or sealed lids.
6. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Centers. Appropriate attire includes tee-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
7. Each Individual is responsible for wiping off fitness equipment after use with the antiseptic wipes provided by the Districts.
8. Use of personal trainers is permitted in the District Fitness Centers with approval from the Amenity Manager.
9. Hand chalk is not permitted to be used in the District Fitness Centers.
10. Personal audio devices are not permitted unless they are utilized with headphones.
11. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the District Fitness Centers.
13. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
14. Be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
15. Replace weights to their proper location after use.
16. Free-weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Centers.

viii. GOLF COURSE

1. **Cart Paths and Bridges**

- i. All Pathways/Bridges within the Golf Course are shared equally between golfers, golf carts, pedestrians and bicyclists. Use of the Pathways/Bridges by Non-Golfers during hours when golf is being played creates potential safety hazards; therefore, all users of the Golf Course must exercise extreme caution when golf is being played.
- ii. To reduce danger and likelihood of being struck by a golf ball, non-Golfers should walk or ride in the opposite direction of play (starting on Hole 18 and ending on Hole 1), pause as golfers (“Golfers”) are about to hit, and only continue once the Golfers have struck their balls. Golfers should wave non-Golfers through if the approaching non-Golfers are fast moving or can pass by quickly.
- iii. **Non-Golfers must stay on the Pathways/Bridges or Pond banks.** Non-Golfers are encouraged to monitor the daily email circulated by Pro Shop Staff members announcing course conditions, closures, and starting times for the groups on each course. In doing so, non-Golfers can identify periods when no golfers are on the course. One course is normally closed on Monday and League play (Tuesday, Wednesday, and

Thursday) does not start until 9:00 a.m.; however, non-Golfers should check the conditions of each course before use. Additionally, it is generally safer to walk before 8:00 a.m. or after 4:00 p.m., when golfers are less likely to be present.

- iv. Pathways adjacent to Ponds and bridges can be dangerous. Golf Carts should operate at a safe speed and always use headlights after dusk. Extreme caution should be taken when traveling through standing water on Pathways.
- v. Pets are permitted to be walked and exercised on the Pathways/Bridges. At no time should they be in the fairways or within thirty (30) feet of a green. Pets must be on leash or in a Golf Cart at all times. Pet owners are responsible to pick up after their pet.
- vi. **Use Golf Course At Own Risk:** All Individuals who enter the Golf Course and/or utilize Pathways/Bridges and/or Ponds, including as a non-Golfer pedestrian or within a Golf Cart, shall do so at his or her own risk as further provided in Section XII herein and assumes all risks associated with entering property used for playing golf, including but not limited to errant golf balls and golf clubs.

2. Golf

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

ix. HFC COMMUNITY CENTER

- 1. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the HFC Community Center. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.
- 2. Each Club, Group, Organization or Individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owners' officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenities Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

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

x. HORSESHOES

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

xi. INDOOR SPORTS COURTS

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

xii. LIBRARY/MEDIA CENTERS

1. There are two library/media centers, one in the Clubhouse and one in the HFC. They have books, puzzles, computers, tables, DVDs and an area for reading.
2. Books and puzzles are donated by Patrons for use by other Patrons. They may be removed but must be returned upon completion to either Amenity Facility.
3. District computers and their content, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.
4. It is strictly prohibited to use a District computer or wireless internet access to seek, send or store Inappropriate Content (as defined herein) and/or for unauthorized copying of copyrighted material. Examples of copyrighted materials include, but are not limited to:

commercial music, video, graphics, or other intellectual property. The Districts assume no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Users of the Districts computers and/or wireless internet access peruse the internet at their own risk, realizing the potential for accessing offensive, inaccurate, illegal, or fraudulent information.

5. The District reserves the right to revoke any User's access to the District's computers and/or wireless internet at any time.

xiii. LOBBY

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

xiv. MEDIA

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

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

xv. PAVILION

1. Reservations can be made through the Amenities Manager's office.
2. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or Staff for instructions. No grills or smokers are allowed inside the pavilion.
3. If, at any time, the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Guests must be eighteen (18) years of age and older to operate the grills.
5. Ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Patron who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
6. Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

xvi. PET PARKS

1. Pet parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
2. The Security Staff will unlock and lock the gates daily.
3. All pet play parks welcome all sized pets.
4. Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
5. Owners are liable for the actions and behavior of their pets at all times.
6. All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
7. All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
8. Aggressive or unruly pets must be leashed and removed from the parks immediately.
9. Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.
10. All pet handlers must be at least eighteen (18) years of age.
11. No children are allowed in the parks without adult supervision.
12. Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.

13. At the first sign of aggression or if a pet becomes unruly and plays too rough, the pet must be leashed and removed from the pet park immediately and banned for the remainder of the day. This will also cause a verbal warning to be issued to the owner by the Amenity Manager.
14. In the event the pet harms, bites or fights another pet or an owner, the pet will be banned from visiting the parks while other pets are present for a period of thirty (30) days.
15. If a second incident of harm, biting, or fighting occurs within a six (6) month period, the pet will be banned from the pet park for one (1) year.
16. All pet toys should be picked up and removed when done.

xvii. PICKLEBALL

1. Non-reserved courts are available on a “first come, first served” basis.
2. There are Open Play times designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
3. Use of a pickleball court is limited to one (1) hour when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
4. If you find it necessary to “bump” other players when it is your turn to play:
 - a. Never attempt to enter someone else’s court before your reservation time.
 - b. Never enter the court or distract players while others are in the middle of a point or game.
 - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d. Allow players to finish one more point, and then begin the player changeover for the court.
 - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
5. Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must also be worn at all times.
7. Due to demand, there is a three (3) Guest limit per court. Guests must be accompanied by a Patron and properly registered.
8. No jumping over nets.
9. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
10. Court hazards or damages must be immediately reported to the Amenity Manager for repair.
11. No temporary or permanent boundary markers or lines may be placed on the courts, other than the existing lines, unless approved in advance by the Amenity Manager.
12. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
13. No chairs, other than those provided by the District are permitted on the courts.
14. Lights at the pickleball facility must be turned off after use.

xviii. PONDS (FISHING)

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

xix. ROSE GARDEN AND OUTDOOR KITCHEN

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

xx. SHUFFLEBOARD

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

xxi. SPAS

1. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
2. Spas are open during normal operating hours.
3. You must be thirteen (13) years of age or older to use the spa.
4. Children under the age of eighteen (18) must be accompanied by an adult.
5. Maximum capacity is seven (7) people.
6. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool). Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
7. Proper swim attire (no cutoffs) must be worn. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
8. Personal audio devices and televisions are not permitted unless they are utilized with headphones.
9. Individuals with open sores should not use the spa.
10. The Amenity Manager will control whether swimming is permitted in inclement weather, and the spa facility may be closed or opened at their discretion. If the lightning alarm sounds, all Patrons must evacuate the spa immediately.
11. Patrons must comply with posted signage in addition to the rules listed above.

xxii. SWIMMING POOLS

1. The Swimming pool is open for free swim unless restricted due to the scheduling of swim lessons and aquatic/recreational programs approved by the Amenity Manager.
2. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
3. All Patrons must present proper identification or Guest Passes when requested by Staff. As a rule, a Resident may allow up to four (4) Guests to the swimming pool areas.

4. Use of the swimming pools is permitted only during designated hours.
5. Pool and spa availability may be limited or rotated in order to facilitate maintenance of the facility and to maintain health code regulations.
6. Any person swimming during non-posted swimming hours will be subject to suspension and termination policy.
7. Guests under eighteen (18) years of age must be accompanied by an adult at all times
8. Proper swim attire (no cutoffs) must be worn in the pool.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
11. The changing of diapers or clothes is not allowed poolside.
12. Showers are required before entering the pool.
13. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
14. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
15. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
16. No pets (except service animals), bicycles, skateboards, roller blades, scooters and golf carts are permitted on the pool deck area.
17. Personal audio devices and televisions are not permitted unless they are equipped with headphones and utilized for scheduled activities.
18. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with Staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
23. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
24. No chewing gum is permitted in the pool or spa or on the surrounding deck areas.
25. The Districts are not responsible for lost or stolen items.
26. Chemicals used in the pool/spa may affect certain hair or fabric colors. The Districts are not responsible for these effects.
27. Individuals with open sores should not use the pool.
28. If the lightning alarm sounds, all Patrons must evacuate the pool immediately.
29. Patrons must comply with posted signage in addition to the rules listed above.

xxiii. TENNIS COURTS

1. Non-reserved courts are available on a “first come, first served” basis. Patrons desiring to use the tennis courts should check with Staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
2. If you find it necessary to “bump” other players when it is your turn to play:
 - a. Never attempt to enter someone else’s court before your reservation time.
 - b. Never enter the court or distract players while others are in the middle of a point or game.
 - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d. Allow players to finish one more point, and then begin the player changeover for the court.
 - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
3. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
4. Proper tennis shoes and attire are required at all times while on the courts. Shirts must be worn at all times.
5. Guests are limited to three (3) to a single court. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
6. No jumping over nets.
7. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
8. Court hazards or damages of any type need to be reported to the Amenity Manager for repair.
9. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
10. No temporary or permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines, unless approved in advance by the Amenity Manager.
11. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
12. No chairs, other than those provided by the District, are permitted on the courts.
13. Lights at the tennis facility must be turned off after use.
14. A Spinshot tennis ball machine is available at the Clubhouse tennis facility. Use of the machine must be used in accordance with posted instructions. Training for the use of the equipment must occur prior to use and persons using this piece of equipment do so at their own risk.
15. Reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time at this amenity. When multiple group activities are scheduled, please be courteous of others.

xxiv. WILDLIFE

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

XII. USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

XIII. SOVEREIGN IMMUNITY

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

XIV. SEVERABILITY

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

XV. OTHER RULES AND POLICIES

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

SECTION B

***Approved Budget
Fiscal Year 2024***



LAKE ASHTON

Community Development District

May 15, 2023



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,055,306	\$2,067,887	(\$12,582)	\$2,055,306	\$2,236,480
Rental Income	001.300.36200.10100	\$40,000	\$31,973	\$10,426	\$42,398	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$172,887	\$25,502	\$198,389	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$68,528	\$48,540	\$117,068	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$7,902	\$0	\$7,902	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$0	\$0	\$500	\$500	\$19,600
Insurance Proceeds	001.300.36900.10200	\$0	\$32,721	\$0	\$32,721	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$10,262	\$6,630	\$16,892	\$5,000
Carryforward	001.300.27100.10000	\$31,431	\$46,094	\$0	\$46,094	\$148,445
TOTAL REVENUES		\$2,357,737	\$2,448,516	\$93,383	\$2,541,899	\$2,717,525
Expenditures						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$3,158	\$2,250	\$5,408	\$12,000
FICA Expense	001.310.51300.21000	\$306	\$242	\$172	\$414	\$918
Engineering	001.310.51300.31100	\$60,000	\$13,270	\$9,478	\$22,748	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$429	\$1,029	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,475	\$625	\$2,100	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$21,076	\$15,054	\$36,130	\$45,000
Annual Audit	001.310.51300.32200	\$3,850	\$0	\$3,850	\$3,850	\$3,930
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$63,248	\$36,895	\$26,353	\$63,248	\$66,410
Accounting System Software	001.310.51300.35100	\$1,000	\$583	\$417	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$1,512	\$1,080	\$2,592	\$3,500
Printing & Binding	001.310.51300.42500	\$1,000	\$2	\$25	\$27	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$32,501	\$23,215	\$55,716	\$50,000
Marketing		\$0	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$2,350	\$1,679	\$4,029	\$5,500
Insurance	001.310.51300.45000	\$60,823	\$61,372	\$0	\$61,372	\$67,509
Legal Advertising	001.310.51300.48000	\$1,500	\$374	\$267	\$641	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$206	\$147	\$354	\$750
Office Supplies	001.310.51300.51000	\$175	\$107	\$77	\$184	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$291,737	\$180,208	\$85,118	\$265,326	\$318,403
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$408,176	\$247,436	\$193,407	\$440,843	\$492,027
Gate/Patrol/Pool Officers	001.320.57200.34501	\$310,273	\$180,915	\$136,514	\$317,430	\$341,286
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Pest Control	001.320.57200.54501	\$4,690	\$1,570	\$2,250	\$3,820	\$4,690
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$9,239	\$1,694	\$10,933	\$9,500
Access Control System		\$0	\$0	\$0	\$0	\$24,000

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$7,502	\$5,411	\$12,912	\$12,204
Electric	001.320.57200.43000	\$220,000	\$127,167	\$90,834	\$218,001	\$230,000
Water	001.320.57200.43100	\$16,000	\$5,845	\$4,175	\$10,019	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$14,957	\$10,683	\$25,640	\$25,000
Refuse	001.320.57200.43300	\$14,000	\$2,081	\$1,486	\$3,567	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$34,787	\$17,000	\$51,787	\$62,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,071	\$765	\$1,835	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$6,025	\$4,303	\$10,328	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$11,714	\$0	\$11,714	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$3,069	\$2,192	\$5,261	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$19,027	\$13,590	\$32,617	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$2,720	\$1,943	\$4,664	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$112,580	\$80,414	\$192,994	\$194,700
Landscape Maintenance-Improvements	001.320.57200.46201	\$7,000	\$8,545	\$0	\$8,545	\$15,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$3,593	\$2,500	\$6,093	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$49,545	\$27,265	\$19,475	\$46,740	\$53,628
Lake Maintenance-Other	001.320.53800.46803	\$0	\$1,200	\$0	\$1,200	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$41,595	\$0	\$0	\$0	\$45,338
Permits/Inspections	001.320.57200.54100	\$2,200	\$1,249	\$892	\$2,140	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,764	\$1,260	\$3,023	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$8,281	\$5,915	\$14,196	\$23,000
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$3,438	\$2,210	\$5,648	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$3,687	\$5,313	\$9,000	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$825	\$1,175	\$2,000	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$177,947	\$29,907	\$207,854	\$165,000
Storm Damage	001.320.57200.54502	\$0	\$5,337	\$0	\$5,337	\$0
Traffic Accident Repairs	001.320.57200.54503	\$0	\$6,085	\$0	\$6,085	\$0
TOTAL MAINTENANCE		\$1,610,099	\$1,036,919	\$635,308	\$1,672,226	\$1,808,872
TOTAL EXPENDITURES		\$1,901,836	\$1,217,127	\$720,426	\$1,937,553	\$2,127,275
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$590,250)
TOTAL OTHER SOURCES AND USES		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$590,250)
EXCESS REVENUES		\$0	\$775,489	(\$627,044)	\$148,445	\$0

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,236,480
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$168,337
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,404,817
No. of Units	986	986	977	977	974	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,469.01

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 12 monthly meetings and 6 joint meetings at their agreed upon compensation.

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$492.027. This amount represents a 6% proposed increase.

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$50,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$500.00
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$7,800.00
211003675231	LAKE ASHTON PHIII B - OUTDOOR LIGHTING	\$24,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$47,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$64,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
TOTAL		<u><u>\$230,000.00</u></u>

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

Refuse Service 001.320.57200.43300

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance 001.320.53800.46800

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Applied Aquatics	\$4,469	\$53,628

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Wetland/Mitigation Maintenance 001.320.53800.46801

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

<u>Description</u>	<u>Quarterly</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$9,717.00	\$38,868.00	Mitigation Areas: 1B, 7A Wetlands Areas: 2, 3, 4, 5, 6, 8, Utility Easement Wetland, and East Conservation Area
	<u>Semi-Annually</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$3,235.00	\$6,470.00	Conservation Area from Clubhouse West to boat ramp

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

	Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Description					
<i>Revenues</i>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$455,901	\$455,901	\$0	\$455,901	\$590,250
Interest Income	\$1,000	\$8,765	\$0	\$8,765	\$500
Carryforward Surplus	\$273,754	\$297,127	\$0	\$297,127	\$621,015
TOTAL REVENUES	\$730,655	\$761,793	\$0	\$761,793	\$1,211,765
<i>Expenditures</i>					
Capital Projects-FY 23					
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$0
Treadsmills (2)	\$10,000	\$0	\$0	\$0	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$0	\$0	\$0	\$0
Lake Ashton Shoreline Restoration	\$16,000	\$0	\$0	\$0	\$0
Gate Operators with LED Gate Arms	\$10,000	\$0	\$0	\$0	\$0
Bocce Court Refurbishment	\$20,000	\$0	\$0	\$0	\$0
HVAC	\$27,000	\$6,861	\$0	\$6,861	\$0
Asphalt and Curbline repairs	\$20,000	\$0	\$0	\$0	\$0
Golf Course Pathways	\$10,000	\$0	\$0	\$0	\$0
Golf Course Bridge Maintenance	\$30,000	\$0	\$0	\$0	\$0
Pond Repairs	\$10,000	\$0	\$0	\$0	\$0
Paver Maintenance	\$11,500	\$0	\$0	\$0	\$0
Restaurant Equipment	\$16,000	\$0	\$0	\$0	\$0
Other BOS Approved Capital Projects					
Fence Repairs	\$0	\$3,500	\$0	\$3,500	\$0
Stormwater Management	\$0	\$25,319	\$0	\$25,319	\$0
LA Blvd. Refurbishment	\$0	\$43,978	\$37,081	\$81,059	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$0
Capital Projects-FY 24					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$25,000
Capital Projects (To be listed Separately)	\$0	\$0	\$0	\$0	\$318,000
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$259,450	\$91,696	\$49,081	\$140,777	\$343,650
EXCESS REVENUES	\$471,205	\$670,096	(\$49,081)	\$621,015	\$868,115

	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>
RESERVES					
Beginning Balance	\$361,998	\$297,127	\$621,015	\$868,115	\$1,021,115
Reserves	\$349,813	\$455,901	\$590,250	\$400,000	\$400,000
Interest	\$4,112	\$8,765	\$500	\$3,000	\$3,000
Expenditures	(\$257,331)	(\$140,777)	(\$343,650)	(\$250,000)	(\$250,000)
Expenditures -Restaurant	(\$161,465)	\$0	\$0	\$0	\$0
Ending Balance	\$297,127	\$621,015	\$868,115	\$1,021,115	\$1,174,115

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

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

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

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

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

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

Lake Ashton

Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$455,000.00	\$ 30,000.00	\$ 11,375.00	\$ -
11/01/23	\$425,000.00	\$ -	\$ 10,625.00	\$ 52,000.00
05/01/24	\$425,000.00	\$ 20,000.00	\$ 10,625.00	\$ -
11/01/24	\$405,000.00	\$ -	\$ 10,125.00	\$ 40,750.00
05/01/25	\$405,000.00	\$ 25,000.00	\$ 10,125.00	\$ -
11/01/25	\$380,000.00	\$ -	\$ 9,500.00	\$ 44,625.00
05/01/26	\$380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/26	\$355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/27	\$355,000.00	\$ 25,000.00	\$ 8,875.00	\$ -
11/01/27	\$330,000.00	\$ -	\$ 8,250.00	\$ 42,125.00
05/01/28	\$330,000.00	\$ 25,000.00	\$ 8,250.00	\$ -
11/01/28	\$305,000.00	\$ -	\$ 7,625.00	\$ 40,875.00
05/01/29	\$305,000.00	\$ 30,000.00	\$ 7,625.00	\$ -
11/01/29	\$275,000.00	\$ -	\$ 6,875.00	\$ 44,500.00
05/01/30	\$275,000.00	\$ 30,000.00	\$ 6,875.00	\$ -
11/01/30	\$245,000.00	\$ -	\$ 6,125.00	\$ 43,000.00
05/01/31	\$245,000.00	\$ 30,000.00	\$ 6,125.00	\$ -
11/01/31	\$215,000.00	\$ -	\$ 5,375.00	\$ 41,500.00
05/01/32	\$215,000.00	\$ 30,000.00	\$ 5,375.00	\$ -
11/01/32	\$185,000.00	\$ -	\$ 4,625.00	\$ 40,000.00
05/01/33	\$185,000.00	\$ 35,000.00	\$ 4,625.00	\$ -
11/01/33	\$150,000.00	\$ -	\$ 3,750.00	\$ 43,375.00
05/01/34	\$150,000.00	\$ 35,000.00	\$ 3,750.00	\$ -
11/01/34	\$115,000.00	\$ -	\$ 2,875.00	\$ 41,625.00
05/01/35	\$115,000.00	\$ 35,000.00	\$ 2,875.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 39,875.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 455,000.00	\$ 186,625.00	\$ 641,625.00

SECTION 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	GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Contingencies					\$67,200
HVAC Contingency	1.2	\$27,000		\$27,000	
Asphalt, Patch/Seal Contingency	1.4	\$15,000		\$15,000	
Concrete Pathway Contingency	1.6	\$10,000		\$10,000	
Spa Pump Contingency	1.4	\$5,200		\$5,200	
Ponds Erosion Control Contingency	1.2	\$10,000		\$10,000	
Security Upgrades					\$27,096
Upgrade Current Security Camera System Additional Camera Locations Upgrade to 4K Cameras	1	\$63,302	\$63,302		
Replace Current Gate Operations System RFID or License Plate Readers	1.4				
Amenity Access Control	1.6				
Gate Credentials		\$12,096		\$12,096	
Clubhouse Credentials		\$15,000		\$15,000	
Painting Clubhouse and Surrounding Amenities					\$31,632
Clubhouse Painting	1.6	\$23,384		\$23,384	
Pool Columns Painting	1.6	\$3,354		\$3,354	
Pavilion Painting	2	\$2,668		\$2,668	
Shuffleboard Court Area Painting	2	\$2,226		\$2,226	

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	GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Installing Additional Electric Meters					\$15,000
Install an Additional Electric Meter for the Restaurant (Potential Cost Savings)	1.4	\$5,000		\$5,000	
Install an Additional Electric Meter for the Ballroom (Potential Cost Savings)	1.8	\$5,000		\$5,000	
Install an Additional Electric Meter for the Pool (Potential Cost Savings)	2	\$5,000		\$5,000	
Indoor Amenity Flooring/Painting Projects					\$16,223
Card Room Painting	1.8	\$2,264	\$2,264		
Club Office Carpet Replacement (Recommend LVT)	1.8	\$1,149		\$1,149	
Card Room Carpet Replacement (Recommend LVT)	2	\$3,650		\$3,650	
Game Room Carpet Replacement (Recommend LVT)	2	\$6,895		\$6,895	
Media Center Carpet Replacement (Recommend LVT)	1.8	\$4,529		\$4,529	
Media Center Painting	1.8	\$1,111	\$1,111		
Ballroom Refurbishment					\$290,594
Paint	1.4	\$8,320		\$8,320	
Carpet	1.4	\$42,385		\$42,385	
Activities Office Carpet Replacement	1.8	\$1,149		\$1,149	
Wood Laminate (Recommend Hard Wood as a Replacement)	1.4	\$25,740		\$25,740	
Draperies (Recommend Retractable Custom Shades as a Replacement)	1.4	\$26,000		\$26,000	
Add Acoustic Panels and Ceiling Tiles	1.4	\$101,000		\$101,000	

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	GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Upgrade Current Projector and Replace Screen	1.4	\$8,000		\$8,000	
Upgrade Speakers and Sound Equipment to Include Sound Segregation	1.6	\$57,000		\$57,000	
Update Dressing Rooms	1.6	\$5,000		\$5,000	
Hearing Loop Installation in the Ballroom	1.6	\$15,000		\$15,000	
Add Paneling to the Front of the Stage	2	\$1,000		\$1,000	
Round Tables	2.4	\$5,678	\$5,678		
Rectangle Tables	2.4	\$2,080	\$2,080		
Ballroom Kitchen Refurbishment		\$38,000		\$38,000	
Other Projects					\$241,528
Grease Trap		\$80,000		\$80,000	
Additional Pavers Installed in the Pet Play Park	1.4	\$4,400		\$4,400	
Clubhouse Gutters & Downspouts	1.6	\$23,400		\$23,400	
Fitness Center Equipment, Treadmills	1.6	\$10,400		\$10,400	
Bridge Management	1.8	\$30,000		\$30,000	
Computer Replacement - Offices	1.8	\$3,328		\$3,328	
Potential Acquisitions	1.8	\$60,000		\$60,000	
Ramp To Reflection Garden	2.4	\$15,000		\$15,000	
Emergency Communications	1.8				

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	GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Spa Handicap Lift		\$15,000		\$15,000	
Projects to Reconsider for a Future Fiscal Year					\$0
Foyer Doors	1.8	\$8,320		\$0	
Backup Power for Clubhouse (Power Ballroom Only)	2.2	\$55,000		\$0	
Backup Power for Guard House	2.2	\$25,000		\$0	
Pool Heater	2.2	\$3,952		\$0	
Tennis Court Color Coat	2.2	\$17,039		\$0	
Florida Friendly Landscaping and Hardscapes (allowance)	2.4	\$10,000		\$0	
Craft Room Painting	2.4	\$1,118		\$0	
Media Center Refurbishment (Adding Additional Room)	2.4	\$16,000		\$0	
Finish a Portion of the Attic for Additional Storage	2.4			\$0	
Shuffleboard Court Color Coat	2.4	\$12,721		\$0	
Totals		\$950,858	\$74,435	\$727,273	\$689,273

SECTION D

Amenity Room Reorganization IMPLEMENTATION PLAN

VERSION 1 | 07/24/2023

Introduction

The Lake Ashton community is fully built out as of 2022. Over the past year staff has began evaluating the usage in the Clubhouse to ensure the amenities were being utilized efficiently to accommodate the greatest number of residents with ease. An amenity utilization report was drafted in April 2023 and revised in June 2023. This report outlined the current policies in place, the amenities that are available for use at the Clubhouse, storage areas, and suggestions on ways to better utilize the current spaces.

The purpose of this project plan is to outline the most current project of rearranging rooms within the Clubhouse to accommodate the usage needs and requirements. This project includes the conversion of the Media Center and Card Room to essentially switch the spaces that are currently being occupied by both. In addition, Supervisors wanted Staff to explore adding a third billiards table to the Game Room as requested by the Billiards Group.

This project will include any refurbishments that need to be completed during the potential switch to include, floor replacement, painting, and installation/removal of furniture.

Scope of Project

Convert the current space being occupied as the Media Center and make it the new Card Room

Convert the current space being occupied as the Card Room and make it the new Media Center

If Supervisors decide to install a 3rd billiards table in the Game Room then the 2 poker tables and chairs will need to be moved to the new Card Room, as outlined above. If this decision is made, it is recommended to name this new Card Room, the Game Room. Costs, as a result of this decision, are listed below.

Pricing

Painting: \$800 (materials only)

Bookshelves: \$2,750 (11)

Card Tables for New Media Center: \$500 (2)

Club Chairs for New Media Center: \$1,500 (2)

Area Rug for New Media Center: \$200 (1)

Chair Upholstery for New Card Room (20 Chairs): \$4,000

Portable Acoustic Room Divider for New Card Room: \$2,500 (19'6"x7'6")

Installation of Additional Door in New Card Room: \$2,000

Flooring: \$27,000

The price for flooring includes the installation of quarter round and the replacement of flooring in the following rooms. Although not included in this project plan, it is recommended to replace the flooring in the Club Office and Bowling Lanes if replacing the flooring in the Card Room/Media Center/Game Room.

- Club Office
- Game Room
- Card Room
- Media Center
- Bowling Alley (area at entrance)

Total: \$41,250

If installation of a 3rd billiard table is approved the following items (with pricing) will be needed. The Billiards League has previously agreed to purchase the additional billiards table. There would be on-going maintenance in the form of recovering the pool table that would then become the responsibility of the District.

Light for Pool Table: \$600

Installation for Pool Table Light: \$700

Television: \$800

Signage for the New Billiard Room: \$450

Reupholstering Chairs (16) - \$3,200

Total: \$5,750

Tasks

The project will include the following tasks, in order of when they will be completed.

1. Send out emails to residents informing them of the project and length of time the rooms will be impacted. Encourage use of the HFC Media Center during time of refurbishment. Send out once project is approved by Supervisors.
2. Prepare the Media Center and Card Room for switch. During the refurbishment of the Card Room, the groups that meet there will be relocated to another room in the Clubhouse, if possible. If not possible then staff can coordinate with the HFC to accommodate the groups there or alternatively groups may need to find alternative locations to meet during this time. Staff will work hard to make the transition smooth and timely. *Dates will be established once flooring replacement date is set.*

a. Media Center Preparation

1. Schedule flooring replacement
2. Place order for portable acoustical wall paneling
3. Pack up all books and store until project completion (*on-site staff*)
4. Setup magazines and newspapers in the Lobby (*on-site staff*)
5. Remove all furniture (*on-site staff*)
6. Remove book shelves (*on-site staff*)
7. Remove dividers and counters in computer area (*on-site staff*)
8. Remove computer and printer and store until project completion (*on-site staff*)
9. Surplus bookshelves, dividers and counters, and rectangle table
10. Remove carpet and dispose (*on-site staff*)
11. Remove window treatments and store until painting is complete (*on-site staff*)
12. Prep walls and baseboards for painting (*on-site staff*)
13. Paint walls and baseboards (*on-site staff*)
14. Install flooring (*contractor*)
15. Install quarter-round (*contractor*)
16. Touch up paint baseboards, as needed (*on-site staff*)
17. Move furniture in and open for use (*on-site staff*)

b. Card Room Preparation

1. Schedule flooring replacement
2. Place order for bookshelves, club chairs, area rug, and computer desk
3. Remove all furniture

4. Send chairs to be reupholstered
5. Remove door to closet
6. Remove shelving in closet
7. Remove carpet and dispose
8. Prep walls and baseboards for painting
9. Move a/c thermostat/hand sanitizer to corridor wall
10. Paint walls and baseboards
11. Put together new bookshelves
12. Install flooring
13. Install quarter-round
14. Touch up paint baseboards, as needed
15. Move bookshelves in and anchor to wall
16. Place remaining furniture

Game Room Considerations

The Board of Supervisors asked for staff to explore the option of adding a 3rd billiards table in the Game Room. In the Amenity Utilization Report staff noted a total of 704 Reservations in the Game Room of which 156 reservations were made in a time period of 1 year for billiards play. That is approximately 3 reservations per week. I spoke to the leader of two of the 3 groups and was told that there are approximately 12-15 people that play in the billiards league on an on-going basis.

If the Board decides to add an additional billiard table, then the poker tables would need to be moved into the current Media Center/proposed new Card Room. Staff spoke to the leaders of two poker groups and they said they would be amenable to this change as long as a tv could be installed in the new room and they were able to have half of the room when they meet. They also requested access to the closet in the Media Center to house an additional portable poker table that is currently stored in the Game Room closet. Staff would recommend switching the contents of the current Media Center and Game Room closets.

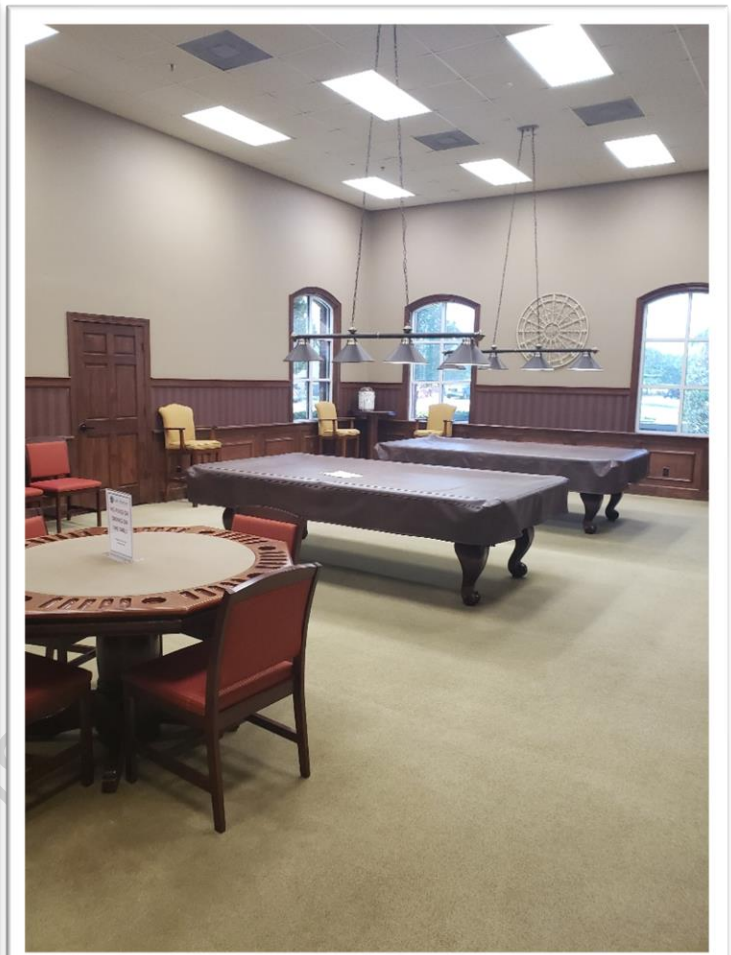
If the Board decides to not add an additional billiards table, then the poker tables will stay where they are and there will be no changes. Staff would still recommend replacing the flooring and painting in this room, along with the other surrounding amenities.

Conclusion

Several resident groups that utilize these spaces on a recurring basis were contacted to discuss the possibility of switching the spaces currently being utilized by the Card Room and Media Center. The vast majority of groups were excited about the idea and had suggestions that were included in the plan above. The change in locations occupied by each room will allow for these spaces to be used more efficiently. The addition of the portable acoustic room divider in the proposed new Card Room will allow for that room to be broken up into two spaces, allowing for effectively two rooms available, similar to how the Ballroom is used. Listed below are pictures of the current locations and the proposed portable acoustic room divider.

Please email Christine Wells, cwells@lakeashtoncdd.com with any questions.

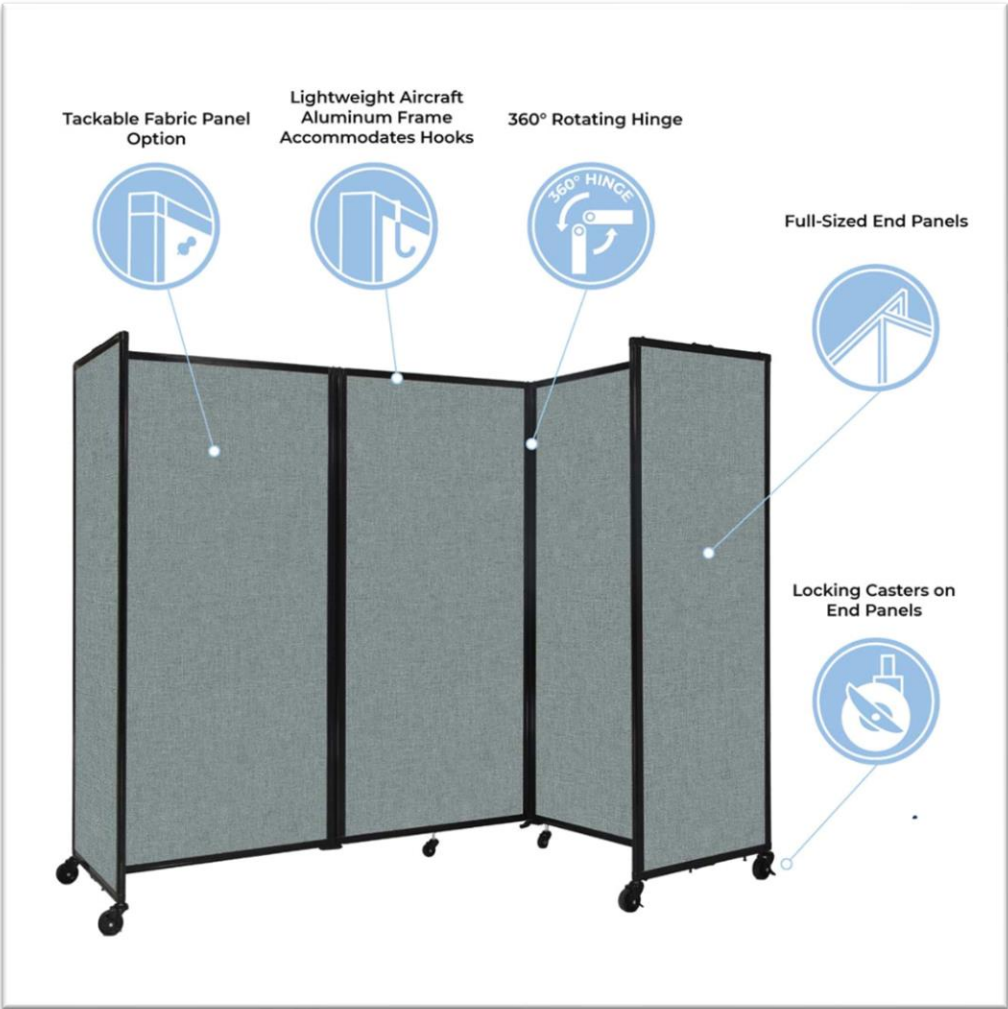
Pictures of Current Locations



Recommended Fabric for Reupholstering Chairs



Portable Acoustic Room Divider



FABRIC CHART

Palette • Coastal
Strata • Metro



VERSARE



855.647.6909



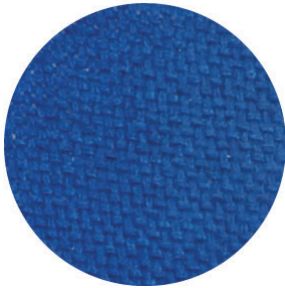
800.310.4874



www.versare.com

Palette Collection

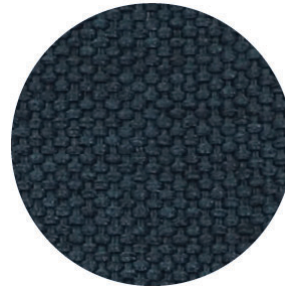
Solid Colors



ROYAL BLUE



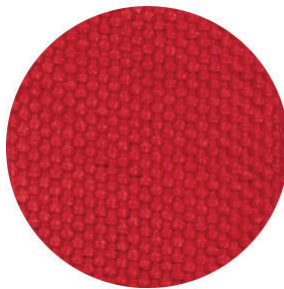
NAVY BLUE



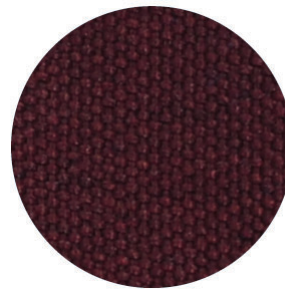
BLUE SPRUCE



LIME GREEN



RED



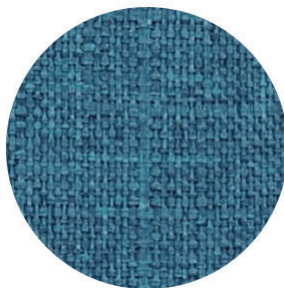
CRANBERRY

Metro Collection

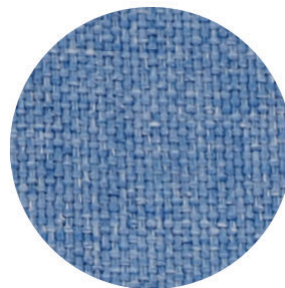
Tailored Look



BLACK



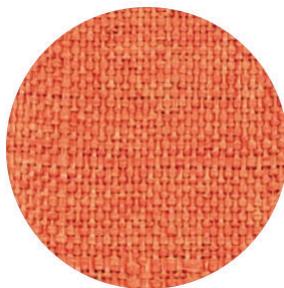
CARIBBEAN



CERULEAN



MOCHA



PAPAYA



WARM PEBBLE

Coastal Collection

Variegated Colors



SEA GREEN



POWDER BLUE



BEIGE



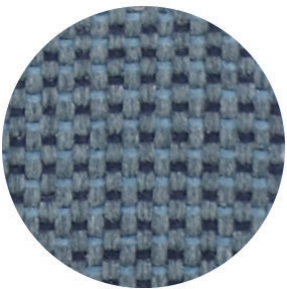
CLOUD GRAY



CHARCOAL GRAY

Strata Collection

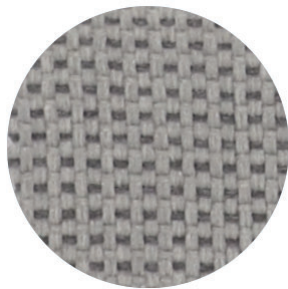
Bicolor Weave



OCEAN



SAND



SLATE



RYE



LATTE

Maintenance:

Panels may be cleaned with mild, water-free solvents or water-based cleaning agents or foam.

Flammability:

BS 476/7 Class 1
DIN 4102 B-1 (10&16 mm)
NSP 92501 M-1, M-2

ASTM D-635 CC-1
ASTM-E-84 Class A
EN 13501 B, s1, d0



6054 BEAU CHAIR

England Furniture

www.Englandfurniture.com

SKU: 6054

Availability:

Type: Chairs, Accent Chairs

Category: Living Room

Collection: New Products

Width: 34" (86.4 cm)

Depth: 38" (96.5 cm)

Height: 39" (99.1 cm)

Seat Width: 25" (63.5 cm)

Seat Depth: 21" (53.3 cm)

Seat Height: 21" (53.3 cm)

Motion Type: Stationary

Finish: Dark Brown

Brand: England

Product Our Beau chair is a casual take on

Description: midcentury modern design. Its pillow back, round taper leg, and weltless design create a sleek yet super comfortable silhouette. Cover it in a fun pattern or a sophisticated solid to make it reflect your unique style.

Construction: Back: Sinuous wire, Loose, poly fiber fill in a channel bag, zipper access. Seat: Sinuous wire, Loose, Ventilated, block foam with poly fiber wrap. Legs: 2" x 1" x 6" Round, tapered. Optional Upgrades: Frame Coil, Coil Cushion.

Status: New



BODY: LEIGH FOG

8365

SKU: LEIGH FOG (LEIFOG)

Availability:

Bar Code: 8365

Cover Type: Botanical, Accent

Grade: Q

Color: Green

Color Family: Green

Polyester: 21 %

Cotton: 27 %

Rayon: 52 %

Durability: M/H

Cleaning Code: S

Repeat Height: 14.18" (36 cm)

Repeat Width: 14.88" (37.8 cm)

Direction: Railroad

Cover Collection: Import

Fabric Code: 22

Brand: England

Disclaimer: This fabric is available on chairs, ottomans & pillows ONLY. Due to characteristics of this fabric, natural variations including shading may occur. These variations should not be considered flaws.

Other Options and Selections

**BLACKBURN'S INTERIORS**

1507 Havendale Blvd. NW
Winter Haven, FL 33881
863-294-7355
BlackburnsInteriors@yahoo.com
www.BlackburnsInteriors.com

Flooring Estimate**ADDRESS**

Main Clubhouse - Multi Rooms
4141 Ashton Club Drive
Lake Wales, FL 33859

SHIP TO

Main Clubhouse - Multi Rooms
4141 Ashton Club Drive
Lake Wales, FL 33859

FLOORING 3700
ESTIMATE
DATE 07/17/2023

DESCRIPTION**AMOUNT**

Selected Mohawk Luxury Plank Secoya C0009 Color Alder Creek-945 To Be Installed In Club House Office, Billiard Room, Game Room, Bowling Alley Foyer & Multi Media Room, Including Basic Floor Prep, Premium Pressure-Sensitive Adhesive, Materials, Primed-White Quarter-Round To Be Installed Up Against Current Base, & Professional Labor. (This Estimate Includes Basic Subfloor Prep Only, Additional Material & Labor Costs My Apply Once Subfloor Is Exposed)

26,530.29

*Demo of Current Flooring & Adhesive From Subfloor And Moving Of All Items Including Furniture (If Any) By Others.

To Exclude Quarter Round Labor & Product Costs Subtract \$1,248.69 From Total Shown.

Quote is good for 60 days. Buyer understands there may be a dye-lot variation from sample. Unforeseen sub-floor problem upon installation may change amount due. \$50/bag for Skim-Coating & \$120/bag for Self-Leveling. We can never guarantee seams will be invisible. All carpets show footprints, vacuum marks, fuzz, crush, & mat. Expect there to be a great haze for 3-4 cleanings after tile is installed. Seller isn't responsible for chips, dents, or condition of existing moldings, doors, panels, fixtures, customer's measurements, or manufacturer shipping delays. Please clear room(s) of as much furniture as possible as we reserve the right to reschedule if rooms aren't cleared of small items (electronics, pictures, shoes, books, etc.) Deposits are non-refundable. There is 35% restocking fee on special orders. In the event buyer defaults under the terms of this agreement, Buyer agrees to pay reasonable attorney fees. If the same fees are collected through an attorney.

SUBTOTAL**26,530.29****TAX****0.00****TOTAL****\$26,530.29**

Accepted By

Accepted Date



1170 SOLANA AVE
WINTER PARK, FL 32789
888-367-5858
WWW.ATHOMEFLOORSTORE.COM

JOB NAME:
LAKE ASHTON
MEDIA CENTER
CHRISTINE WELLS - DIRECTOR

TO:
4141 ASHTON CLUB DR
LAKE WALES, FL 33859
863-324-5457

CWELLS@LAKEASHTONCDD.COM

TAX EXEMPT

Quantity	MATERIAL & LABOR DESCRIPTION	UNIT COST	TOTAL
685.20	MOHAWK GROUP SECOYA - HOT AND HEAVY COLLECTION 9"X59" LVP COLOR: ALDER CREEK IN MEDIA CENTER	\$8.00	\$5,481.60
4.00	LVP ADHESIVE	\$71.00	\$284.00
136.00	QUARTER ROUND - PRIMED WHITE WOOD	\$3.00	\$408.00
0.00	FLOOR PREP MAY BE NEEDED AFTER DEMO IS COMPLETED. THIS CAN BE DONE WITH AN ALLOWANCE OF \$1 PER SF, IF NEEDED.	\$1.00	\$0.00
TOTAL W/TAX			\$6,173.60
	NOTES: NO DEMO		

This is a quotation on the goods named, subject to the conditions noted below: This quotation is valid 60 days from the date written. Returns and/or cancellations are subject to a 25% restocking fee. Returns will not be accepted on any opened material, any trim and quantities of 3 cartons or less. Custom Sales are final, no cancellations, no returns. Any additional trim and/or floor prep needed is the responsibility of the customer. To proceed with the order, payment is due as follows: Material is to be paid for in full at the time of quote acceptance. Labor payment will be due at the completion of the installation.

To accept this quotation, sign here and return:

SIGNATURE _____ DATE: _____





1170 SOLANA AVE
WINTER PARK, FL 32789
888-367-5858
WWW.ATHOMEFLOORSTORE.COM

JOB NAME:
LAKE ASHTON
GAME ROOM
CHRISTINE WELLS - DIRECTOR

TO:
4141 ASHTON CLUB DR
LAKE WALES, FL 33859
863-324-5457

CWELLS@LAKEASHTONCDD.COM

TAX EXEMPT

Quantity	MATERIAL & LABOR DESCRIPTION	UNIT COST	TOTAL
1027.80	MOHAWK GROUP SECOYA - HOT AND HEAVY COLLECTION 9"X59" LVP COLOR: BENMORE IN GAME ROOM	\$8.00	\$8,222.40
6.00	LVP ADHESIVE	\$71.00	\$426.00
150.00	QUARTER ROUND - PRIMED WHITE WOOD	\$3.00	\$450.00
0.00	FLOOR PREP MAY BE NEEDED AFTER DEMO IS COMPLETED. THIS CAN BE DONE WITH AN ALLOWANCE OF \$1 PER SF, IF NEEDED.	\$1.00	\$0.00
	TOTAL W/TAX		\$9,098.40
	NOTES: NO DEMO		

This is a quotation on the goods named, subject to the conditions noted below: This quotation is valid 60 days from the date written. Returns and/or cancellations are subject to a 25% restocking fee. Returns will not be accepted on any opened material, any trim and quantities of 3 cartons or less. Custom Sales are final, no cancellations, no returns. Any additional trim and/or floor prep needed is the responsibility of the customer. To proceed with the order, payment is due as follows: Material is to be paid for in full at the time of quote acceptance. Labor payment will be due at the completion of the installation.

To accept this quotation, sign here and return:

SIGNATURE _____ DATE: _____





1170 SOLANA AVE
WINTER PARK, FL 32789
888-367-5858
WWW.ATHOMEFLOORSTORE.COM

JOB NAME:
LAKE ASHTON
CLUB OFFICE
CHRISTINE WELLS - DIRECTOR

TO:
4141 ASHTON CLUB DR
LAKE WALES, FL 33859
863-324-5457

CWELLS@LAKEASHTONCDD.COM

TAX EXEMPT

Quantity	MATERIAL & LABOR DESCRIPTION	UNIT COST	TOTAL
159.88	MOHAWK GROUP SECOYA - HOT AND HEAVY COLLECTION 9"X59" LVP COLOR: ALDER CREEK IN CLUB OFFICE	\$8.00	\$1,279.04
1.00	LVP ADHESIVE	\$71.00	\$71.00
52.80	QUARTER ROUND - PRIMED WHITE WOOD	\$3.00	\$158.40
0.00	FLOOR PREP MAY BE NEEDED AFTER DEMO IS COMPLETED. THIS CAN BE DONE WITH AN ALLOWANCE OF \$1 PER SF, IF NEEDED.	\$1.00	\$0.00
TOTAL W/TAX			\$1,508.44
	NOTES: NO DEMO		

This is a quotation on the goods named, subject to the conditions noted below: This quotation is valid 60 days from the date written. Returns and/or cancellations are subject to a 25% restocking fee. Returns will not be accepted on any opened material, any trim and quantities of 3 cartons or less. Custom Sales are final, no cancellations, no returns. Any additional trim and/or floor prep needed is the responsibility of the customer. To proceed with the order, payment is due as follows: Material is to be paid for in full at the time of quote acceptance. Labor payment will be due at the completion of the installation.

To accept this quotation, sign here and return:

SIGNATURE _____ DATE: _____





1170 SOLANA AVE
WINTER PARK, FL 32789
888-367-5858
WWW.ATHOMEFLOORSTORE.COM

JOB NAME:
LAKE ASHTON
CARD ROOM
CHRISTINE WELLS - DIRECTOR

TO:
4141 ASHTON CLUB DR
LAKE WALES, FL 33859
863-324-5457

CWELLS@LAKEASHTONCDD.COM

TAX EXEMPT

Quantity	MATERIAL & LABOR DESCRIPTION	UNIT COST	TOTAL
662.36	MOHAWK GROUP SECOYA - HOT AND HEAVY COLLECTION 9"X59" LVP COLOR: ALDER CREEK IN CARD ROOM	\$8.00	\$5,298.88
4.00	LVP ADHESIVE	\$71.00	\$284.00
176.00	QUARTER ROUND - PRIMED WHITE WOOD	\$3.00	\$528.00
0.00	FLOOR PREP MAY BE NEEDED AFTER DEMO IS COMPLETED. THIS CAN BE DONE WITH AN ALLOWANCE OF \$1 PER SF, IF NEEDED.	\$1.00	\$0.00
TOTAL W/TAX			\$6,110.88
	NOTES: NO DEMO		

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To accept this quotation, sign here and return:

SIGNATURE _____ DATE: _____





1170 SOLANA AVE
WINTER PARK, FL 32789
888-367-5858
WWW.ATHOMEFLOORSTORE.COM

JOB NAME:
LAKE ASHTON
ASHTON LANES
CHRISTINE WELLS - DIRECTOR

TO:
4141 ASHTON CLUB DR
LAKE WALES, FL 33859
863-324-5457

CWELLS@LAKEASHTONCDD.COM

TAX EXEMPT

Quantity	MATERIAL & LABOR DESCRIPTION	UNIT COST	TOTAL
699.16	MOHAWK GROUP SECOYA - HOT AND HEAVY COLLECTION 9"X59" LVP COLOR: ALDER CREEK IN ASHTON LANES - RAMPS NOT INCLUDED	\$8.00	\$5,593.28
4.00	LVP ADHESIVE	\$71.00	\$284.00
80.00	QUARTER ROUND - PRIMED WHITE WOOD	\$3.00	\$240.00
3.00	RUBBER TRANSITION - BLACK	\$17.70	\$53.10
0.00	FLOOR PREP MAY BE NEEDED AFTER DEMO IS COMPLETED. THIS CAN BE DONE WITH AN ALLOWANCE OF \$1 PER SF, IF NEEDED.	\$1.00	\$0.00
	TOTAL W/TAX		\$6,170.38
	NOTES: NO DEMO		

This is a quotation on the goods named, subject to the conditions noted below: This quotation is valid 60 days from the date written. Returns and/or cancellations are subject to a 25% restocking fee. Returns will not be accepted on any opened material, any trim and quantities of 3 cartons or less. Custom Sales are final, no cancellations, no returns. Any additional trim and/or floor prep needed is the responsibility of the customer. To proceed with the order, payment is due as follows: Material is to be paid for in full at the time of quote acceptance. Labor payment will be due at the completion of the installation.

To accept this quotation, sign here and return:

SIGNATURE _____ DATE: _____





June 16, 2023
Revision Date: July 17, 2023
Revision Number: 01 Add quarter round to scope of work

Christine Wells

Turnkey Control # TSJ03725

RE: FLOORING PROPOSAL FOR:

TSJ03725 Lake Ashton Clubhouse / Card Room-Meida Center-Billard
Room-Office & Card Room / Lake Wales FL

**Mohawk Carpet Distribution, Inc. - State of Florida #080819-MCD Contract #30161700-20-ACS
Effective February 17, 2020 through October 11, 2023**

We are pleased to provide the following quotation for the above referenced job.

MAIN BID

Style, Size, Backing, Description	Color Name	Color #	Quantity	UoM		Unit Price	Line Total
C0009 Secoya LVT 09x59 (22.84 sf per carton)	Alder Creek	945	3,060.56	SF	@	\$ 3.89	\$ 11,905.58
M99 High Moisture Adhesive (4-gallon)			5.00	EA	@	\$ 242.35	\$ 1,211.75
Installation of Luxury Vinyl Tile (Planks or Squares)			3,052.00	SF	@	\$ 2.88	\$ 8,789.76
Conventional Furniture Moving (Medium)			300.00	SY	@	\$ 5.38	\$ 1,614.90
Floor Prep - Skim Coating to 1/8 Inch (Labor and Portland Based Material (Excludes Leveling)			2,700.00	SF	@	\$ 1.69	\$ 4,563.00
OPEN MARKET ITEMS:							
Furnish and Install Quarter Round - not painted	White		500.00	LF	@	\$ 4.55	\$ 2,275.00
Freight			1.00	EA	@	\$ 200.00	\$ 200.00
Subtotal							\$ 30,559.99
Estimated Sales Tax							\$ -
TOTAL							\$ 30,559.99

**** Customer to be responsible for removal and disposal of existing carpets, scraping of old adhesive and moving/replacing billiard tables ****

NOTES:

Based on field measure by: Acousti Engineering Inc

Price includes all work as specifically stated in above description for the quantities stated. Any unforeseen circumstances may require additional labor and can be handled through the change order process.

Standard Floor Prep Includes: light sweeping & hairline crack filling. Any extra unforeseen floor prep: heavy scraping, trench filling, grinding, filling large depressions, leveling, or floating must be approved through a change order.

Other services and ancillary items are available through Mohawk. Prices for other services/ancillary items are negotiated between Mohawk and the customer.

The above freight rates are estimates as fuel surcharges fluctuate weekly.

The above reclamation rates are based on 500 sy per project, rates will vary based on material quantity and fuel surcharges.

Ceramic tile material pricing includes standard profile tile product suitable for light to medium indoor commercial applications.

The above carpet install rates include standard/minimal floor prep, clean-up, etc.

When non-asbestos containing cut-back or any incompatible adhesive is present, existing adhesive has evidence of plasticizer migration, or EcoFlex ICT (PVC) products are being installed, the existing adhesive must be properly removed and Mohawk Group's OptiSeal must be applied over the adhesive residue. Chemical adhesive removers cannot be used to remove old existing adhesives.

<http://www.mohawkgroup.com/sitefiles/PDFs/TMGModularInstallation.pdf>

Prior to installation, Owner is responsible to ensure that substrate falls within moisture tolerance as currently published in Manufacturer's guidelines at

www.mohawkgroup.com.

MohawkOne will only be responsible for quantities if installation is provided by MohawkOne.

Ceramic tile furnish and install, in addition to other stated exclusions herein, excludes accessories, trim pieces, specialty tiles, moisture membranes, flashing, wet area installations, setting materials, grout, transitions, freight and fuel surcharges

Mohawk Carpet Distribution, Inc., License Number Collier County, FL LCC20170002039.

EXCLUSIONS (unless specifically included in the above scope of work):

Attic Stock	Cleaning/Waxing of Resilient	Dumpster Cost	Night/Weekend Labor
Bonding Cost	Carpet Cleaning	Asbestos Abatement	Removal & Disposal
Extensive Floor Prep	No thresholds / Door Trimming	Stair Materials	Sales Tax
Protection of Floors	Preformed Corners	Furniture Moving	Phasing
Resilient Flooring	Special Delivery/Equipment	Trip Charges	Mats
Border Carpet	Union Labor	Moisture Testing and Abatement	

TERMS OF PAYMENT: (Subject to Credit Approval)

* All Materials and Labor - Net 30 Days After Invoice (Material will bill when shipped, labor will bill as phased or upon completion of project).

Prices given are firm for (60) sixty days from proposal date.

Mohawk
160 S. Industrial Blvd | Calhoun, GA 30701
800-554-6637 | www.mohawkgroup.com



Please indicate your acceptance of this proposal by returning your signed purchase order to my attention via fax or email. Should you have any questions, feel free to contact me by phone or e-mail. My contact information is provided below.

Lead Times: Please note that we are a made to order mill and we cannot commence production of any order until a signed purchase order, or a fully executed contract has been received. Lead times are determined by product ordered. Lead times do not start until after the purchase order or fully-executed contract is received.

Floor Preparation: Additional floor preparation may be required as a result of an unforeseen condition of the floor. Costs associated with this floor preparation will be negotiated on a job-to-job basis. Our products perform properly when installed on floors that are free of dirt, oil, paint and excessive moisture. Floors that have moisture readings greater than the manufacturer specified tolerance will not meet specification and will require further curing time or treatment prior to carpet installation. This quote does not include moisture remediation.

We recommend only wet scraping or mechanical removal of all non-water based adhesives.

Asbestos Abatement: This quote DOES NOT include asbestos abatement. Neither we nor our installers are responsible for the handling, removal or abatement of asbestos contained floor material or adhesive. Further, our policy is that all abatement of asbestos contained floor material must be removed and that an AHERA report or Clearance Letter from the asbestos surveyor or from the asbestos abatement contractor must be provided before we will proceed with any work in those areas of asbestos concern. We and our installers consider it the owner's responsibility to ensure proper abatement is performed prior to executing this contract.

If any chemical stripping agents such as those commonly used in asbestos abatement have been used, we and our installers may require additional measures be taken prior to installation of any product. These measures may affect the price of this quote.

Sincerely,

Teresa Scardino

MohawkOne Project Manager

Phone 706 847-0885

Fax 706-422-6172

Email teresa.scardino@mohawkind.com

Cell 706-847-0885

cc Phil Santalla

SECTION E



A Security Proposal for Lake Ashton CDD - Lake Wales

Combined Solutions

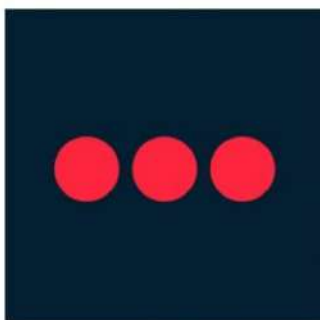
Thomas Bresnyan, District Manager
May 24, 2023 | www.securitasinc.com

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

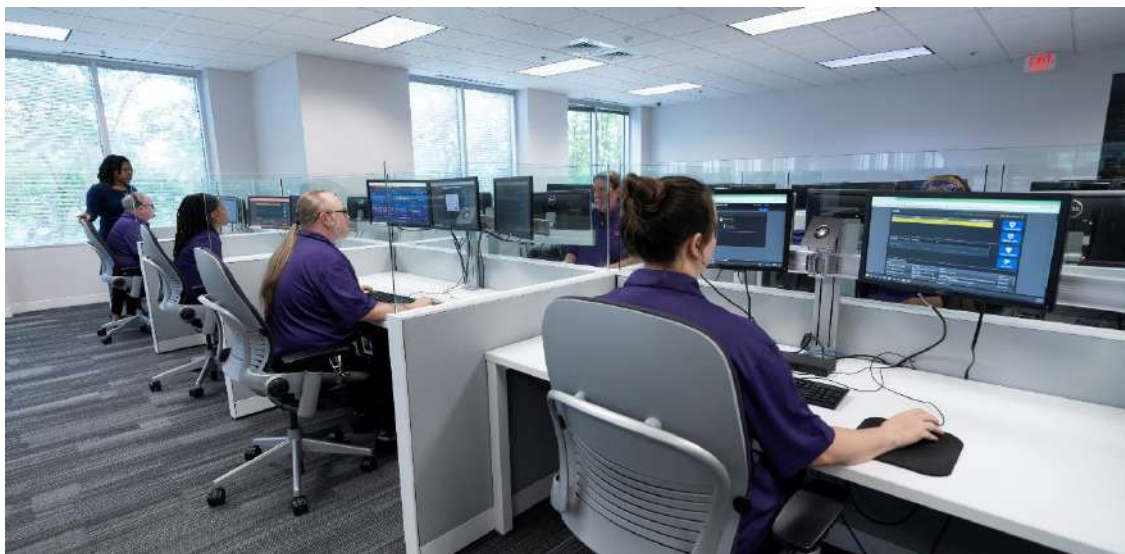
Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we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



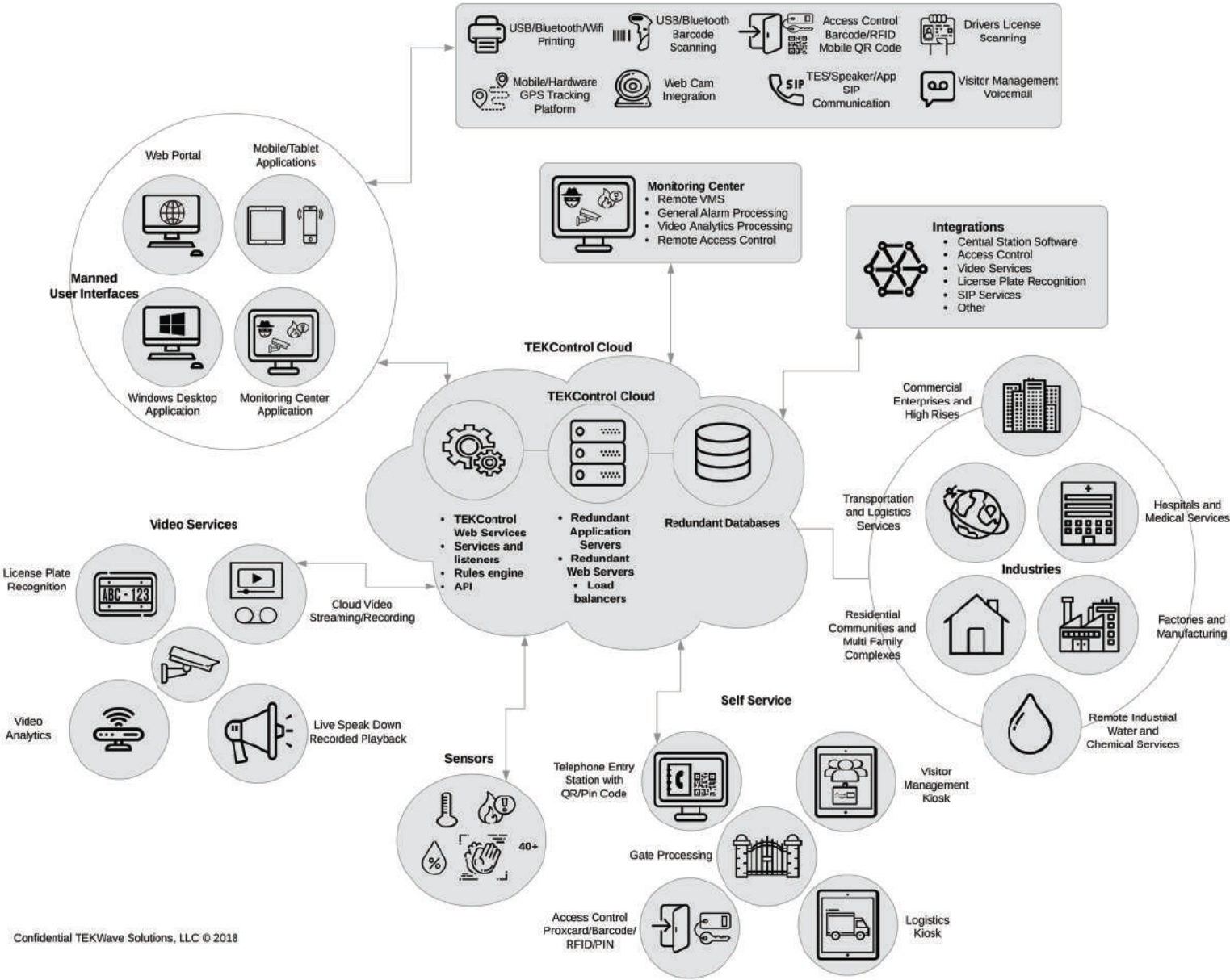
Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023



ARCHITECHTURE AND INDUSTRY DIAGRAM



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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



Call Us
678-951-0626



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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

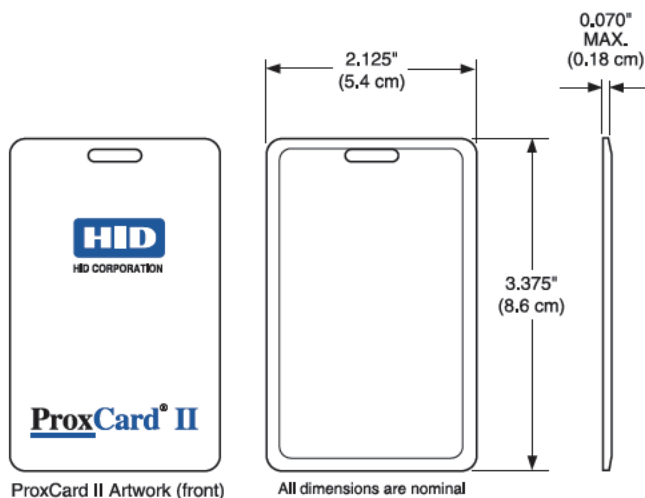
Strong, flexible and resistant to cracking and breaking.

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

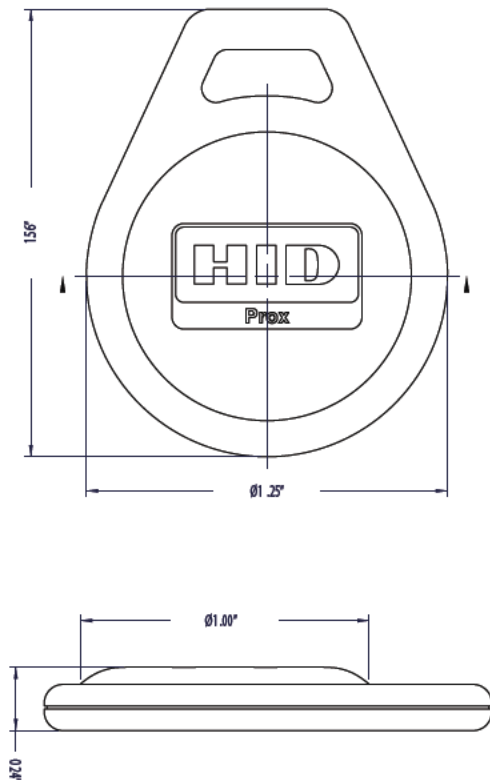
A cross-reference list correlating the external card number and the programmed ID number is provided for easy system administration.

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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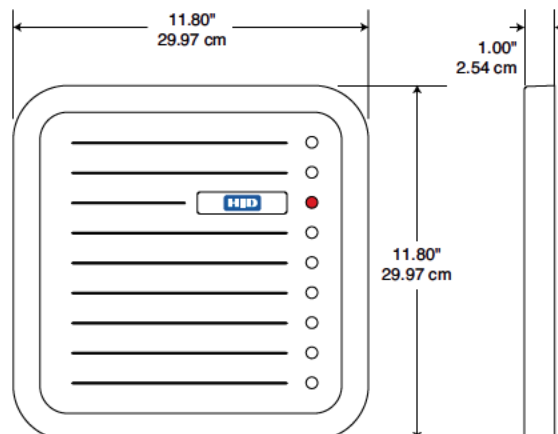
MaxiProx® Reader



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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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

An ASSA ABLOY Group brand

ASSA ABLOY

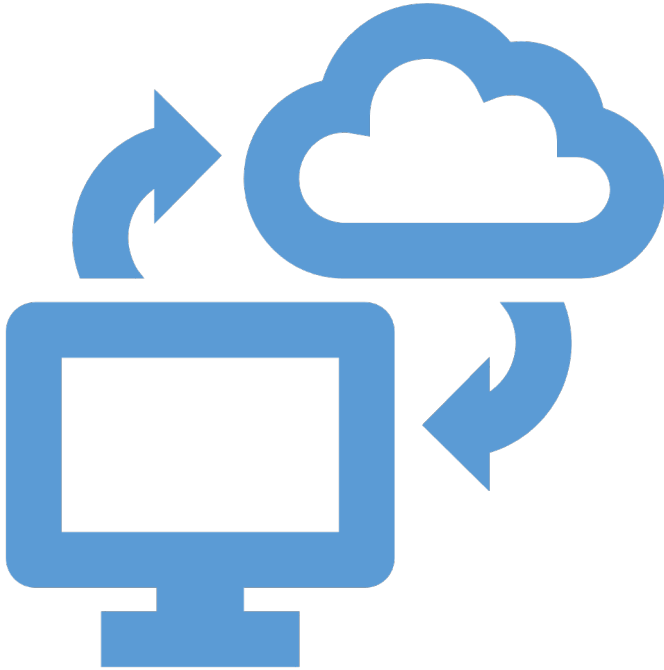


Residential Visitor Management

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)

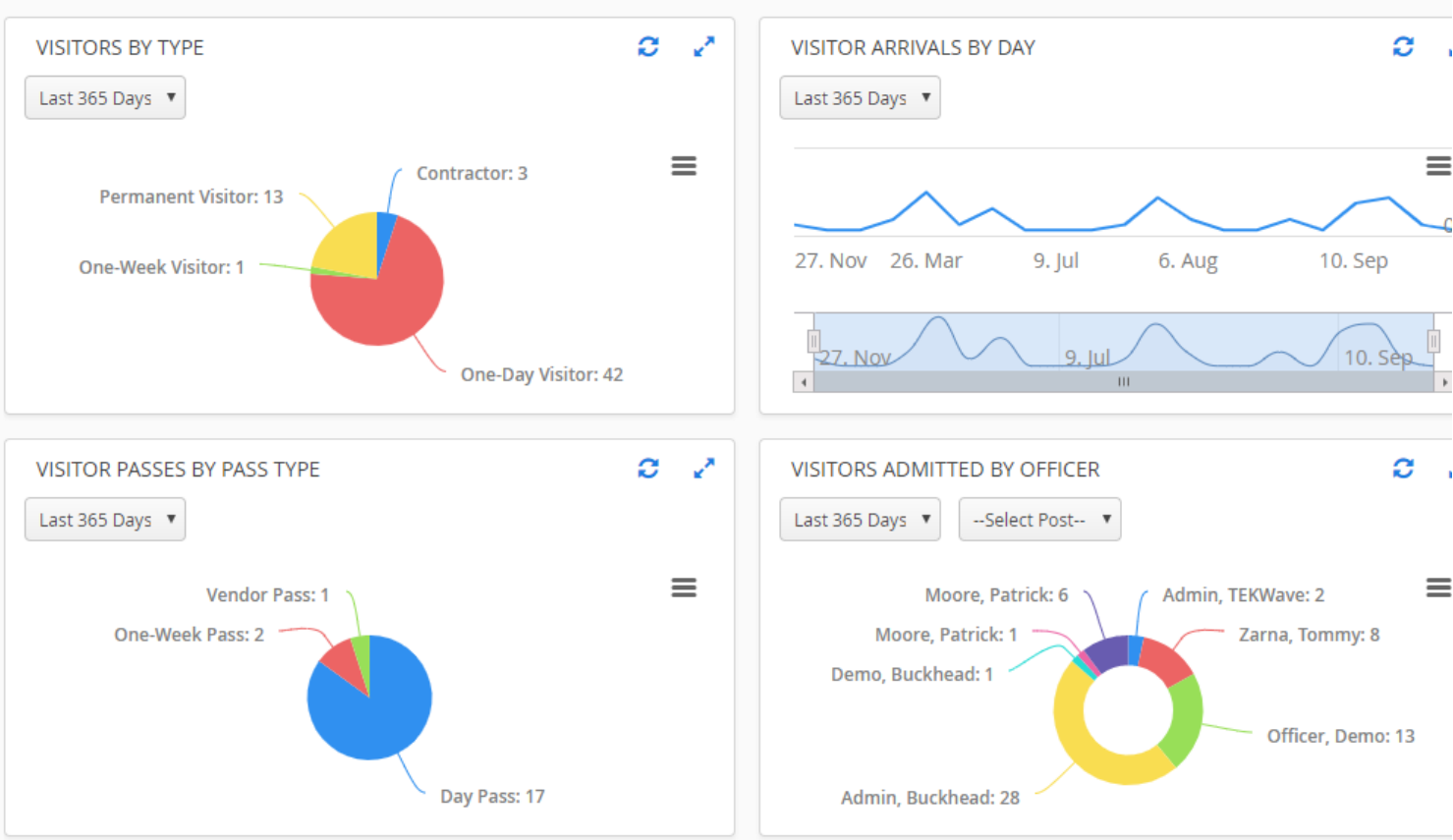
Watchlist (BOLO)



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

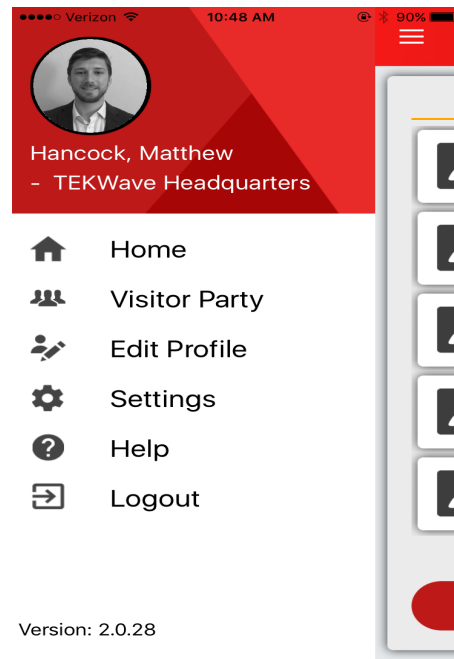
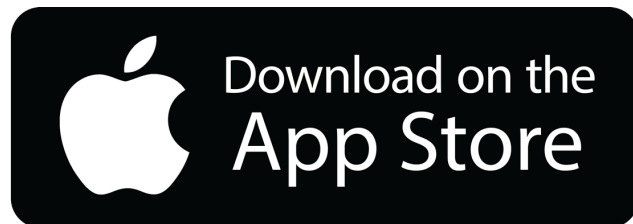
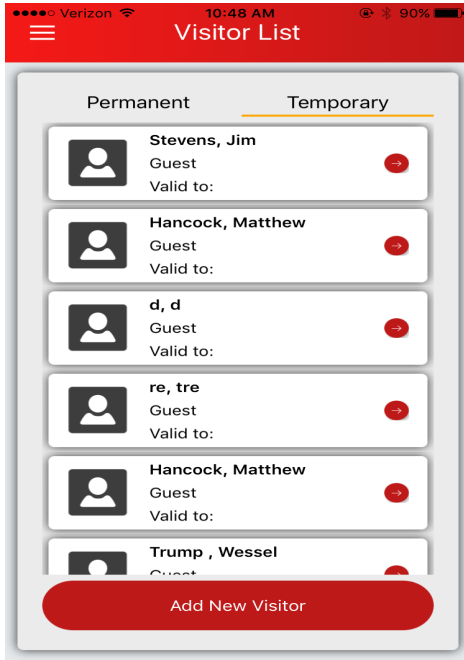
[PRIMARY PROPERTY]
1234 [Lot: 8009] Lyons
Pueblo, CO
10001

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.

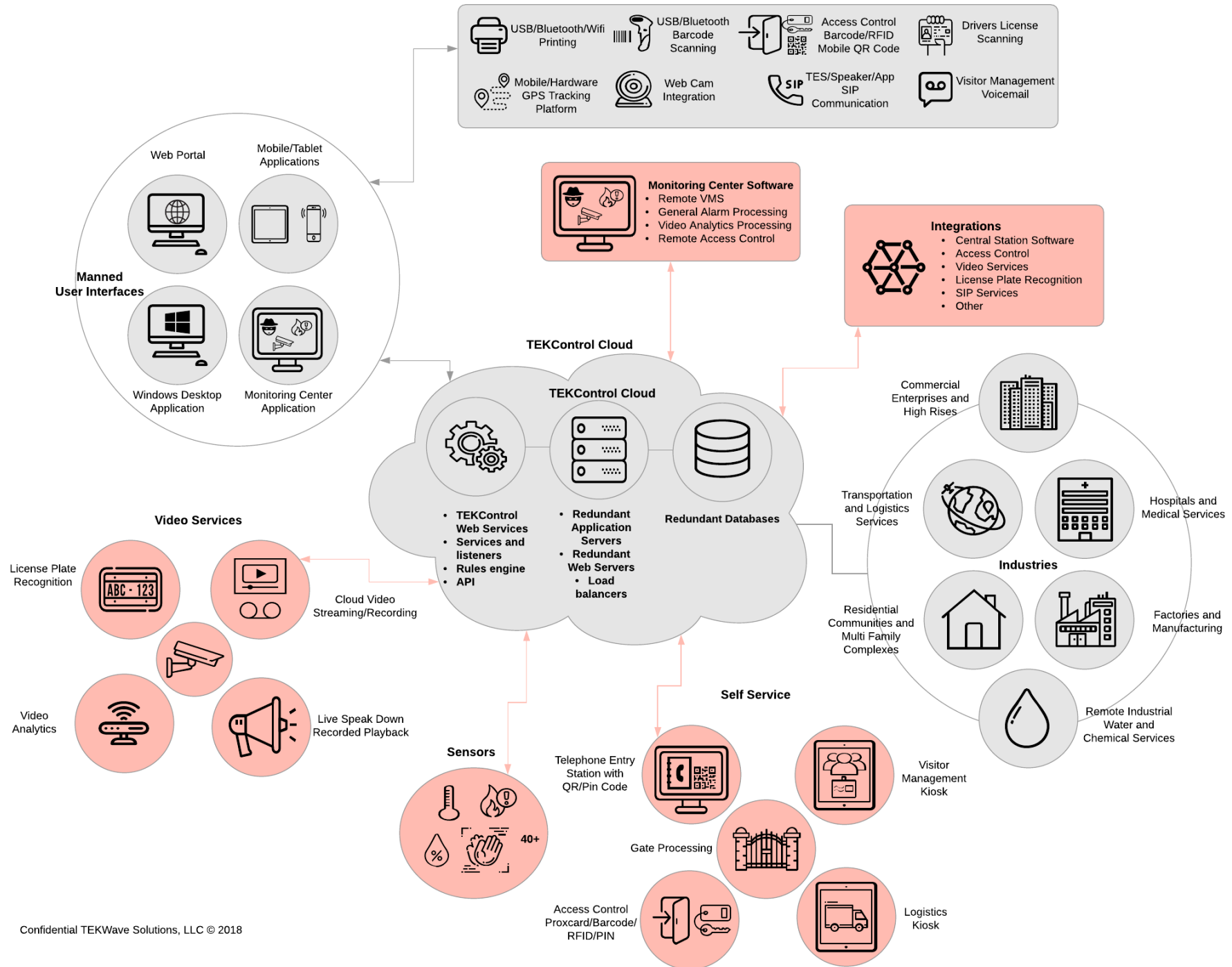


Integrated Access Control

- 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.

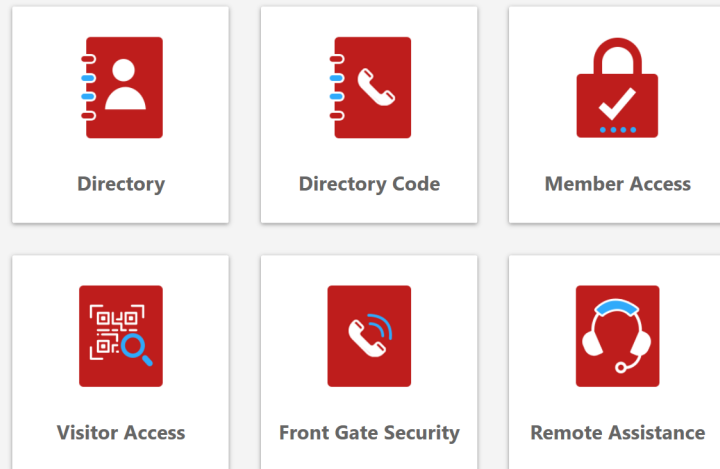


AllBox Interface – Splash Screen

- 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



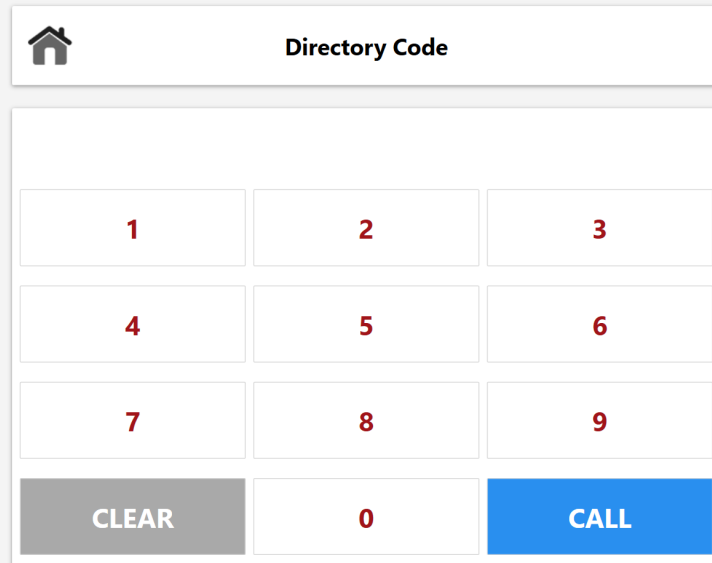
- Once the visitor or resident proceeds, they are taken to a configurable home screen where they can make a selection.
- The options will be configured to your community.
- The labels can be configured for each option as well as making a primary selection.

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



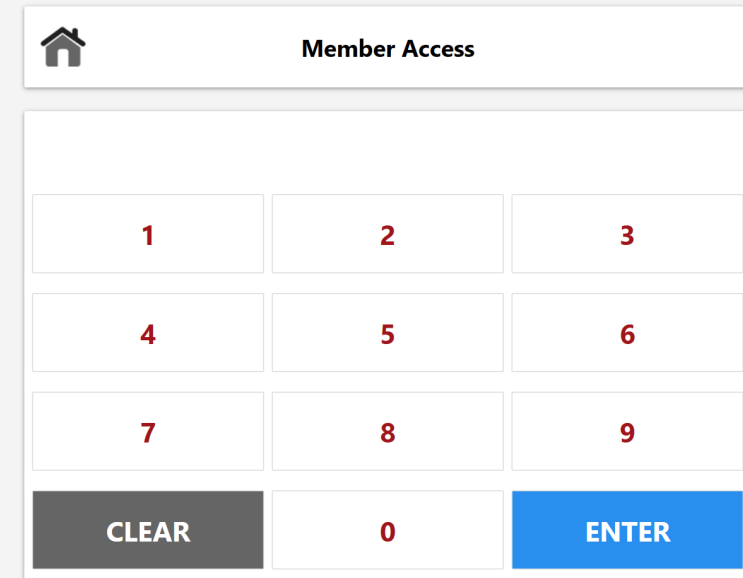
The screenshot shows a web interface titled "Directory Code" with a home icon on the left. Below the title is a numeric keypad with buttons for digits 1 through 9, 0, a "CLEAR" button, and a "CALL" button. The keypad is arranged in a 4x3 grid. The "CLEAR" button is grey and the "CALL" button is blue. A red circular logo with three horizontal lines is visible in the bottom right corner of the interface.

1	2	3
4	5	6
7	8	9
CLEAR	0	CALL

- 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.

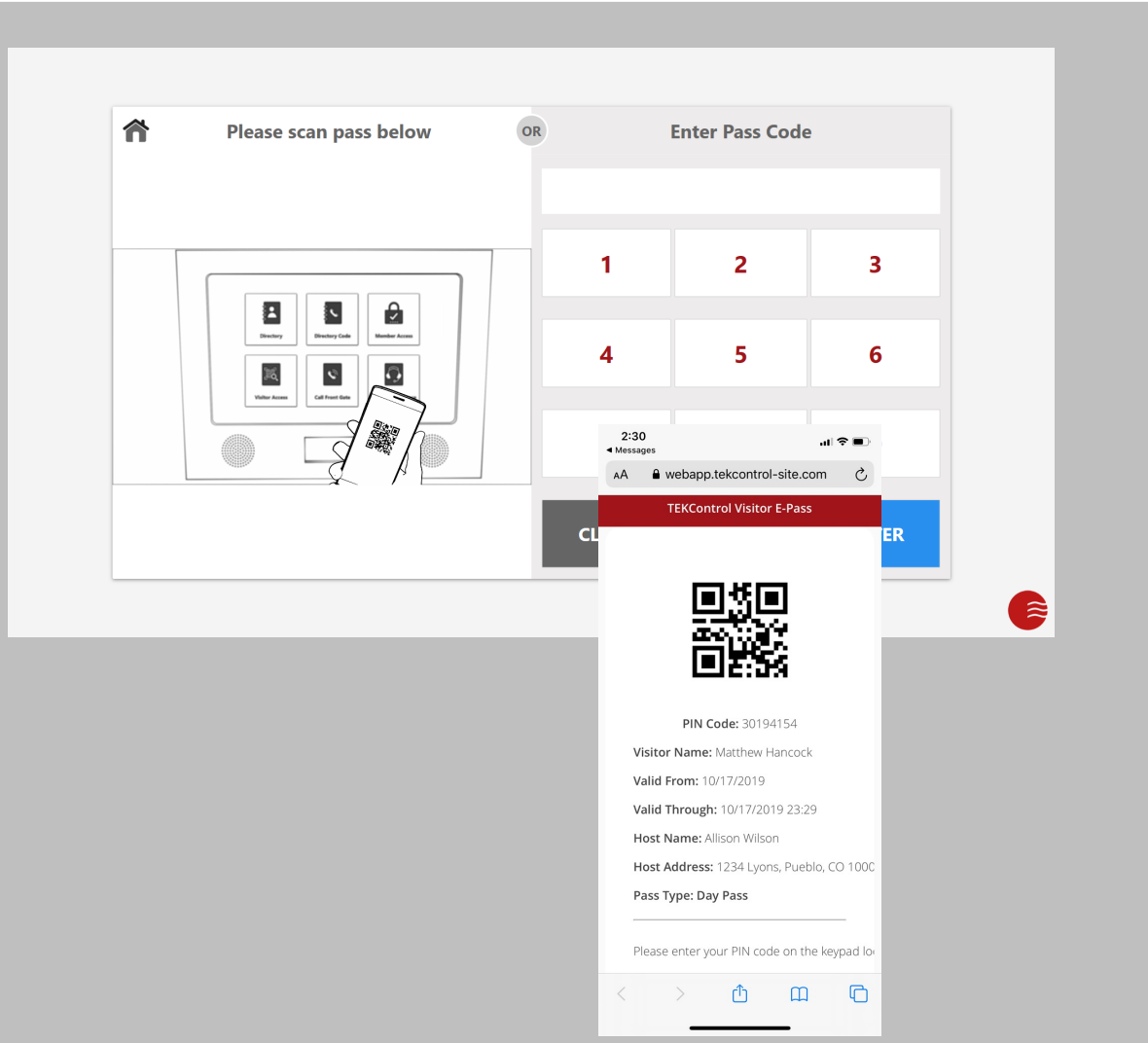
AllBox Interface – Member Access

- 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 a white stylized "E" inside.

AllBox Interface – Visitor Access



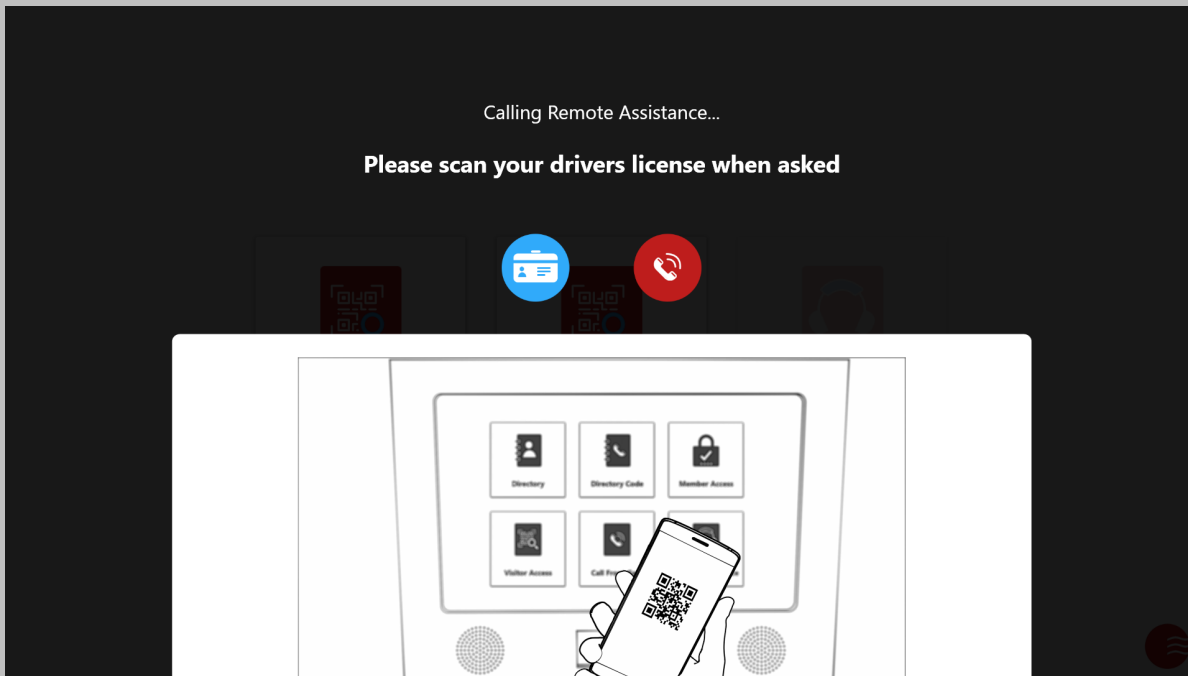
- A host can send a visitor an e-pass during the registration process which can be used at the AllBox.
- The QR code/barcode scanner at the bottom can scan an e-pass, printed pass, or driver's license.
- If the visit is valid, the gate will automatically open for the visitor to proceed.

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 TEKWave Headquarters (Post: Post 1)

Host Name/Address/Lot Search All



Hosts

Name	Address	Lot Number	Type	Email	Voicemail PIN	Phone(s)	
Ahmad, zohaib	543 Trump Avenue	23	Officer			1 phone(s).	...
Ahmad, Robert				Test@gmail.com		0 phone(s).	...
Billu, host	1234 Moore Dr			wessel@tekwavesolutions.com		0 phone(s).	...

Visitors

Host Name	Visitor Name	Vendor	Company	Schedule Date	Type	
Oosthuizen, Wessel			PICTURE	07/22/2019 12:03	Guest	...
Host 99, QA	visiting 3, HUAWAI			11/27/2019 10:00	Family	...
Host 99, QA	16oct, IOS		Tester	12/16/2019 13:00	Family	...

- 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 VII

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

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KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

SECTION B



07/24/2023

**Lake Ashton I CDD Meeting
Engineering Report**

1) Lake Ashton Shoreline Stabilization Investigation

- Currently working with SWFWMD staff to determine restoration ability.

2) 4444-4445 Ventana Drainage Investigation

- Slow drainage appears to be caused by sunken curb on either side of the road.
- Locations were identified previously in Pavement and Curblin Inventory.
- Survey for quantities.

3) Bridge Board Replacements

- Coordinated with staff to identify a total of 53 bridge boards to be replaced.
- Bids have been requested.

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:
Christine Wells, Community Director

Meeting Date: July 24, 2023



Events and Activities

We are over halfway through the year and staff along with the Lake Ashton Activities Advisory Group has been working on planning out activities for 2024. This plan will include ideas that were given by residents in the recent activity suggestion form that was sent by the Lake Ashton Activities Advisory Group. Thank you for your participation! The Community Directors have worked together to combine the Activities Advisory Groups that were formed. The first meeting of the two groups combined was held at the HFC on June 28. There is currently a group of 17 members. The next meeting will be held at the Clubhouse on August 14.

The following events are scheduled for August – September:

- 8/18 - Woodstock Party
- 9/6 - Lancôme Makeup and Skincare Class
- 9/9 - Train Tour & Der Dutchman Bus Trip
- 9/11 - Bloodmobile
- 9/13 - Karaoke w/ DJ Wayne
- 9/20 - Premier Boat & Howey Mansion Bus Trip
- 9/22 - Oktoberfest
- 9/29 - Crafting with Carmen: Rustic Door Wreaths



Camp Lake Ashton (Month of August) –The activities will be held throughout the community for all residents, free of charge. This was the first test of signing up online only.

8/2: Kayaking on Lake Ashton

8/2: Rock Word Garden

8/9: Air Plant Art

8/10: Line Dancing

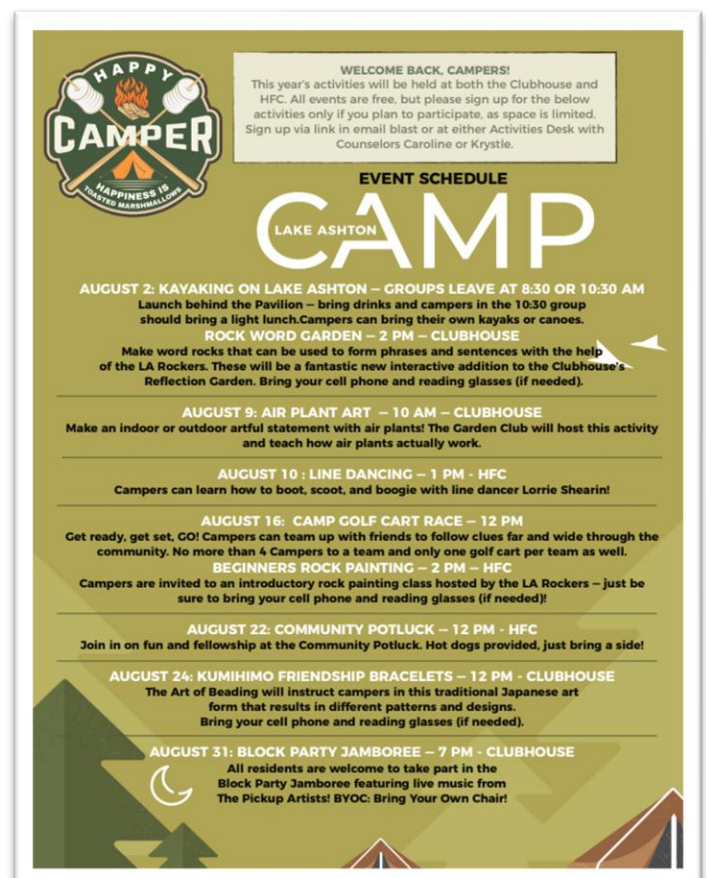
8/16: Camp Golf Cart Race

8/16: Beginner's Rock Painting

8/22: Community Potluck

8/24: Kumihimo Friendship Bracelets

8/31: Block Party Jamboree



Newsletter:



The July Lake Ashton community newsletter was sent out via email blast along with the monthly calendar of events on June 30. This issue featured a front cover promoting Fourth of July activities. The back cover announced the LA Rockers 4th of July fundraiser. The August *LA Times* newsletter will be distributed on **Tuesday, August 1**.



Monday Coffee:

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

- July 31 – When to Call 911 – Presented by Polk County Fire Rescue
- August 14 – E Bike Safety with The Bike Shop of WH

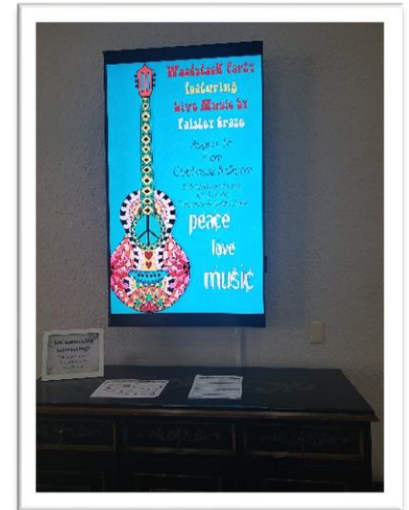
Cost Savings Analysis:

- Contact was made with all utility companies to determine any cost savings.
 - TECO
 - Staff is working with a TECO rep to see if there are any ways to lower the monthly bills for rental equipment.
 - Spectrum
 - Staff is working with Spectrum to identify all outstanding credits. A credit of \$816.50 is being issued for incorrect billing. 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 be issued going back to January for cable services. A final amount has not been given.
 - Staff is working with Spectrum to identify cost savings with the internet services that we are currently billed for. There are varied amounts that are being charged at this time.
 - Staff took over pool services as of June 14.
 - Staff discovered water damage in the south dressing room. The project was done completely in house saving the District a substantial amount of money.

- Staff recently replaced the lights in the Shuffleboard Court area and was able to do the entire project in house saving the District from hiring an electrician.
- The Operations Manager is presenting a quote to install flowering perennials at the Thompson Nursery Road entrance. If Supervisors approve of this project, it will save the District \$5,700 a year.

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 has installed a digital display in the Lobby that is displaying the current activities happening at the Clubhouse.
- Lisa Harris, Polk County Code Compliance Officer, has been in contact with staff regarding the failures in the fencing bordering Lake Ashton. This has allowed cows to enter into property owned by LACDD in addition to resident's personal property. Ms. Harris is working to set up a meeting with the property owner and lessee to determine what can be done to remedy the situation. Affidavits have been sent to residents that have submitted photos so they can be used if a hearing is needed.
- Two new weight benches have been ordered and will arrive soon to be installed in the Fitness Center. The current weight benches needed repairs to the upholstery and was going to cost around \$100 each. Staff was able to find new, more improved, weight benches for \$170 each.
- One portion of the Shuffleboard gutters have been replaced and staff is waiting for the remaining project to be completed.
- The refurbishment of the Outdoor Pool and Spa has commenced and staff is working with the vendor to ensure all aspects of the project are completed to satisfaction.
- Quotes are included for the purchase of 2 treadmills for the Fitness Center. This project is included in the capital budget for fiscal year 2023 (\$10,000). There is one option for refurbished treadmills, if the Board would like to go that direction.
- There is a quote included for the replacement of the gate operator located on the exit to Thompson Nursery Road. An additional quote has been requested to compare.
- There are 4 quotes for preventative maintenance of the Fitness Center equipment. Fitnessmith is our current company and informed us recently that there would be an increase to our contracted amount (from \$185 per quarter to \$250 per quarter). Staff



reached out to additional companies to compare and have included them for Supervisor's review.

- A plan to switch the current Media Center and Card Room spaces is included for Supervisor's consideration and review.
- Staff met with a local event planner to review the Ballroom and listed below are her recommendations:
 - Get rid of carpet and put in one type of flooring throughout
 - Paint in a grey or something light and neutral
 - Different color base boards
 - Make ceiling more attractive: new tiles, chandeliers, updated fans, etc.
 - Have pipe and draping available for clients to use
 - She also recommended we require event insurance for all that rent and suggested with these upgrades we could increase the rental rate to around \$2500-\$3000.
 - Suggested we have alternative locations for ceremonies and have chairs available to rent or partner with a rental company to set things up. Essentially become a one-stop shop.
- Staff has set up TicketLeap for purchases. The first tickets that will be able to be purchased online will be for our Oktoberfest in September. An additional bank account was not needed due to the protections in place with our current bank account.
- Staff is working on sign options for the main entrance. Options with pricing will be presented at the August BOS meeting. This is a revenue generating project.
- Staff is working on a plan with options for residents to purchase memorial swings and other seating options for the Reflection Garden. Options will be presented at the August BOS meeting.
- The Chair and Community Director met with Jay Jarvis to discuss the project to widen Thompson Nursery Road.
 - Timeline - Initial alignment study submission later this year, completion +/-18 months. Design 2-3 years. Right of way following design. Construction 3-4 years
 - County will conduct lighting study - corridor or intersections
 - Temporary signal - Probably about a year from now. Has been assigned to project manager. +/- 6 months for temporary stop light design. Will likely use wood or concrete poles and static wires. Will not likely install intersection lighting. Permanent stop lights will utilize metal poles and arms
 - County will not provide noise abatement
 - County will provide funds to address expenditures LA CDD has to make due to the widening of TNR. Negotiations will determine eligibility and amount.

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		Work is tentatively scheduled to begin on 7/21/23	7/17/2023		
Replacement of the Panic Bar System on the Foyer Doors	\$5,476.20		5/15/2023		The vendor came to install the replacements and the incorrect items were sent in. They are waiting for the correct materials to arrive and then will be out to install	7/17/2023		
Outdoor Pool/Spa Refurbishment	\$116,354.00		5/15/2023		Work started on July 10. Workers are estimating the project to be completed in 3-4 weeks as long as there are no weather delays.	7/17/2023		
Installation of Water Fountain with Bottle Filler Near Fitness Center	\$1,000.00		5/15/2023	7/21/2023	The water fountain and bottle filler has been installed. A small cabinet will be installed next to the fountain to house the drain line pump.	7/17/2023		
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		
Pressure Wash/Seal Bridges	\$13,335.50		6/19/2023	7/24/2023	Work is scheduled to start 7/24/23	7/17/2023		
Slow Drainage on Ventana Lane					The Engineer is reviewing the area for possible causes	7/17/2023		

SECTION 1

Commercial**Fitness**Products

PREVENTATIVE MAINTENANCE PLAN

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective date for **Lake Ashton**

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers' recommendations. The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan –

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - \$125.00/Hour/Technician, plus Service Charge of \$125.00.

Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$80.00/Hour/Tech):

- **Labor Rate - \$70.00 per hour (1 Hour Minimum) – Per Technician**
- **Service Charge - \$70.00 Service (per trip)**

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Commercial**Fitness**Products

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$70.00/Hour) will apply, but the \$70.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

Estimate –

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP – a.) ordering the part, b.) scheduling service call.

Service Request –

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include – identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$70.00, plus Service Charge of \$70.00.

Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

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Commercial**Fitness**Products

Payment

Payment Terms are “Net 30 Days”. All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman’s Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney’s fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned’s failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an agreement document with updated contract dates upon request. Invoices will be generated automatically after the first renewal PM service visit.

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www.commfitnessproducts.com

Commercial**Fitness**Products

SUMMARY –

Agreement Total: \$1,340.00/Year (\$335.00/Visit) Plus Sales Tax; Total # of PM Visits: 4 (four) Per Year

Property Name: Lake Ashton

Property Address: 4141 Ashton Club Drive, Lake Wales, FL 33859

Contact: Alex Fuertes

Email: afuertes@lakeashtoncdd.com

 **Signature:**

Title:

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Contact Phone: (863) 324-5457

Fax:

Terms:

Effective Date: _____ **Ending Date:** _____

CFP Approval Signature: Casey Barnes **Date:** 07/07/2023

Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- ✓ Inspected for safety & proper function
- ✓ Cleaned
- ✓ Lubricated
- ✓ Adjusted in accordance with manufacturers' specifications
- ✓ Parts & Repair Estimate provided as needed.

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www.commfitnessproducts.com

CommercialFitnessProducts

Equipment Covered:

QTY	BRAND	DESCRIPTION	MODEL #	SERIAL #
4		Treadmill		
3		Elliptical		
2		Recumbent Bike		
1		Cross Trainer		
5		Single Strength Station		
		Free Weights		

Scheduled Maintenance (Frequency: 4 x/Year)

MAY	NOVEMBER
JUNE	DECEMBER
JULY	JANUARY
AUGUST	FEBRUARY
SEPTEMBER	MARCH
OCTOBER	APRIL

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P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

PREVENTATIVE MAINTENANCE AGREEMENT FOR FITNESS CENTER



Fitness Machine Technicians
4100 W Kennedy Blvd.
Tampa, FL 33609
813-445-8310
fmt@techs.team

Customer Name / ID: Lake Ashton
Annual Fee / Visits Per Year: \$ 880.00 / 4
Rep ID / Date: DJ01 / July 6, 2023

PREVENTATIVE MAINTENANCE AGREEMENT - Covering Fitness Center & Exercise Equipment

- Regularly Scheduled Maintenance Visits
- Manufacturer Specific PM Protocols
- Technical Inspections - Environmental, Safety & Visual
- Operational / Functional Testing & System Diagnostics
- Station Deep Cleaning / Adjustments / Lubricants
- Improvements / Recommendations Report
- FMT KEY ACCOUNT / COMMUNITY PARTNERSHIP discount has been applied to this account

THIS AGREEMENT is entered into between Fitness Machine Technicians ("FMT") and Customer, both of whom agree to the following:

1. **SERVICES** - FMT will provide services listed above for all exercise equipment located in the fitness center with the frequency stated above. All equipment will be adjusted, calibrated, lubricated, safety checked and where appropriate, "test modes" evaluated. An electronic report of all work done will be emailed to the Customer at the satisfactory completion of the maintenance visit. As directed by the Customer, FMT will order and install any replacement parts required to properly fix equipment. Before any part is ordered or replaced, the Customer contact will be notified and proper approval will be obtained.

2. **TERM** - This Agreement shall commence for an initial term of one year and will continue after the initial term for subsequent periods of one year each unless terminated by either party by written notice to the other, given at least thirty days prior to the end of the Initial Period or subsequent periods.

3. **FEES** - Customer agrees to pay FMT the amount listed above. For additional services or parts not included in this agreement Customer agrees to pay FMT an agreed hourly rate for labor and manufacturer defined pricing for parts.

4. **INSURANCE** - FMT shall maintain policies of insurance as necessary to insure itself and its workers against any claim or claims for damages. Any costs associated with third-party insurance acquisition or verification will be paid by Customer.

5. **NOTICES** - Any notice required to be given pursuant to the terms of this Agreement shall be sent via mail to FMT or to Customer.

7. **ENFORCEABILITY** - The invalidity or unenforceability of any of the terms, conditions or provisions of this Agreement shall in no way affect the validity or enforceability of any other term, condition or provision.

8. **MODIFICATION** - This Agreement constitutes the entire understanding of the parties hereto and no changed amendments or alterations shall be effective unless agreed to in writing by both parties.



Accepted and Agreed to by:

Facility Name: _____

Zip Code: _____

Authorizing Officer: _____

Title: _____

Signature: _____

Date: ____ / ____ / ____

PLEASE SCAN & EMAIL TO FMT@TECHS.TEAM - THANK YOU!



Fitness Services of Florida, Inc.

4220 Northwest 120th Ave, Coral Springs Florida 33065 * 954.753.6088

www.gymrepair.com

PREVENTATIVE MAINTENANCE AGREEMENT

THIS AGREEMENT made this 13 July 2023 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at 4220 Northwest 120th Avenue, Coral Springs, Florida 33065, and **Lake Ashton** (Customer), 4141 Ashton Club Drive, Lake Wales, Florida 33859.

Attention: **Alex Fuertes**,

WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. Term. This Agreement shall be for a term of one (1) year, commencing on **July 1st, 2023 and expiring on June 30th, 2024**. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.
2. Services to be Performed. The services to be performed by Servicer are as follows:
 - A. Regular Maintenance. Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

Servicer Initials Customer Initials

- B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of **\$80.00** per hour for labor per technician; the cost of parts will be applicable, and a service charge of **\$75.00** will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicer's standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.
- C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicer's standard hourly rates shall apply (such rates are currently \$95.00 labor per hour, plus a service charge of \$90.00).
3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturer's original warranty will be provided under that warranty.
3. Payment Terms: Customer shall pay Servicer **\$350.00 per visit** (plus tax), the sum of **\$1,498.00** reference *Exhibit B*. Terms are due upon receipt of invoice following services rendered at each visit.
5. Payment Methods: Payment may be provided via one of the followings: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.
6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.
8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

Servicer Initials Customer Initials

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.
10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.
11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.
12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, _____.

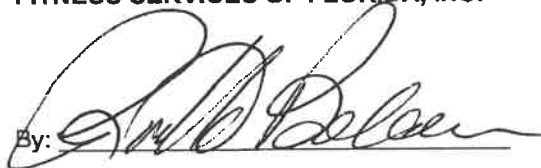
CUSTOMER:
Lake Ashton

By: _____
(Signature)

(Print Name)

Its: _____
(Title)

SERVICER:
FITNESS SERVICES OF FLORIDA, INC.

By: 

Ronnette Bolanos
Vice President/Owner

EXHIBIT A

Address of Exercise Equipment to be serviced:

Lake Ashton
 4141 Ashton Club Drive
 Lake Wales, Florida 33859
 Phone: (813) 381-0189
 Attention: Alex Fuertes

Equipment Listing

Assigned Number	Type of Equipment	Manufacturer	Model	Serial#	Console Serial #
	Treadmill	Life Fitness			
	Treadmill	Life Fitness			
	Treadmill	Life Fitness			
	Treadmill	Life Fitness			
	Elliptical	Life Fitness			
	Elliptical	Life Fitness			
	Recumbent Bike	Life Fitness			
	Recumbent Bike	Life Fitness			
	Cross Trainer	Nu Step			
	Single Station	Nautilus Free Motion			
	Single Station	Nautilus Free Motion			
	Single Station	Nautilus Free Motion			
	Single Station	Nautilus Free Motion			

 Servicer Initials  Customer Initials _____

EXHIBIT BLake Ashton

4 visits at \$350.00 per visit

July 2023
October 2023
January 2024
April 2024

Preventative Maintenance Total = \$ 350.00

7% Sales Tax = \$ 98.00

Grand Total = \$ 1,498.00

Servicer Initials @ Customer Initials _____



Fitnessmith
PO Box 3569
Boynton Beach FL 33424
United States

Quote
#EST1604
6/27/2023

Bill To

Christine Wells
LAKE ASHTON
4141 ASHTON CLUB DR
LAKE WALES FL 33859-5703
United States

TOTAL

\$250.00

Expires: 7/11/2023

Expires
7/11/2023

Exp. Close
6/27/2023

Project

Sales Rep
Adam Farrish

Partner

Shipping Method

Quantity	Item	Rate	Amount
1	PREVENTATIVE MAINTENANCE SERVICE QUARTERLY PREVENTATIVE MAINTENANCE PLAN: BILLED \$250 PER PM.	\$250.00	\$250.00

Subtotal \$250.00

Tax Total (%) \$0.00

Total \$250.00



EST1604

SECTION 2



Fitness Services of Florida, Inc

dba Mobile Upholstery Services
dba Luxury Spa Sales
dba Roar Branding Store
4220 NW 120th Ave
Coral Springs, FL 33065
gymrepair.com
mobileupholsteryservices.com
luxuryspasales.com

(954)753-6088 or
(888)753-8553

Equipment / Flooring Quote

FSF

Date	Quote#
7/12/2023	4530

Bill To:

Lake Ashton Clubhouse CDDI
Governmental Mgmt Svcs South Florida
5701 N Pine Island Rd Ste 370
Ft Lauderdale, FL 33321

Delivery Location:

Lake Ashton Fitness Center
4141 Ashton Club Dr
Lake Wales, FL 33859
Christine Wells (863)324-5457

Serving all of Florida

Celebrating over 20 Years as the Largest Sales and Service Provider of Fitness Equipment in Florida!

Customer Contact		Christine Wells		Phone #		954-753-6088	
Qty	Equipment Description				Cost		Total
2	Received a request from Christine Wells for: refurbished equipment quote. TG Refurbished LF 95T Discover Treadmill with SE Console				2,550.00		5,100.00T
	**Includes 1 year Parts and Labor Warranty						
1	Delivery / Freight / Installation Charge				600.00		600.00T
Payment in full required prior to ordering equipment and flooring. Quote is valid for 30 days, while supplies last.					Subtotal \$5,700.00		
					Sales Tax (7.5%) \$427.50		
					Total \$6,127.50		
					Wire Transfer Information: Available upon request		
Print Name:_____							
Customer Signature:_____							

Print Name: _____

Customer Signature: _____

Date _____

Approved signed quote may be returned to service@gymrepair.com



YOUR BRAND LOUDER
LUXURY
SPA SALES

Fitness Services of Florida, Inc

dba Mobile Upholstery Services
dba Luxury Spa Sales
dba Roar Branding Store
4220 NW 120th Ave
Coral Springs, FL 33065
gymrepair.com
mobileupholsteryservices.com
luxuryspasales.com

(954)753-6088 or
(888)753-8553

Equipment / Flooring Quote

FSF

Date	Quote#
7/12/2023	4531

Bill To:

Lake Ashton Clubhouse CDDI
Governmental Mgmt Svcs South Florida
5701 N Pine Island Rd Ste 370
Ft Lauderdale, FL 33321

Delivery Location:

Lake Ashton Fitness Center
4141 Ashton Club Dr
Lake Wales, FL 33859
Christine Wells (863)324-5457

Serving all of Florida

Celebrating over 20 Years as the Largest Sales and Service Provider of Fitness Equipment in Florida!

Customer Contact		Christine Wells		Phone #		954-753-6088	
Qty	Equipment Description				Cost		Total
2	Received a request from Christine Wells for: extended warranty quote. TG Extended 1 year Parts & Labor Warranty - Refurbished LF 95T Discover Treadmill with SE Console				400.00		800.00T
<div>Payment in full required prior to ordering equipment and flooring.</div> <div>Quote is valid for 30 days, while supplies last.</div>					Subtotal		\$800.00
					Sales Tax (7.5%)		\$60.00
					Total		\$860.00
					Wire Transfer Information: Available upon request		
Print Name:_____							
Customer Signature:_____							

Print Name: _____

Customer Signature: _____

Date _____

Approved signed quote may be returned to service@gymrepair.com



A black and white photograph of a modern gym interior. The space features large, multi-paned windows that allow natural light to filter in, creating a bright and airy atmosphere. In the foreground and middle ground, several treadmills are visible, arranged in a way that suggests a spacious and well-equipped facility. The structural elements of the building, including beams and window frames, are prominent, adding to the architectural detail of the scene.

FITNESSMITH



CREATING INSPIRED FITNESS SPACES
DESIGN. PROCURE. INSTALL

[PROPOSAL]

FITNESSMITH



O: (954) 892-0488 | F: | W: www.fitnessmith.com

Cardio

Description	List Price	Customer Price	Qty	Ext. Price
TRUE TC400 TREADMILL BASE	\$6,500.00	\$3,872.00	2	\$7,744.00
TRUE EMERGE CONSOLE (TREADMILLS/ALPINE)	\$699.00	\$450.00	2	\$900.00
Subtotal				\$8,644.00

Services

Description	List Price	Customer Price	Qty	Ext. Price
SHIPPING CHARGES - EQUIPMENT	\$700.00	\$700.00	1	\$700.00
INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	\$650.00	\$650.00	1	\$650.00
THIS PROPOSAL IS PREPARED BASED ON CURRENT ECONOMIC CONDITIONS AND MANUFACTURER PRICING. PRICES MAY BE SUBJECT TO CHANGE BASED ON RISING COST OF GOODS, UNKNOWN SURCHARGES, OR ESCALATING SHIPPING AND INSTALLATION FEES.	\$0.00	\$0.00	1	\$0.00
COLOR:	\$0.00	\$0.00	1	\$0.00
Subtotal				\$1,350.00

Total savings: \$5,754.00

FITNESSMITH



O: (954) 892-0488 | F: | W: www.fitnessmith.com

treadmill

Prepared for:

LAKE ASHTON
Christine Wells
4141 ASHTON CLUB DR
LAKE WALES, FL 33859-5703
CWells@LakeAshtonCDD.com
(863) 324-5457

Prepared by:

Fitnessmith
Garrett Gilbertson
(561) 529-5590
Fax
ggilbertson@fitnessmith.com

Details:

Proposal #: 019069
Version: 1
Delivered: 07/05/2023
Expires: 08/04/2023

Proposal Summary

Description	Amount
Cardio	\$8,644.00
Services	\$1,350.00
Total	\$9,994.00

Tax is subject to change at time of Invoice.

Payment is 50% down at time of order, 40% prior to delivery and 10% upon install.

FITNESSMITH



O: (954) 892-0488 | F: | W: www.fitnessmith.com

AGREEMENT:

The product quotation, purchase orders, shipping documents and these terms and conditions of sale constitutes a continuing sale Agreement between Centurion Partners Health and Fitness, a Florida Limited Liability Company doing business as Fitnessmith (hereafter referred to as ("Fitnessmith") and Buyer, as set forth at the end of this Product Quotation Agreement, for the purchase of any product and services to be provided by Fitnessmith to Buyer. Fitnessmith sales representatives do not have the authority to change or modify the terms and conditions of this Agreement.

PURCHASE ORDER:

Buyer may provide Buyer's standard form of purchase order to place orders for product and service, but any terms and conditions on such standard form which are in addition to or inconsistent with the terms and conditions of this Agreement will be deemed stricken from such order. If Buyer does not deliver written objection to the terms hereof which are different than those appearing on the Buyer's purchase order, Buyer agrees to all of Fitnessmith's terms and conditions. All purchase orders shall be made or confirmed in writing and are subject to acceptance by Fitnessmith. The Buyer shall be responsible for all costs and fees incurred by Fitnessmith for refused shipments, including freight and insurance costs. Orders cancelled less than thirty (30) days from originally scheduled shipment date will be subject to a cancellation fee of 25% of the value of the purchase order.

PRICES:

The prices to be paid by Buyer for all products and services purchased hereunder shall be Fitnessmith's standard prices in effect on the date of Fitnessmith's receipt of Buyer's purchase order, less any applicable deductions which may be in effect from time to time. Fitnessmith reserves the right to change its standard prices and to publish a new price list from time to time and at any time, without prior notice to Buyer. Should any new price result in an increase in the price of any product or services, the increased price shall apply to any Buyer order placed after the effective date of the new price. For orders that are placed for delivery more than ninety (90) days into the future, Fitnessmith reserves the right to review and adjust the agreed upon pricing within thirty (30) days of fulfilling the purchase order. In this case, the Buyer has the option of canceling the order with no penalties, if the cancellation is in writing and within ten (10) days of the notification of the price increase. Buyer is solely responsible for any prices it charges to its customer. Nothing in this Agreement shall in any way restrict the Buyer's freedom to sell products at prices determined in accordance with its own judgment. Buyer shall be responsible for all sales, use, or other taxes (other than taxes on Fitnessmith's income or ownership of property), applicable to Buyer's purchase of products and/or services. Buyer shall pay such taxes when invoiced by Fitnessmith or shall supply appropriate tax exemption or resale certificates. Buyer is also responsible for any domestic or foreign forwarding agent or brokerage fees, duties, or other fees and any export licenses which may be necessary to export the products. Seller reserves the right to correct any clerical or mathematical errors at any time.

CUSTOM PRODUCT:

Fitnessmith requires a non-refundable 50% down payment for all custom products. A purchase order for custom product contractually obligates the Buyer to take delivery. Custom orders are non-cancelable and may not be rescheduled without the prior approval of a corporate officer of Fitnessmith, which may be withheld at the sole and absolute discretion of Fitnessmith. All custom orders have an up charge to be determined by Fitnessmith. All build to order strength orders cancelled less than thirty (30) days from the original scheduled delivery will be subject to a 25% cancellation fee.

SHIPMENTS:

F.O.B. shipping point shall be Fitnessmith warehouse unless otherwise specified. Risk of loss with respect to Fitnessmith products shall pass to Buyer at the time of delivery of the products to the carrier for shipment. The Buyer assumes all risk involved in the transportation and handling

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of the equipment or goods once it has left the FitnessSmith warehouse, including, but not limited to, damage during shipment. The Buyer is advised that inspection should be made of any equipment or goods before accepting delivery. Acceptance of delivery constitutes acceptance of goods. The Buyer must file its own claim for any type of damages directly with the carrier in the event of any loss or damage during transportation, and must make payment for any equipment of goods purchased from FitnessSmith regardless of any dispute the Buyer may have with any carrier or agents. FitnessSmith will attempt in good faith to ship on or before any scheduled shipment date. Buyer acknowledges that FitnessSmith may, from time to time, be subject to manufacturer production or shipping delays. In such event, Buyer agrees that FitnessSmith may, in its sole discretion, allocate distribution of FitnessSmith's products among its customers, notwithstanding the effect such allocation may have on Buyer's outstanding orders, and FitnessSmith will not be liable for any damage, however described or arising, for a good faith failure to fill any order or for delay in meeting a scheduled shipment date. FitnessSmith may provide reasonable notice to Buyer regarding any material delay in shipment. FitnessSmith may make partial shipments of Buyer's orders. Such partial shipments shall be separately invoiced and paid for when received, without regard to subsequent shipments. Delay in shipment or delivery of any particular installation shall not alone relieve Buyer of its obligation to accept subsequent installations. FitnessSmith may provide reasonable notice to Buyer in the event of material delays in connection with partial shipment of an order. FitnessSmith will use its best efforts to deliver as specified, but in no event will FitnessSmith be liable for any damage, consequential or otherwise, arising from any failure of FitnessSmith to meet any delivery date.

RETURNS:

Any Custom Products and/or Customer modified Standard Products ordered from FitnessSmith are non-cancelable and/or non-returnable. Credit may be issued only on those items that are stock items of standard manufacture and in new, salable condition in the original packaging. Any such return shall be at the expense and risk of the Buyer and subject to a 25% restocking charge of the original purchase price.

WARRANTY:

EACH FITNESSMITH PRODUCT WILL CARRY ITS OWN LIMITED WARRANTY AS SET FORTH BY THE MANUFACTURE.

SUCH WARRANTY WILL BE BUYER'S SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OF WARRANTY AND IS IN LIEU OF ALL OTHER WARRANTIES BY FITNESSMITH, EXPRESSED OR IMPLIED, INCLUDING CONSEQUENTIAL DAMAGES.

INSTALLATION:

At the time the order is placed, the Buyer will provide FitnessSmith with an installation date. FitnessSmith will make reasonable commercial efforts to install the product on or before the installation date. Product held more than 10 days after the installation date at the Buyer's request will be subject to a storage fee. Product held more than 30 days past the installation date at the Buyer's request will be subject to a 15% restocking fee as well as a storage fee. With the exception of Grand Openings, partial installations require the installed product to be paid per the terms of the invoice.

PROPER USAGE:

It is imperative that equipment is used properly as to avoid injury. Buyer agrees that equipment will not be used in any way other than as designed or intended by the manufacturer, specifically including, but not limited to the following: 1) Keep hands and feet clear of moving parts at all times. 2) Read all machine instructional placards and warnings and direct any questions to a qualified fitness professional prior to use. 3) All strength equipment MUST be secured (bolted and tightened) to a solid, level surface to ensure stabilization and eliminate rocking or tipping. As it pertains to treadmills, Buyer agrees that it is aware of electrical requirements relating to dedicated circuit and plug configurations; additional information can be found in the owner's manual.

PAYMENT:

FITNESSMITH



O: (954) 892-0488 | F: | W: www.fitnessmith.com

Payment is 50% down at time of order, 40% prior to delivery and 10% upon install. All invoices not paid when due shall bear interest at 1.5% per month or the highest rate allowed by law until paid in full. Fitnessmith reserves the right to exercise any of its lawful remedies if Buyer does not make payment when due. Without limiting the provisions of the immediately preceding sentence, Buyer's failure to pay any invoice for the products and/or services when due shall entitle Fitnessmith to delay installation of orders placed by Buyer and, at Fitnessmith's option, to cancel any pending orders placed by Buyer. Fitnessmith shall have the right to offset and deduct from any amounts due Buyer all sums owing from Buyer to Fitnessmith. To secure the payment and performance of all obligations due and owed by Buyer to Fitnessmith hereunder, Buyer hereby grants Fitnessmith a Uniform Commercial Code purchase money security interest in products purchased from Fitnessmith hereunder and proceeds therefrom. This Agreement constitutes a security agreement between Buyer, as debtor, and Fitnessmith, as secured party, under the Uniform Commercial Code, and Fitnessmith has the rights and remedies of a secured party hereunder. Buyer hereby appoints Fitnessmith as its attorney in fact to execute such financing statements as may be required, from time to time, to perfect the security interest granted herein. Fitnessmith may, upon default from Buyer, require Buyer to assemble the products and make them legally available to Fitnessmith for repossession, including reasonable access to the facilities of Buyer, and Fitnessmith shall be entitled to all reasonable expenses of repossession, including reasonable attorney's fees incurred in connection therewith. There will be a \$35.00 service charge for each returned check.

TERMINATION:

Buyer may not terminate this Agreement except by giving Fitnessmith thirty (30) days prior written notice. Upon termination, Buyer will be obligated to pay Fitnessmith immediately any and all outstanding balances as of the date of termination.

MISCELLANEOUS:

Delivery dates set forth in any sales order or any confirmation thereof shall be determined to be estimates only. Fitnessmith shall not be liable for delays in performance of any of its obligations under this Agreement if such failure is caused by the occurrence of any contingency beyond its reasonable control, including but not limited to acts of God, strikes and other industrial disturbances, failure of raw material vendors, terrorism, failure of transport, accidents, wars, riots, insurrections, or orders of government agencies. Performance shall be resumed as soon as possible after cessation of such cause. No failure or delay on the part of either party in exercising any right or remedy hereunder will operate as waiver thereof, nor will any or a single or partial exercise of any such right or remedy preclude any other or further exercise thereof of any other right or remedy. No provision of this Agreement may be waived except in a writing signed by the party granting such waiver. Except as specified herein, all notices, communications and reports required or permitted pursuant to this Agreement shall be in writing, and the same shall be given and shall be deemed to be have been delivered and received on the date served, if personally delivered and three (3) days after mailing, if placed in the United States Mail, postage prepaid, certified mail addressed to the parties at the address set forth below or at such other addresses as may be specified hereafter in writing in accordance with this Section. Severability. In the event that any one or more of the provisions or parts of any provision, contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any aspect by a court of competent jurisdiction, the same shall not invalidate or otherwise affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision, or part of any provision, had never been contained herein. Applicable Law; Personal Jurisdiction; Venue. This Agreement shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Florida. All parties to this Agreement agree to submit to personal jurisdiction in the County of Palm Beach, State of Florida, United States of America. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in the applicable Federal or state court in the County of Boynton Beach, State of Florida, United States of America. Section Headings. The section headings contained herein are for convenience only and are not intended to affect the meaning or interpretation of this Agreement. This Agreement does not constitute Buyer to be a partner, employee, agent, franchisee of or in joint venture with Fitnessmith nor does this Agreement authorize Buyer to represent or act for Fitnessmith in any manner. Buyer will have no right or authority to assume or create any obligation of any kind, express or implied, on behalf of Fitnessmith nor may Buyer bind Fitnessmith in any way whatsoever. Buyer acknowledges that it has not paid Fitnessmith any sum of money or any other consideration as a franchise fee or as a condition to signing this Agreement. In the event of any voluntary proceedings in bankruptcy or insolvency by or against Buyer, or in the event of the appointment, with or without Buyer's consent, of an assignee for the benefit of creditors or a receiver, Fitnessmith shall be entitled to cancel any unfilled part of Buyer's purchase without any liability whatsoever. Entire Agreement. The entire agreement between the parties is set forth herein and supersedes all prior discussions and agreements between the parties relating to the subject matter hereof. There are no representations, warranties, covenants, agreements or collateral understanding, oral or otherwise, expressed or implied, affecting this Agreement which are not expressly set forth herein. This Agreement shall not be supplemented or modified by any course of dealing or trade usage. Attorney's Fees. If

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any party institutes any action or proceeding, the prevailing party shall be entitled, in addition to such other relief as may be granted, to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorneys' fees (including pre-judgment and post-judgment) and costs.

Acceptance (If signing below, ALL Quote pages must be returned to Fitnessmith to constitute a valid Purchase Order.)

I have read and agree to the Terms and Conditions. Please accept this signed quotation as a purchase order and acceptance of the price, terms, and conditions above.

Company Name: LAKE ASHTON

Signature

Date

Print Name

Title

400 TREADMILL

The C400 Treadmill provides your commercial facility reliable performance and a high-quality experience with features like HRC Heart Rate Control® and TRUE'S low-impact Soft System®. In addition, the C400 is the ideal choice for rehabilitation use at health and medical facilities with a low speed of only 0.2 mph. A variety of console options provide the technology, features, and asset management needed for your facility.

FEATURES

- Minimum Speed: 0.2 MPH (0.3 KPH)
- Optional medical handrails
- HRC Cruise Control® and Soft System® deck
- Multiple console options available

SPECIFICATIONS

DIMENSIONS (L X W X H)

79" x 31.5" x 62" / 200.66 cm x 80.01 cm x 157.48 cm

SPEED

0.2 to 12.0 MPH / 0.3 to 19 KPH

INCLINE/DECLINE LEVELS

0% to 15%

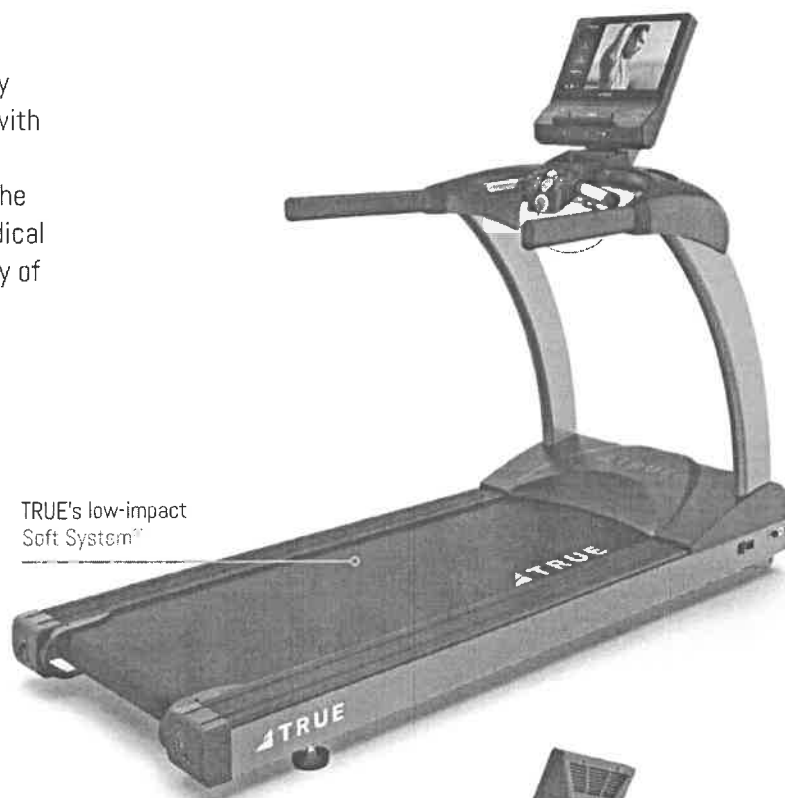
PRODUCT WEIGHT

349 lbs / 158.3 kg

COLOR

Charcoal/Black

TRUE's low-impact
Soft System™



Optional medical handrails



CONSOLE OPTIONS



ENVISION II
16" Touchscreen



ENVISION II
9" Touchscreen



SHOWRUNNER II
16" Integrated LCD



EMERGE II
LED Console



IGNITE II
LED Console

QUOTE

Quote# 3669850 - 3R

Date 17-JUL-2023

Bill To

LAKE ASHTON
COMMUNITY
DEVELOPMENT DISTRICT
5701 NW 88TH AVE
STE 370
TAMARAC, BROWARD
FL 33321-4465
US

Contact:
Cell:
Office:
Email:

Ship To

LAKE ASHTON
COMMUNITY
DEVELOPMENT DISTRICT
4141 ASHTON CLUB DR
LAKE WALES, POLK
FL 33859-5703
United States

Contact:
Cell:
Office:
Email:

Shipment Priority:
Requested Delivery Date:



Page 1/3

SALES REPRESENTATIVE

COREY HEFLIN
Cell:
Office: 407-902-4446
Email: Corey.Hefflin@lifefitness.com

Life Fitness

Corporate Address:

10601 Belmont Avenue
Franklin Park, IL 60131 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:

2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell:
Email:
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	INT-SE4 INTEGRITY+ TREADMILL w/ SE4 24 - Int Plus Tread SE4 ASL Low VT Base/SE4 24 TR ENG NFC PROIDIOM/QAM/ATSC/NTSC/Line Cord Tread Domestic Low Voltage	2	14,999.00	-5,300.00	9,699.00	19,398.00

This is a draft quote and not a contract - Subject to management approval

QUOTE

Quote#

3669850 - 3R

Page 2/3

Date 17-JUL-2023

PO Number		Subtotal	
Payment Type		List Price	29,998.00
Payment Terms	NET 30	Adjustment and Surcharge	-10,600.00
Freight Terms		Selling Price	19,398.00
FOB			
Freight/Fuel/Installation			1,365.22
Tax TAXES AS APPLICABLE			
Total(USD)			20,763.22

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3669850 - 3R

Page 3/3

Date 17-JUL-2023

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Life Fitness reserves the right to adjust the prices contained herein for freight and installation up through sixty (60) days after completion of installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery, labor, fuel, permits, certifications, redelivery, bolt down service). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed); (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote; or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in the invoice ("Subscription Term") shall be non-cancelable during the Subscription Term and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ADDITIONAL TERMS OF SALE - CONSUMERS:

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale - Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE - DIRECT TO CONSUMER.
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

This is a draft quote and not a contract - Subject to management approval

TREADMILL



EXPERIENCE PREMIUM CARDIO

Combines eye-catching design with immersive experiences provided by the vivid Discover SE4 console.



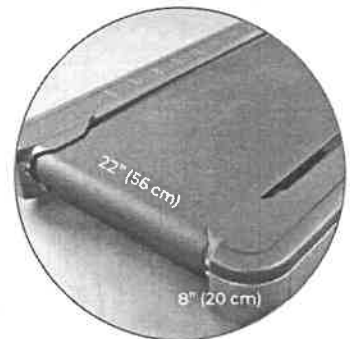
CONSOLE INNOVATION

The vivid Discover SE4 Console has a large 24" screen (16" also available) that offers an incredibly immersive workout experience and access to hundreds of workouts through Life Fitness™ On Demand+.



FLEX DECK SHOCK ABSORPTION SYSTEM

Reduces knee and joint stress by up to 30% more than non-cushioned surfaces. Eight incredibly durable Lifespring™ shock absorbers deliver consistent cushioning.



ROOM TO RUN

A low step-up height of just 8" (20 cm) and a wide running surface of 22" (56 cm) is inviting to both experienced runners and new exercisers.

Life Fitness

INTEGRITY+ SE4 TREADMILL

CONSOLE OPTIONS

Choose from the immersive experiences provided by the Discover SE4 Console (available in 24" and 16" sizes) or the get-on-and-go functionality of the SL Console.



DISCOVER SE4 CONSOLE



SL CONSOLE

SPECIFICATIONS

BASE FEATURES

DX3™ Belt and Deck System (belt tracking system)	•
FlexDeck® 2.0 Shock Absorption System (8 Lifespring shock absorbers)	•
Speed Range	0.5 - 14 mph (0.8 - 23 kph)
Rollers: 3.5" (9 cm) precision crowned steel rollers, front and back	•
Incline	0-15%
Motor System: 4-HP AC Continuous Duty (8-HP Peak Duty) Motor. Motor efficiency rated IE2 at 2-HP	•
Side handrails	24" (61 cm)
Removable locking cup holders	2
Integrated accessory tray	•
Remote speed and incline controls	•

FRAME

Cast aluminum lower side rails and end caps	•
Front wheels for easy mobility	•
Stride Sensor	•
Adjustment levelers for product stability	•
Quick-release removable shroud for simple serviceability	•
Robust paint (corrosion, stain, and chemical resistant coating)	•
Arctic Silver, Titanium Storm, Diamond White, Matte Black, and Black Onyx Frames	•
Optional service wheel for routine maintenance and ease of mobility	•

TECHNICAL SPECIFICATIONS

Running surface	22 x 60" (56 x 152 cm)
Step-up height	8" (20 cm)
Max user weight	400 lbs (181 kg)
Length	82" (209 cm)
Width	36" (92 cm)
Height	56" (142 cm)
Unit weight	434 lbs (197 kg)

POWER REQUIREMENTS

120V, 20A or 230V, 10A (varies by country) outlet	•
Japan: 100V, 20A or 200V, 10A outlet	•

WARRANTY*

Parts and Labor	3 Years
-----------------	---------

* Visit [LifeFitness.com/warranties](https://www.lifefitness.com/warranties) for full warranty details.

LifeFitness.com

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LifeFitness

QUOTE

Quote# **3669850 - 2R**

Date 17-JUL-2023



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Bill To

LAKE ASHTON
COMMUNITY
DEVELOPMENT DISTRICT
5701 NW 88TH AVE
STE 370
TAMARAC, BROWARD
FL 33321-4465
US

Contact:
Cell:
Office:
Email:

Ship To

LAKE ASHTON
COMMUNITY
DEVELOPMENT DISTRICT
4141 ASHTON CLUB DR
LAKE WALES, POLK
FL 33859-5703
United States

Contact:
Cell:
Office:
Email:

Shipment Priority:
Requested Delivery Date:

SALES REPRESENTATIVE

COREY HEFLIN
Cell:
Office: 407-902-4446
Email: Corey.Heflin@lifefitness.com

Life Fitness

Corporate Address:
10601 Belmont Avenue
Franklin Park, IL 60131 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:
2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell:
Email:
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	ASPT-SL ASPIRE TREADMILL SL MODEL - ASPIRE TREAD SL ARC SIL LOW VT BASE/SL TREAD LED CONSOLE ENGLISH IMPERIAL/Line Cord Tread Domestic Low Voltage	2	8,999.00	-3,200.00	5,799.00	11,598.00

This is a draft quote and not a contract - Subject to management approval

QUOTE

Quote#

3669850 - 2R

Page 2/3

Date 17-JUL-2023

PO Number		Subtotal	
Payment Type		List Price	17,998.00
Payment Terms	NET 30	Adjustment and Surcharge	-6,400.00
Freight Terms		Selling Price	11,598.00
FOB			
Freight/Fuel/Installation			1,365.22
Tax TAXES AS APPLICABLE			
Total(USD)			12,963.22

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3669850 - 2R

Page 3/3

Date 17-JUL-2023

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Life Fitness reserves the right to adjust the prices contained herein for freight and installation up through sixty (60) days after completion of installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery, labor, fuel, permits, certifications, redelivery, bolt down service). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed), (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote, or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in the invoice ("Subscription Term") shall be non-cancelable during the Subscription Term and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ADDITIONAL TERMS OF SALE – CONSUMERS:

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

This is a draft quote and not a contract - Subject to management approval

LifeFitness

ASPIRE CARDIO

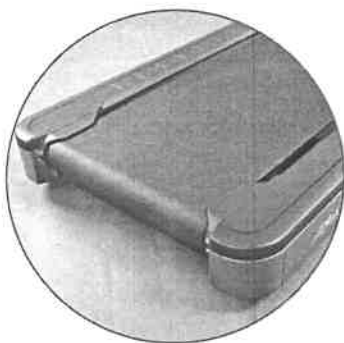
TREADMILL



ROOM TO RUN

A streamlined all-purpose treadmill that keeps exercisers of all levels coming back. Aspire builds on the Life Fitness heritage of advanced biomechanics and is crafted with the reliability that Life Fitness cardio equipment is known for.

FEATURED:
Aspire Treadmill with
SL Console in Smooth Charcoal.



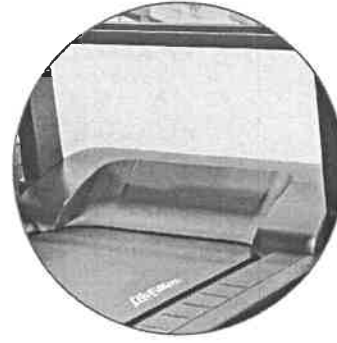
EXERCISER COMFORT

The Flex Deck® Shock Absorption System reduces impact on the joints for both runners and walkers. Thoughtful touches like a large accessory tray and cross handrail add plenty of running room.



INVITING DESIGN

Combines modern design with intuitive functionality. A sleek look and two color options allow fitness facilities to enhance their aesthetic while providing cardio equipment that appeals to both workout novices and veteran exercisers.



OPERATIONAL EFFICIENCY

Advanced engineering improves operational efficiency by simplifying interior mechanics, which makes maintenance easier and provides lasting value.

LifeFitness

ASPIRE TREADMILL

INTUITIVE CONSOLE TECHNOLOGY

The SL Console combines simple functionality with advancements in exerciser interaction like Bluetooth® connection and Apple Watch® compatibility.

SL CONSOLE



LED evolution. Includes advancements in exerciser interaction like Apple Watch® compatibility and Bluetooth® connection.

An LED with aesthetics. A fresh, modern look that's more appealing than other LED consoles.

Service is made easy. Facilities can set preventive maintenance metrics and be alerted with an on-console service notification.



SERVICEABILITY

Aspire Cardio has been designed to offer easy access for maintenance and servicing to keep your equipment lasting longer and reduce downtime.



HALO FITNESS CLOUD

Halo offers insights into equipment use and exerciser behavior. It also allows for seamless software updates, facility-wide equipment settings, and service notifications.

ASPIRE TREADMILL

BASE FEATURES	
DX3™ Belt and Deck System (belt tracking system)	•
FlexDeck® 2.0 Shock Absorption System (8 Lifespring shock absorbers)	•
Speed Range	0.5 - 12.3 mph (0.8 - 19.3 km/h)
Rollers: 3.5" (9 cm) precision crowned steel rollers, front and back	•
Incline	0-15%
Motor System: 4-HP AC Continuous Duty (8-HP Peak Duty) Motor. Motor efficiency rated IE2 at 2-HP	•
Side handrails	20" (51 cm)
Molded-in cup holders	2
Integrated accessory tray	3.6" (9 cm) deep
FRAME	
Plastic lower side rails and end caps	•
Front wheels for easy mobility	•
Adjustment levelers for product stability	•
Quick-release removable shroud for simple serviceability	•
Robust paint (corrosion, stain, and chemical resistant coating)	•
Color options	Arctic Silver, Smooth Charcoal

TECHNICAL SPECIFICATIONS	
Running surface	22 x 60" (56 x 152 cm)
Step-up height	10" (25 cm)
Max user weight	400 lbs (181 kg)
Length	83.5" (212 cm)
Width	36" (92 cm)
Height	58" (147 cm)
Unit weight	375 lbs (170 kg)
POWER REQUIREMENTS	
All treadmills should be installed with a dedicated electrical circuit - line, neutral, ground (a single circuit breaker for each treadmill)	
120V, 20A or 230V, 10A (varies by country) outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	•
Japan: 100V, 20A or 200V, 10A outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	•
WARRANTY*	
Parts and Labor	3 Years
* Visit LifeFitness.com/warranty for full warranty details.	
PRODUCT MODEL/SKUS	
SL Console	ASPT-SL

LifeFitness.com

©2022 Life Fitness, LLC. All Rights Reserved. Life Fitness and Flex Deck are registered trademarks of Life Fitness, LLC and its affiliated companies and subsidiaries. Apple Watch is a registered trademark of Apple Inc. Bluetooth is a registered trademark of Bluetooth SIG, Inc. PM-010-22 (10-22)

LifeFitness

SECTION 3



A Security Proposal for Lake Ashton CDD - Lake Wales

Barrier Arms

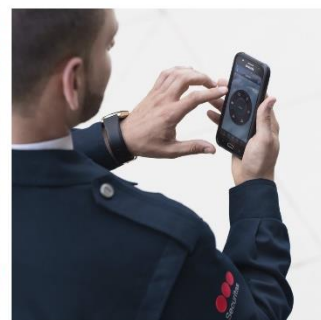
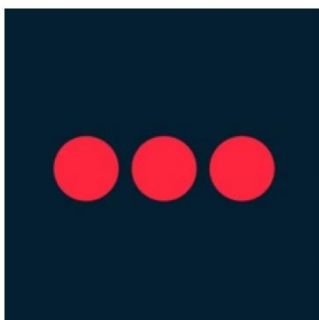
Thomas Bresnayan, District Manager
May 17, 2023 | www.securitasinc.com

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.





Lake Ashton

Proposal Objectives

Securitas is proposing to replace up to three (3) barrier arm operators at the main entrance and exit with Liftmaster tower operators and LED arms.

DESIRED OUTCOME:

LAKE ASHTON WOULD LIKE A SECURITY PROGRAM WHICH:

- Is easy to deploy and provides long-term value
- Deters break-ins and thefts
- Helps to prevent and mitigate potential threats, property damage and vandalism

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:

- Two (2) Liftmaster barrier arm towers with loop detectors for the entrance. Price is based on using the existing loops and concrete base. If they have to be replaced it will be an additional charge.
- One (1) Liftmaster barrier arm tower with loop detectors for the exit. Price is based on using the existing loops and concrete base. If they have to be replaced it will be an additional charge.
- Two (2) 17' LED arms to be installed on the new barrier arm towers.
- One (1) 12' LED arms to be installed on the new barrier arm towers.

EQUIPMENT DESCRIPTION

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

Quantity	Description
3	Liftmaster Barrier Arm Towers
4	Northstar Loop Detectors
2	17' LED Arm Kit
1	12" LED Arm Kit



CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

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

EXISTING EQUIPMENT & COMPATIBILITY

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

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the 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

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.

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	
Three Barrier Arm Replacement Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 484.90

Client will be billed \$484.90/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

Outright Purchase Pricing Summary	
Three Barrier Arm Replacement	Outright Purchase Price
Equipment & Installation	\$ 17,939.33
Contract Term: 5 Years	Monthly
Corrective & Preventative Maintenance	\$ 167.61

Client will be billed \$167.61/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.



Integrated Guarding Estimated Pricing Summary	
One Barrier Arm Replacement Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 188.39

Client will be billed \$188.39/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

Outright Purchase Pricing Summary	
One Barrier Arm Replacement	Outright Purchase Price
Equipment & Installation	\$ 6,227.24
Contract Term: 5 Years	Monthly
Corrective & Preventative Maintenance	\$ 78.40

Client will be billed \$78.40/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

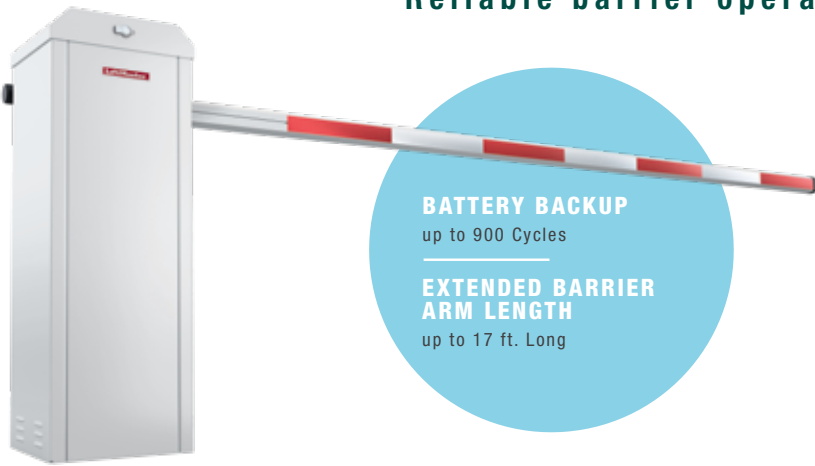
PRICING VALIDITY

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

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

MA/MAT HIGH-TRAFFIC DC BARRIER GATE OPERATOR

Reliable barrier operator for heavy-traffic applications.



MAT

BATTERY BACKUP

up to 900 Cycles

EXTENDED BARRIER ARM LENGTH

up to 17 ft. Long

RELIABLE

HEAVY-DUTY DC MOTOR PERFORMS IN THE MOST DEMANDING APPLICATIONS.

BATTERY BACKUP SAFEGUARDS YOUR PROPERTY, PROVIDING 900 CYCLES WHEN THE POWER IS DOWN.

SMOOTH START/STOP OPERATION EXTENDS LIFE OF OPERATOR.

MAGNETIC LIMIT SENSORS ARE DESIGNED FOR HIGH-CYCLE APPLICATIONS.

SURGE SUPPRESSION PROVIDES INDUSTRIAL SURGE AND LIGHTNING PROTECTION.

WARRANTY OF 10 YEARS FOR ALUMINUM FRAME AND 2 YEARS FOR PARTS.

SMART

SAMS (SEQUENCED ACCESS MANAGEMENT SYSTEM) PROVIDES CONTROL BETWEEN BARRIER AND SLIDE/SWING GATE OPERATOR TO MAXIMIZE TRAFFIC FLOW.

AUXILIARY PROGRAMMABLE RELAY MAKES ADDING ADDITIONAL ACCESSORIES EASY.

MULTI-VEHICLE MEMORY ALLOWS BARRIER ARM TO REMAIN OPEN UNTIL ALL PREAUTHORIZED VEHICLES PASS THROUGH.

SAFE AND SECURE

FIRE-DEPARTMENT COMPLIANCE ALLOWS GATE TO AUTO-OPEN UPON LOSS OF AC POWER OR BATTERY DEPLETION.

BREAKAWAY ARM CAN BE EASILY REINSTALLED IF ARM IS HIT.

ANTI-TAILGATE QUICKLY SECURES PROPERTY, PREVENTING UNAUTHORIZED ACCESS.

SECURITY+ 2.0® SAFEGUARDS ACCESS WITH AN ENCRYPTED TRI-BAND SIGNAL TO VIRTUALLY ELIMINATE INTERFERENCE AND OFFER EXTENDED RANGE.

RECOMMENDED ACCESSORIES:



LED BARRIER ARM

Aluminum arm with integrated red LED light and DOT tape provides exceptional visibility 24 hours a day.

MALED12/MALED17

HEAVY-DUTY RETRO-REFLECTIVE PHOTO EYE

Rated up to a 40-foot sensing distance and 24-240VAC/DC, non-monitored.



AOMRON

RED/GREEN TRAFFIC LIGHT

Assures safe entering and exiting by indicating door status.



RGL24LY

LOW-POWER LOOP DETECTOR

Automatic sensitivity settings for ease of vehicle detection. Power-efficient design for max. cycles on battery backup.



LD7LP

COMMERCIAL ACCESS CONTROL RECEIVER

Standalone commercial receiver with Security+ 2.0 and IP44 housing designed for outdoor environments; can program up to 1,000 remotes for your parking or commercial applications.



STAR1000

OPTIONAL ACCESSORIES:

CONNECTED ACCESS PORTAL, HIGH CAPACITY

Cloud-based access control for residents and guests.



CAPXL

CONNECTED ACCESS PORTAL, 2-DOOR CONTROLLER

Cloud-based, credentialed access control.



CAP2D

MASTERFUL ENGINEERING.

MA/MAT

HIGH-TRAFFIC DC BARRIER
GATE OPERATOR



MA

BASE DIMENSIONS:

MA	41.03" H x 16.37" W x 13.50" D
MAT	41.95" H x 14.46" W x 13.79" D

OPERATOR WEIGHTS (WITHOUT ARM):

Mega Arm Pedestal (MADCBB3)	89 lbs.
Mega Arm Tower (MATDCBB3)	113 lbs.

MECHANICS



- 24VDC/800 RPM Continuous-Duty Motor
- 1/2 HP Equivalent
- Gear Reduction 60:1 Reducer in Synthetic Oil Bath
- Chassis: Powder-Coated 1/4 in. Aluminum Alloy

LED BARRIER ARM SPECIFICATIONS



- Arm Material: Aluminum
- Operating Voltage: 12VDC
- Lamp Type: LED 2528 IP68 Silica Gel Filled
- Color: Red/White
- Power: 14.4 W/m
- UL Listed: UL 325 and UL 991—Class I, II, III and IV
- Warranty: 6-Month Limited

TEMPERATURE SPECIFICATIONS

-13°F (-25°C) to 140°F (60°C)

MALED12	12 ft. x 3 in. x 2-1/4 in.; 17 lbs. (10 ft. 9-3/4 in. Installed)
MALED17	17 ft. x 3 in. x 2-1/4 in.; 25 lbs. (14 ft. Installed)

POWER



- 120V Applications
- 220V Optional
- Accessory Power 24VDC 500 mA

COMMERCIAL-GRADE DESIGN



- Cover:
 - MA—UV-Resistant Polyethylene
 - MAT—Full Aluminum Cabinet
- UL® 325 and UL 991: Class I, II, III and IV
- Recommended Capacities:
 - Max. Arm Length—9–17 ft. Aluminum or PVC Arm
 - Cycles—6,000/Day

2.5
Seconds
to Open

SPEED
2.5
Seconds
to Close

ADDITIONAL ARM OPTIONS.

ALUMINUM

- MA024-10RDOT—Red/White Stripe Articulating Arm (10-ft. Arm Length)
- MALED12—Red/White LED Arm (12-ft. Arm Length)
- 50-ALMARMDOT—Red/White Stripe (15-ft. Arm Length)
- MALED17—Red/White LED Arm* (17-ft. Arm Length)
- MA116RDOT—Red/White Stripe** (17-ft. Arm Length)

PVC

- MA034RDOT—Red/White Stripe Articulating Arm (9-ft. Arm Length)

*Requires Counterweight MALEDCW
**Requires Counterweight MA117

FEATURES.

STANDARD

BUILT-IN 110V CONVENIENCE OUTLET

- Simplifies Adding or Powering Up Accessory Devices and Saves the Expense of Having to Add an Extra Outlet

UNIVERSAL CONTROLLER WITH 8 INPUTS

- Allows for the Connection of a Full Range of Optional External Devices

OPTIONAL

SLIP CLUTCH (MA005C)

- Allows Arm to Be Manually Pushed Open without Damaging the Gearbox or Shear Pins; Arm Automatically Resets to Normal Closed Position upon Receiving Activation

RIGHT- OR LEFT-HANDED OPERATION

- Provides Flexibility to Fit your Application and Ease of Installation

850LM RADIO RECEIVER

- Universal Receiver for Commercial Applications
- Virtually Eliminates Interference and Improves Range to Access Your Home or Facility

HEATER (MA201/UN201)

- Maintains a Suitable Temperature Inside the Operator When Reaching Below 32°F; 150 W (MA Only) or 500 W (MAT Only)



SUPPORT.



For Support Tools and Training Videos, Visit LiftMasterTraining.com

For More Information on Gate Operators, Visit LiftMaster.com/UL325Gates

To Find the Right Perimeter Access Solution for You, Visit LiftMaster.com/Solution-Generator



Sales Support: 800.282.6225
Technical Support Center: 800.528.2806
To Order: 800.323.2276

SECTION D



Lake Ashton Community Development District Operations Manager Report

DATE: July 24, 2023

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – July 24, 2023

The following is a summary of activities relating to the Lake Ashton Community Development District's operations:

Aquatic Maintenance

Staff examined the CDD ponds with Applied Aquatic. A checklist is included.

In the July issue of the LA Times, an article was included advising residents of the negative effects lawn fertilizer has on ponds.

Pool/Spa Updates

Renovations on the Pool and Spa began on July 10, 2023.

The new Pool sign is in production.

Staff is presently involved with fine-tuning the Spa sign language.

Landscaping Updates

Staff's site visit report with Yellowstone on July 11, 2023 is attached.

Palm Tree pruning is scheduled for July 25th and 26th.

The dead Queen Palm removal is scheduled for this time as well.

Yellowstone provided a proposal to replace the annuals at the Lake Ashton entry off Thompson Nursey Rd. Currently, the annuals are replaced every quarter at a cost of \$1900, for a total annual cost of \$5,700.

The installation of the new perennials would be a one-time expenditure, eliminating the annual cost of \$5,700.

Perennial installation cost: \$3528.92

Yellowstone submitted a proposal to plant additional Plumbago along Lake Ashton Boulevard. There are two sections per island without any vegetation. They are found on the north and south sides of each island, between the Japanese Blueberry tree and the Palm trees.

Additional Plumbago installation cost: \$5399.63

Facility Maintenance

Bridge sealing is scheduled for July 24th-28th.

Maintenance was completed on the Clubhouse and Gate House AC units.

The ice/water machine and cabinet it was mounted on were removed. The old tile was removed and replaced with new tile.

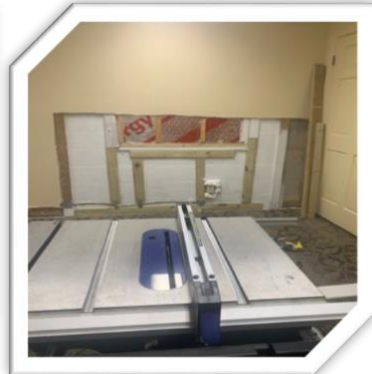


The stucco cracking outside the Shuffleboard closet was patched and painted.

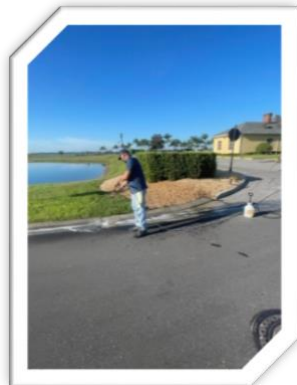
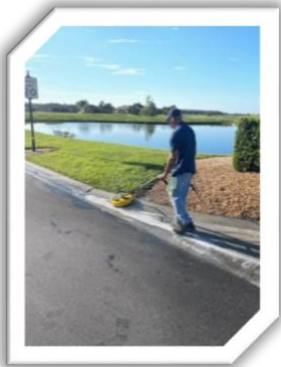
New LED wall mounted lights have been installed at the Shuffleboard Court.



In the south dressing room, a section of drywall and rotted furring strips were replaced. On the exterior, the AC condensation line was rerouted and the wall was sealed to prevent further water intrusion.



The gutter in front of the Clubhouse was pressure washed.



Maintenance Project Forecaster

Pressure wash Pavilion. Projected start date: July 24, 2023

Pressure wash Shuffleboard Court. Projected start date: August 1, 2023

Applied Aquatic Compliance Checklist : 7/17/23

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Littoral shelf looks great
E2	Good		Minor spike rush. No algae present
E3	Good		Nothing to report
E4	Good	Yes	Minor algae on the north side of the ponds floor
E5	Good		Minor Torpedo Grass
E6	Good	Yes	Minor algae
E7	Good		Minor algae north side of ponds edge
E8	Good	yes	Minor algae. Torpedo grass present
E9	Fair		The water is completely dried up
E10	Good		Spike Rush present. Applied Aquatic treated with Sonar
E11	Good		Eelgrass present. Applied Aquatic is treating
E12	Good		Torpedo Grass needs to be touched up. Water is very low
E13	Good		Nothing to report
GC1	Good		Nothing to report
GC2	Good		Minor Torpedo Grass.
GC3	Good		Nothing to report
GC4	Good		Water is very low
GC5	Good		Eelgrass is present
GC6	Good	Yes	Minor algae present
GC7	Bad	Yes	Algae is taking over the southern end of this pond. Trying other Phosphorous binding treatments. Possible this southern end needs to be raked
GC8	Good	Yes	Minor algae and Eelgrass present
GC9	Fair		The water is completely dried up
GC10	Good		Nothing to report
GC11	Good		Nothing to report
GC12	Good	Yes	Minor algae present
GC13	Good		Nothing to report
GC14	Good		Torpedo grass and Alligator Weed present
GC15	Good	Yes	Minor algae and Eelgrass present
GC16	Good		Minor Eelgrass
GC17	Good		Nothing to report
GC18	Good	Yes	Minor algae and Eelgrass
GC19	Good	Yes	Minor algae

GC20	Good		Nothing to report
GC21	Good		Water level is low

SECTION 1

SECTION (a)



Proposal #329751

Date: 07/12/2023

From: Jose Romero

Proposal For

Lake Ashton CDD

c/o GMS-CF, LLC
135 W Central Blvd, Suite 320
Attn: Alan Scheerer
Orlando, FL 32801

main:
mobile:

Location

4141 Ashton Club Dr
Lake Wales, FL 33859

Property Name: Lake Ashton CDD

Front Entrance Flower Beds

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	18.00	\$67.799	\$1,220.38
Shrub, 1 GAL Blue Daze	150.00	\$8.571	\$1,285.70
Bromeliad 6 inch	24.00	\$34.285	\$822.84
Pine Fines	20.00	\$10.000	\$200.00

Client Notes

This Proposal includes removal and haul off old plant material.

Signature

x

SUBTOTAL \$3,528.92

SALES TAX \$0.00

TOTAL \$3,528.92

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

SECTION (b)



Proposal #330511

Date: 07/17/2023

From: Jose Romero

Proposal For

Lake Ashton CDD

c/o GMS-CF, LLC
135 W Central Blvd, Suite 320
Attn: Alan Scheerer
Orlando, FL 32801

main:
mobile:

Location

4141 Ashton Club Dr
Lake Wales, FL 33859

Property Name: Lake Ashton CDD

Plumbago Fill In end of each Center Island

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	30.00	\$67.799	\$2,033.97
Plumbago, 3 GAL	152.00	\$18.571	\$2,822.81
Chocolate Mulch - Bag	76.00	\$7.143	\$542.85

Client Notes

This job includes Fill In gaps at end of each Center Island on BLVD.

Signature

x

SUBTOTAL \$5,399.63

SALES TAX \$0.00

TOTAL \$5,399.63

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

SECTION VIII

SECTION A

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

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$589,014	---	\$166,192	\$755,206
Due from Other Funds	\$528	\$16,005	\$1,582	\$18,115
Investment - State Board	\$2,036	---	---	\$2,036
Investment - State Board Capital Reserve	---	---	\$419,235	\$419,235
Investments:				
Series 2015				
Reserve A	---	\$207,750	---	\$207,750
Revenue A	---	\$82,841	---	\$82,841
Prepayment A-1	---	\$14,402	---	\$14,402
Prepayment A-2	---	\$46	---	\$46
TOTAL ASSETS	\$591,577	\$321,044	\$587,009	\$1,499,630
LIABILITIES:				
Accounts Payable	\$56,846	---	\$15,000	\$71,846
Due to Other Funds	\$17,587	---	\$528	\$18,115
Deposits-Restaurant	\$5,000	---	---	\$5,000
Deposits-Room Rentals	\$6,225	---	---	\$6,225
TOTAL LIABILITIES	\$85,658	\$0	\$15,528	\$101,186
FUND BALANCES:				
Restricted:				
Debt Service	---	\$321,044	---	\$321,044
Assigned:				
Capital Reserve	---	---	\$571,481	\$571,481
Assigned	\$31,431	---	---	\$31,431
Unassigned	\$474,488	---	---	\$474,488
TOTAL FUND BALANCES	\$505,920	\$321,044	\$571,481	\$1,398,445
TOTAL LIABILITIES & FUND BALANCES	\$591,577	\$321,044	\$587,009	\$1,499,630

SECTION B

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$1,000	\$750	\$12,439	\$11,689
Capital Reserve-Transfer In FY 22	\$455,901	\$455,901	\$455,901	\$0
TOTAL REVENUES	<u>\$456,901</u>	<u>\$456,651</u>	<u>\$468,340</u>	<u>\$11,689</u>
<u>EXPENDITURES:</u>				
Adopted FY 2023 Capital Projects:				
Ballroom Renovation	\$11,500	\$8,625	\$0	\$8,625
Treadmills (2)	\$10,000	\$7,500	\$0	\$7,500
Outdoor Pool/Spa Refurbishment	\$66,800	\$50,100	\$58,675	(\$8,575)
Lake Ashton Shoreline Restoration	\$16,000	\$12,000	\$0	\$12,000
Gate Operators with LED Gate Arms	\$10,000	\$7,500	\$0	\$7,500
Bocce Court Refurbishment	\$20,000	\$15,000	\$0	\$15,000
HVAC	\$27,000	\$20,250	\$21,861	(\$1,611)
Asphalt and Curblin repairs	\$20,000	\$15,000	\$0	\$15,000
Golf Course Pathways	\$10,000	\$7,500	\$0	\$7,500
Golf Course Bridge Maintenance	\$30,000	\$22,500	\$0	\$22,500
Pond Repairs	\$10,000	\$7,500	\$0	\$7,500
Paver Maintenance	\$11,500	\$8,625	\$0	\$8,625
Restaurant Equipment	\$16,000	\$12,000	\$0	\$12,000
Other Current Charges	\$650	\$488	\$39	\$449
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	<u>\$259,450</u>	<u>\$194,588</u>	<u>\$205,986</u>	<u>(\$11,398)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$197,451</u>	<u>\$262,063</u>	<u>\$262,354</u>	<u>\$291</u>
Net change in fund balance	<u>\$197,451</u>	<u>\$262,063</u>	<u>\$262,354</u>	<u>\$291</u>
FUND BALANCE - Beginning	\$273,754		\$309,127	
FUND BALANCE - Ending	<u>\$471,205</u>		<u>\$571,481</u>	

SECTION C

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$2,055,306	\$2,055,306	\$2,086,010	\$30,704
Rental Income	\$40,000	\$30,000	\$43,373	\$13,373
Rental Income-Restaurant	\$0	\$0	\$300	\$300
Special Events Revenue	\$130,000	\$130,000	\$181,358	\$51,358
Newsletter Ad Revenue	\$95,000	\$71,250	\$77,588	\$6,338
Interest Income	\$1,000	\$750	\$7,920	\$7,170
Insurance Proceeds	\$0	\$0	\$32,721	\$32,721
Miscellaneous Income	\$5,000	\$3,750	\$14,241	\$10,491
TOTAL REVENUES	\$2,326,306	\$2,291,056	\$2,443,510	\$152,454
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$3,000	\$4,458	(\$1,458)
FICA Expense	\$306	\$230	\$341	(\$112)
Engineering	\$60,000	\$45,000	\$19,800	\$25,200
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,500	\$1,125	\$1,125	\$0
Dissemination-Amort Schedules	\$0	\$0	\$600	(\$600)
Attorney	\$30,000	\$22,500	\$26,070	(\$3,570)
Annual Audit	\$3,850	\$2,888	\$0	\$2,888
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$63,248	\$47,436	\$47,436	\$0
Computer Time	\$1,000	\$750	\$750	\$0
Postage	\$2,500	\$1,875	\$1,739	\$136
Printing & Binding	\$1,000	\$750	\$2	\$748
Newsletter Printing	\$50,000	\$37,500	\$40,603	(\$3,103)
Rentals & Leases	\$5,500	\$4,125	\$3,005	\$1,120
Insurance	\$60,823	\$60,823	\$61,372	(\$549)
Legal Advertising	\$1,500	\$1,125	\$374	\$751
Other Current Charges	\$1,250	\$938	\$302	\$636
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$175	\$131	\$147	(\$16)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$291,737	\$235,280	\$213,210	\$22,070

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>Field:</u>				
Field Management Services	\$408,176	\$306,132	\$324,799	(\$18,667)
Gate/Patrol/Pool Officers	\$310,273	\$232,705	\$234,451	(\$1,746)
Pest Control	\$4,690	\$3,518	\$2,570	\$948
Security/Fire Alarm/Gate Repairs	\$7,500	\$5,625	\$9,707	(\$4,082)
Telephone/Internet	\$13,600	\$10,200	\$10,009	\$191
Electric	\$220,000	\$165,000	\$170,303	(\$5,303)
Water	\$16,000	\$12,000	\$7,717	\$4,283
Gas-Pool	\$25,000	\$18,750	\$16,260	\$2,490
Refuse	\$14,000	\$10,500	\$2,705	\$7,795
Repairs & Maintenance-Clubhouse	\$57,600	\$43,200	\$49,663	(\$6,463)
Repairs & Maintenance-Fitness Center	\$3,000	\$2,250	\$1,692	\$558
Repairs & Maintenance-Bowling Lanes	\$17,000	\$12,750	\$12,215	\$535
Repairs & Maintenance-Restaurant	\$0	\$0	\$12,156	(\$12,156)
Furniture, Fixtures, Equipment	\$15,000	\$11,250	\$4,688	\$6,562
Repairs & Maintenance-Golf Cart	\$5,400	\$4,050	\$3,238	\$812
Repairs & Maintenance-Pool	\$20,000	\$15,000	\$25,658	(\$10,658)
Landscape Maintenance-Contract	\$194,520	\$145,890	\$145,000	\$890
Landscape Maintenance-Other	\$0	\$0	\$8,135	(\$8,135)
Plant Replacement	\$7,000	\$5,250	\$410	\$4,840
Irrigation Repairs	\$3,500	\$2,625	\$5,440	(\$2,815)
Lake Maintenance-Contract	\$49,545	\$37,159	\$35,055	\$2,104
Lake Maintenance-Other	\$0	\$0	\$1,200	(\$1,200)
Wetland Mitigation and Maintenance	\$41,595	\$31,196	\$7,300	\$23,896
Permits/Inspections	\$2,200	\$1,650	\$3,969	(\$2,319)
Office Supplies/Printing/Binding	\$5,000	\$3,750	\$2,380	\$1,370
Operating Supplies	\$23,000	\$17,250	\$11,440	\$5,810
Credit Card Processing Fees	\$5,500	\$4,125	\$3,981	\$144
Dues & Subscriptions	\$9,000	\$6,750	\$7,641	(\$891)
Decorations	\$2,000	\$1,500	\$1,225	\$275
Special Events	\$130,000	\$97,500	\$182,144	(\$84,644)
Traffic Accident Repairs	\$0	\$0	\$6,085	(\$6,085)
Storm Damage	\$0	\$0	\$5,337	(\$5,337)
TOTAL FIELD	\$1,610,099	\$1,207,574	\$1,314,574	(\$106,999)
TOTAL EXPENDITURES	\$1,901,836	\$1,442,854	\$1,527,783	(\$84,929)
Excess (deficiency) of revenues over (under) expenditures	\$424,469	\$848,201	\$915,727	\$67,525
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)	\$392,301	\$459,826	\$67,525
FUND BALANCE - Beginning	\$31,431		\$46,094	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$505,920</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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$375	\$9,170	\$8,795
Assessments - Levy	\$435,837	\$435,837	\$427,622	(\$8,216)
Assessments - Prepayments A-1	\$0	\$0	\$42,731	\$42,731
TOTAL REVENUES	\$436,337	\$436,212	\$479,523	\$43,310
<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	\$18,462	(\$78,227)	(\$96,690)
Net change in fund balance	\$18,587	\$18,462	(\$78,227)	(\$96,690)
FUND BALANCE - Beginning	\$153,012		\$399,271	
FUND BALANCE - Ending	<u>\$171,600</u>		<u>\$321,044</u>	

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

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$400,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2022		\$2,900,000.00
	November 1, 2022 (Special Call)	\$0.00
	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, 2021 (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	\$6,782	\$0	\$0	\$0	\$2,086,010
Rental Income	\$9,000	\$3,650	\$6,373	\$2,300	\$3,800	\$1,800	\$5,050	\$4,800	\$6,600	\$0	\$0	\$0	\$43,373
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	\$6,685	\$0	\$0	\$0	\$181,358
Newsletter Ad Revenue	\$10,866	\$5,790	\$12,492	\$14,210	\$5,420	\$14,955	\$4,795	\$4,955	\$4,105	\$0	\$0	\$0	\$77,588
Interest Income	\$113	\$0	\$0	\$1,909	\$3,862	\$2,009	\$8	\$9	\$9	\$0	\$0	\$0	\$7,920
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	\$1,738	\$0	\$0	\$0	\$14,241
Total Revenues	\$122,124	\$491,160	\$1,489,620	\$120,998	\$61,680	\$49,228	\$57,350	\$25,431	\$25,919	\$0	\$0	\$0	\$2,443,510

ADMINISTRATIVE:

Supervisor Fees	\$417	\$0	\$208	\$1,075	\$0	\$808	\$650	\$650	\$650	\$0	\$0	\$0	\$4,458
FICA Expense	\$32	\$0	\$16	\$82	\$0	\$62	\$50	\$50	\$50	\$0	\$0	\$0	\$341
Engineering	\$1,724	\$1,289	\$1,790	\$1,598	\$1,790	\$5,077	\$2,734	\$2,091	\$1,705	\$0	\$0	\$0	\$19,800
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$1,125
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	\$2,740	\$0	\$0	\$0	\$0	\$26,070
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	\$5,271	\$0	\$0	\$0	\$47,436
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Postage	\$133	\$88	\$92	\$749	\$203	\$158	\$156	\$96	\$64	\$0	\$0	\$0	\$1,739
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	\$3,887	\$0	\$0	\$0	\$40,603
Rentals & Leases	\$163	\$163	\$1,253	\$224	\$386	\$163	\$220	\$290	\$145	\$0	\$0	\$0	\$3,005
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	\$35	\$5	\$0	\$0	\$0	\$147
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	\$15,645	\$11,984	\$0	\$0	\$0	\$213,210

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	\$38,681	\$0	\$0	\$0	\$324,799
Gate/Patrol/Pool Officers	\$25,292	\$24,950	\$26,975	\$27,303	\$23,924	\$26,405	\$26,054	\$26,872	\$26,677	\$0	\$0	\$0	\$234,451
Pest Control	\$0	\$450	\$365	\$305	\$450	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$2,570
Security/Fire Alarm/Gate Repairs	\$248	\$683	\$2,100	\$1,580	\$2,321	\$322	\$1,985	\$195	\$273	\$0	\$0	\$0	\$9,707
Telephone/Internet	\$1,162	\$1,164	\$827	\$1,858	\$305	\$1,082	\$1,103	\$1,341	\$1,167	\$0	\$0	\$0	\$10,009
Electric	\$17,707	\$18,977	\$17,947	\$19,877	\$19,342	\$16,817	\$19,642	\$19,526	\$20,468	\$0	\$0	\$0	\$170,303
Water	\$965	\$772	\$657	\$383	\$1,357	\$860	\$1,567	\$1,155	\$0	\$0	\$0	\$0	\$7,717
Gas-Pool	\$2,164	\$2,153	\$2,057	\$3,324	\$1,766	\$2,175	\$1,631	\$647	\$343	\$0	\$0	\$0	\$16,260
Refuse	\$217	\$344	\$344	\$397	\$281	\$281	\$217	\$408	\$217	\$0	\$0	\$0	\$2,705
Repairs & Maintenance-Clubhouse	\$2,963	\$5,843	\$1,710	\$5,912	\$9,178	\$9,364	\$767	\$11,796	\$2,129	\$0	\$0	\$0	\$49,663
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	\$1,707	\$1,528	\$694	\$0	\$0	\$0	\$12,215
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	\$542	\$0	\$0	\$0	\$0	\$4,688
Repairs & Maintenance-Golf Cart	\$572	\$173	\$514	\$173	\$173	\$1,117	\$173	\$173	\$173	\$0	\$0	\$0	\$3,238
Repairs & Maintenance-Pool	\$3,075	\$5,695	\$300	\$4,196	\$1,700	\$3,610	\$2,979	\$3,028	\$1,075	\$0	\$0	\$0	\$25,658
Landscape Maintenance-Contract	\$16,210	\$16,210	\$16,210	\$15,970	\$15,560	\$16,210	\$16,210	\$16,210	\$16,210	\$0	\$0	\$0	\$145,000
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	\$1,847	\$0	\$0	\$0	\$0	\$5,440
Lake Maintenance-Contract	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$0	\$0	\$0	\$35,055
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	\$600	\$0	\$0	\$0	\$3,969
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	\$251	\$0	\$0	\$0	\$11,440
Credit Card Processing Fees	\$235	\$1,314	\$521	\$341	\$373	\$386	\$267	\$334	\$209	\$0	\$0	\$0	\$3,981
Dues & Subscriptions	\$380	\$165	\$1,072	\$444	\$1,028	\$598	\$619	\$3,021	\$315	\$0	\$0	\$0	\$7,641
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	\$1,947	\$1,790	\$0	\$0	\$0	\$182,144
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	\$131,772	\$136,796	\$115,415	\$0	\$0	\$0	\$1,314,574
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)	(\$95,962)	(\$127,011)	(\$101,481)	\$0	\$0	\$0	\$459,826

SECTION D

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

July 24, 2023

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
6/14/23	8715-8717	\$6,985.16
6/27/23	8718-8733	\$42,268.23
7/10/23	8734-8746	\$10,813.16
7/11/23	8747	\$20,467.71
General Fund Total		<hr/> <u>\$80,534.26</u> <hr/>
<u>Capital Projects Fund</u>		
6/27/23	356	\$58,674.50
7/10/23	357	\$15,000.00
Capital Projects Fund Total		<hr/> <u>\$73,674.50</u> <hr/>

AP300R
*** CHECK NOS. 008715-050000

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

RUN 7/16/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/14/23	00055	5/15/23 20735-04 SVCS-04/23	202304 320-57200-43100		*	735.64	
		5/15/23 20740-04 SVCS-04/23	202304 320-57200-43100		*	312.01	
		5/15/23 37767-04 SVCS-04/23	202304 320-57200-43100		*	519.25	
CITY OF LAKE WALES-UTILITIES DEPT							1,566.90 008715
6/14/23	00164	6/05/23 115070 SVCS-05/23	202305 310-51300-31500		*	2,739.96	
LATHAM, LUNA, EDEN & BEAUDINE,LLP							2,739.96 008716
6/14/23	00664	6/02/23 1561-052 CC PURCHASES THRU 6/02/23	202305 320-57200-52000		*	2,678.30	
WELLS FARGO							2,678.30 008717
6/27/23	00522	6/06/23 31512011 PROPANE	202306 320-57200-43200		*	135.15	
		6/09/23 31514362 PROPANE	202306 320-57200-43200		*	154.89	
		6/16/23 31516583 PROPANE	202306 320-57200-43200		*	53.22	
AMERIGAS							343.26 008718
6/27/23	00057	5/31/23 211795 SVCS-05/23	202305 320-53800-46800		*	3,895.00	
APPLIED AQUATIC MANAGEMENT, INC.							3,895.00 008719
6/27/23	00673	6/05/23 56302297 SUPPLIES	202306 320-57200-54500		*	38.61	
		6/12/23 56302339 SUPPLIES	202306 320-57200-54500		*	44.41	
		6/19/23 56302380 SUPPLIES	202306 320-57200-54500		*	44.41	
ARAMARK							127.43 008720
6/27/23	00055	6/15/23 20735-05 SVCS-05/23	202305 320-57200-43100		*	629.28	
		6/15/23 20740-05 SVCS-05/23	202305 320-57200-43100		*	393.69	
		6/15/23 37767-05 SVCS-05/23	202305 320-57200-43100		*	132.14	
CITY OF LAKE WALES-UTILITIES DEPT							1,155.11 008721
6/27/23	00067	5/12/23 3574917 SVCS-05/23	202305 320-57200-34500		*	273.00	
THE HARTLINE ALARM COMPANY, INC.							273.00 008722

LAKA LAKE ASHTON				SHENNING			

AP300R
*** CHECK NOS. 008715-050000

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

RUN 7/16/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/27/23	00750	6/06/23 10831	202305 320-57200-54500	SUPPLIES	*	141.00	
				JANITORIAL SUPERSTORE INC			141.00 008723
6/27/23	00504	6/13/23 103896	202306 320-57200-45300	SVCS-06/23	*	225.98	
				KINCAID ELECTRICAL SERVICES			225.98 008724
6/27/23	00361	6/05/23 I144138	202306 320-57200-54500	SVCS-06/23	*	510.65	
		6/13/23 I144780	202306 320-57200-54500	SVCS-06/23	*	281.00	
				MILLER'S CENTRAL AIR, INC.			791.65 008725
6/27/23	00720	6/14/23 21-06142	202306 320-57200-49400	KARAOKE-06/14/23	*	150.00	
		6/14/23 21-07132	202307 320-57200-49400	KARAOKE-07/14/23	*	150.00	
				WAYNE A. MORSE			300.00 008726
6/27/23	00538	6/01/23 10123	202306 320-57200-54506	SVCS-06/23	*	172.50	
				PERFORMAMCE PLUS CARTS			172.50 008727
6/27/23	00753	5/03/23 10222234	202305 320-57200-45300	SUPPLIES	*	607.08	
		6/14/23 10222373	202306 320-57200-45300	SUPPLIES	*	116.36	
				POOL & PATIO CENTER			723.44 008728
6/27/23	00696	5/31/23 11300926	202305 320-57200-54501	SVCS-05/23	*	26,872.11	
				SECURITAS SECURITY SERVICES USA, INC			26,872.11 008729
6/27/23	00470	6/05/23 06052023	202306 320-57200-52000	SUPPLIES	*	34.28	
				SHUFFLIN'S SQUARES			34.28 008730
6/27/23	00087	5/03/23 26560	202305 320-57200-54500	SONY RECEIVER	*	2,394.94	
				SOUNDWAVES AUDIO VIDEO INTERIORS			2,394.94 008731
6/27/23	00277	5/23/23 3632617	202305 320-57200-54100	ANNUAL INSPECTION	*	600.00	
				STATE FIRE EXTINGUISHER SERVICE, INC			600.00 008732
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 008715-050000

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

RUN 7/16/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/27/23	00430	5/13/23 50251172	202305 310-51300-42502	COPIER LEASE	*	144.90	
		6/12/23 50255112	202306 310-51300-42502	COPIER LEASE	*	144.90	
				WELLS FARGO VENDOR FINANCIAL SVCS			289.80 008733
6/27/23	00587	6/12/23 23012	202304 320-57200-54530	MAINT-04/23	*	1,707.20	
		6/12/23 23016	202306 320-57200-54530	RENTAL SHOES	*	693.50	
		6/12/23 23017	202305 320-57200-54530	MAINT-05/23	*	1,528.03	
				XS BOWLING SERVICE LLC			3,928.73 008734
7/10/23	00673	6/26/23 56302420	202306 320-57200-54500	SUPPLIES	*	44.41	
				ARAMARK			44.41 008735
7/10/23	00754	6/29/23 2506	202306 320-57200-54500	SVCS-06/23	*	678.00	
				ARK SEAMLESS GUTTERS OF CENTRAL FL			678.00 008736
7/10/23	00621	6/22/23 963171	202306 320-57200-54501	SVCS-06/23	*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 008737
7/10/23	00003	6/20/23 81685664	202306 310-51300-42000	DELIVERIES THRU 06/12/23	*	29.84	
				FEDEX			29.84 008738
7/10/23	00036	7/01/23 222	202307 310-51300-34000	MGMT FEES-07/23	*	5,270.67	
		7/01/23 222	202307 310-51300-35100	COMPUTER TIME	*	83.33	
		7/01/23 222	202307 310-51300-31300	DISSEMINATION AGT SVCS	*	125.00	
		7/01/23 222	202307 310-51300-42000	POSTAGE AND DELIVERY	*	27.00	
				GMS - SO FLORIDA, LLC			5,506.00 008739
7/10/23	00059	5/28/23 35508	202306 320-57200-45300	SVCS-06/23	*	606.67	
				HEARTLAND COMMERCIAL POOL SERVICES			606.67 008740
7/10/23	00098	5/05/23 7020569	202305 320-57200-54500	SUPPLIES	*	215.64	

LAKA LAKE ASHTON SHENNING

AP300R
*** CHECK NOS. 008715-050000

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

RUN 7/16/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/06/23 4521311	202305 320-57200-54500		*	31.00	
		SUPPLIES					
		5/10/23 2243026	202305 320-57200-54500		*	105.98	
		SUPPLIES					
		5/12/23 521643	202305 320-57200-54500		*	355.29	
		SUPPLIES					
		5/16/23 6612381	202305 320-57200-54500		*	80.58	
		SUPPLIES					
		5/18/23 4522159	202305 320-57200-54500		*	20.32	
		SUPPLIES					
		5/23/23 9022815	202305 320-57200-54500		*	363.50	
		SUPPLIES					
		5/23/23 9243483	202305 320-57200-54500		*	9.76	
		SUPPLIES					
				HOME DEPOT CREDIT SERVICES			1,182.07 008741
7/10/23	00750	6/23/23 11475	202306 320-57200-54500		*	82.86	
		SUPPLIES					
				JANITORIAL SUPERSTORE INC			82.86 008742
7/10/23	00512	7/01/23 2468380	202307 320-57200-41000		*	55.58	
		SVCS-07/23					
				KINGS III OF AMERICA, INC.			55.58 008743
7/10/23	00753	6/15/23 10222378	202306 320-57200-45300		*	46.38	
		SUPPLIES					
		6/20/23 10222391	202306 320-57200-45300		*	79.37	
		SUPPLIES					
		6/30/23 10222423	202306 320-57200-54500		*	83.12	
		SUPPLIES					
				POOL & PATIO CENTER			208.87 008744
7/10/23	00338	6/26/23 2853	202306 320-57200-54500		*	322.00	
		SVCS-06/15/23					
				SYSTEMATIC TECHNOLOGIES			322.00 008745
7/10/23	00445	5/23/23 OS52368	202305 320-57200-46202		*	1,846.86	
		SVCS-05/23 IRRIG REPAIRS					
				YELLOWSTONE LANDSCAPE			1,846.86 008746
7/11/23	00061	6/14/23 JUNE-23	202306 320-57200-43000		*	20,467.71	
		SERVICE THRU 06/08/2023					
				TECO			20,467.71 008747
				TOTAL FOR BANK A		80,534.26	
				LAKA LAKE ASHTON			
				SHENNING			

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - CPF
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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
06/16/23	05/01/23-05/31/23	\$ 6,920.46	\$ -	\$ 1,493.95	\$ -	\$ -	\$ 168.29	\$ 8,246.12	\$ 6,782.05	\$ 1,464.07	\$ 8,246.12
										\$	-
		\$ 2,207,918.58	\$ 4,300.54	\$ 453,442.81	\$ 84,033.79	\$ 17,157.80	\$ 50,838.91	\$ 2,513,631.43	\$ 2,086,009.67	\$ 427,621.76	\$ 2,513,631.43
BALANCE REMAINING		\$2,087.42		\$3,528.63							

Gross Percent Collected	99.79%
Balance Due	\$5,616.05