

*Lake Ashton
Community Development District*

Meeting Agenda

August 21, 2023

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 14, 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, August 21, 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, August 18, 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 July 24, 2023 Board of Supervisors Meeting
5. Landscaping Update
 - A. Presentation of Monthly Landscaping Checklist and Report
6. New Business
 - A. Consideration to Amend and Extend Agreements for District Services:
 - I. Landscape Maintenance Services Agreement with Yellowstone

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

- II. Aquatic Management Services Agreements with Applied Aquatics
 - a) Mitigations 1B & 7A, Wetlands 2-6 & 8 and Utility Easement Wetland, East Conservation Area, Pine Island Located North Side of Lake Ashton Near Pond E-5 and GC-20
 - b) Conservation Area from Clubhouse West to Boat Ramp at Lake Ashton Sunrise, FL
 - c) Lakefront, Twenty-One (21) Golf Course Ponds, E-1 Littoral Shelf, Two (2) Canals, and Thirteen (13) Stormwater Retention Ponds
 - III. Security Services Agreement with Securitas
- B. Public Hearings
 - I. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - a) Consideration of Resolution 2023-07 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds (*additional budget related documents provided by Supervisor Realmuto*)
 - b) Updated Combined Reserve Study and Strategic Planning Projects List
 - II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - a) Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll
- C. Consideration of Resolution 2023-09 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
- D. Consideration of Resident Appeal Regarding 30 Day Amenity Suspension
- E. Discussion Regarding Joint Amenity Policy (*requested by Supervisor Landgrebe*)
- 7. Old Business
 - A. Discussion Regarding Revised Security Services Proposal for Combined Solutions from Securitas (**CLOSED SESSION DISCUSSION AVAILABLE—if needed**)
- 8. Monthly Reports
 - A. Attorney
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Restaurant Grease Trap Quotes
 - D. Operations Manager
 - I. Consideration of Proposal to Replace the Annuals at the Entrance with Perennials
 - II. Consideration of Proposal for Landscaping Install at Voting Door Entrance
 - E. District Manager's Report
- 9. Financial Report
 - A. Combined Balance Sheet
 - B. Capital Projects Reserve Fund
 - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **July 24, 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 <i>by Zoom</i>	District Manager, GMS
Jeremy LeBrun	District Manager, GMS
Jan Carpenter	Latham Luna, District Counsel
Alan Rayl	District Engineer, Rayl Engineering
Christine Wells	Community Director
Matt Fisher	Operations Manager
Pete Wittman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the July 24, 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.
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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 June 19, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting

Mr. Howison presented the minutes from June 19, 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.

On MOTION by Ms. VanSickle seconded by Ms. Landgrebe with all in favor, the Minutes of the June 19, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting, were approved.
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FIFTH ORDER OF BUSINESS

Landscaping Update

A. Presentation of Monthly Landscaping Checklist and Report

Mr. Howison asked Mr. Fisher to give his landscaping update. Mr. Fisher allowed Pete Wittman from Yellowstone to present updates regarding landscaping. Mr. Wittman stated that extra employees would be onsite for the palm trimming, and also for removals and stump grinding. The Yellowstone compliance list was included in the agenda. The Board then skipped to the two discussion items that were to be discussed later in the meeting under the Operation Manager's report, so discussion items regarding proposals were moved up and are seen below.

SEVENTH ORDER OF BUSINESS

Monthly Reports

**This item was taken out of order*

D. Operations Manager

I. Consideration of Landscaping Services Quotes from Yellowstone
a) Front Entrance Flower Beds

There was a proposal included in the agenda regarding swapping the annuals with Perennials. Mr. Realmuto stated that in the past, the residents did not like the Perennials, and

that is why the annuals were put in. He suggested putting in something more vibrant than Perennials, and stated he would not be in favor of this proposal. Ms. VanSickle stated that she was in favor of changing out the annuals, and suggested possibly using Bromeliads to be cost effective. Mr. Wittman gave several suggestions of bright plants. The Board discussed this, and decided to push this to the next meeting so that Mr. Fisher could provide updated visuals. Mr. Fisher offered to have Yellowstone take the ones that were at the end of their life span out and to make sure the area was weed free for when the Board made a decision regarding what to put in there.

b) Plumbago Fill-In on End of Each Center Island

Mr. Fisher presented a proposal for installing additional Plumbago in the boulevard after further review from staff. He stated that there were two areas on the northern and southern end that showed voids in landscaping. This proposal was included in the agenda. The Board discussed this, and pushed the decision to the next meeting in order to see visuals of potential fill-ins.

SIXTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding the Joint Amenity Policies *(requested by Supervisor Landgrebe)*

Ms. Landgrebe stated that after implementation of this policy, she had seen gaps and grey areas in the clarity of the policy. Ms. Landgrebe asked the Board to present their questions or concerns regarding this policy now, so that at the next joint meeting these issues can be addressed. Mr. Realmuto followed up that some of the group leaders who implement this policy everyday expressed a desire for more explicit guidance in terms of enforcing the policy. This being why the Board wants to create concrete written procedures that would help the group leaders implement the policy.

B. Discussion Regarding the Fiscal Year 2024 Budget *(requested by Supervisor VanSickle and Supervisor Realmuto)*

Ms. VanSickle stated to the Board that usually they look to their staff to get them quotes, and by the time those get approved, the quote prices go up. Therefore, she wanted to suggest for the capital projects they put in \$650,000 and for the capital reserve contribution, they put in \$333,850.

Mr. Realmuto stated that he did some analysis on the approved budget from May, and reviewed his notes on the budget for the Board. Mr. Realmuto highlighted the assessment

increases that have taken place the past 5 years. Mr. Realmuto stated that those cumulative increases total \$755, or 44%, over the past 5 years, if this year's \$200 increase is approved. He stated that he believed this was somewhat excessive, and a burden on their residents. Ms. VanSickle responded that the golf course and restaurant losses accounted for major impacts to the past budgets. Ms. VanSickle also pointed out that the Board was playing catch up due to there not being an increase in assessments for so long.

Mr. Howison brought to the Board that the approved Operating budget may need to be increased to a larger number, and recommended \$240,000. This would be for the Electric line item.

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

Mr. Howison and the Board discuss the Strategic Planning Projects list that was included in the agenda. Ms. Wells goes over each item and asks for Board discussion regarding each section of the list.

The Board and Ms. Wells reviewed the Contingency section first, and Ms. VanSickle asked where the contingency regarding restaurant items was, and stated that she believed it put them at risk by taking that line item out. The Board agreed to add the restaurant item.

The Board also discussed the item of installing electric meters, and asked questions about the priority level of getting that done at this time. Ms. Wells stated that Mr. Fisher was discussing this item with an electrician to get monitoring systems put on the various circuits that service those areas to figure out how much electricity is being used. The Board decided that due to the study being expensive, they would approve one electric meter to be installed in the ballroom, which includes the ballroom kitchen, dressing rooms, and cinema, with a not to exceed amount of \$5,000.

On MOTION by Mr. Realmuto seconded by Ms. Landgrebe with all in favor, the Installation of the Ballroom Electric Meter, with a Not-To-Exceed Amount of \$5,000, was approved.

Ms. Wells overviewed the painting items of the project list. Ms. Wells stated that the \$16,223 amount on the Indoor Amenity Flooring/Painting Projects did not include the Bowling Alley and Club Office, so that amount would actually be \$27,000 with those two included as well. The Board discussed these, and they decided to include the Bowling Alley and Club

Office, so the cost would be around \$27,000 to be earmarked in the 2024 budget to replace flooring.

The Board moved on to the Ballroom Refurbishment, and Mr. Realmuto stated that the actual cost for this would be around \$328,000. The Board discussed when they could complete this project. There was a motion for half of the work to be done, and the remaining done the next year, meaning the acoustic panels and ceiling tiles, and the upgrades of the sound system, would be removed from the ballroom refurbishment list, and done the next year. The motion called for a not to exceed amount of \$170,000.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with Mr. Realmuto, Ms. VanSickle, Mr. Howison, and Mr. Costello in favor, and Ms. Landgrebe opposed, Removing Acoustic Panels, Ceiling Tiles, and Upgraded Sound System, from the Ballroom Refurbishment List for 2024, with a Not-To-Exceed amount of \$170,000 for total Ballroom Refurbishments, was approved 4-1.

The Board continued to review the project list. Changes that the Board requested be made to the list included changing the line item for Potential Acquisitions amount from \$60,000 to \$40,000.

Mr. Realmuto stated that he would like staff at GMS to update the budget to reflect the changes made in the total within the next few days after this meeting. Mr. Realmuto also stated that there may be a change needed to the security budget, and stated that he believed there should be two-line items, the existing one and the updated one.

SEVENTH ORDER OF BUSINESS

Monthly Reports

B. Engineer

****This item was taken out of order***

Mr. Rayl presented his report for the Board. He provided an outline in the agenda. Mr. Rayl discussed the shoreline stabilization with the Board. He stated that he is working with SWFWMD to determine restoration ability.

Mr. Rayl also overviewed the issue on Ventana with the drainage. He stated that he felt the issue was localized to the inlets on Ventana and that they were taking survey shots and that the curb seemed sunken down. Mr. Rayl stated that he hoped to have the quantities and costs associated with them by next month.

Mr. Rayl explained the bridge board replacement project to the Board. He stated that they had identified 53 bridge boards to be repaired, but that they don't have any bids yet regarding this. Mr. Realmuto asked if GMS provided this service, and Ms. Burns stated that she would check with Clayton at GMS.

Mr. Rayl offered to answer any other questions from the Board.

SIXTH ORDER OF BUSINESS

Old Business

D. Discussion Regarding Revised Amenity Utilization Plan

Ms. Wells reviewed this plan for the Board. She stated that one of the projects was to potentially switch the card room and media center areas that they currently occupy, which was included in the agenda. The report also included pricing and potentially adding a 3rd pool table in the current game room. Ms. Landgrebe asked if a 3rd pool table was a wise use of the space due to last year having 156 annual reservations. The Board discussed this, and Mr. Realmuto suggested they move ahead with the room switches before they add a 3rd pool table so they can see if it is needed at that point. The Board asked that the staff move forward with a plan, and provide an analysis once complete. The Board agreed to use \$41,250 of the FY2023 capital project funds for this project.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, to Move Forward with the Amenity Utilization Plan's Project at the Cost of \$41,250, was approved.

E. Discussion Regarding Updated Security Services Options – *if necessary, after joint meeting* (CLOSED SESSION DISCUSSION AVAILABLE – *if needed*)

The Board discussed waiting on this decision until the Lake Ashton II Board met and discussed it as well. Mr. Realmuto stated that he believed this Board should discuss the options available in this proposal so they can have a plan. Mr. Howison agreed that they should look at all of the options, and stated that they were not approving anything today but that it would help Lake Ashton II in their discussions next month if they have an idea of the direction they are heading.

Mr. Realmuto asked the representatives for Securitas about the proposal quote for the exterior tags, and if the cost would be the same if Lake Ashton II agreed to the proposal. The Securitas representative responded that they could order as many as they want, and that the \$2,000 was an estimate.

The representatives of Securitas went over details regarding the tags and the functionality of the system.

The Board also discussed the gate arms that need to be replaced or repaired. The proposal for this was included in the agenda. The Board decided to replace the 4 gate arms, and one gate arm immediately.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor Approving the Replacement of 4 Barrier Arms with a Not-To-Exceed Amount of \$39,600 over 5 Years, was approved.

The Board and Securitas also discussed the cards they will need for the new system, and the Board asked them to adjust the card amount needed to 4,000 cards.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials and Other Legislative Updates

Ms. Carpenter stated that a couple years ago it was a law put into place requiring government officials to attend ethics, Sunshine Laws and public records training. That law as of July 1 was extended to Special Districts. Beginning in January 2024, there is a required 4 hours of combined ethics, public records, and Sunshine Law training. 4 hours is 4 50 minute hours and there are two places listed in the memo where you can get free training online.

Ms. Landgrebe asked Ms. Carpenter about another legislative update regarding technology transparency. Ms. Carpenter explained that this basically meant that Supervisors should not post anything online that would be subject to political views or contents, and she stated that she recommends no one use Facebook or any social media as a Supervisor because it can be kept as a public record. Ms. Carpenter also stated that anything that expresses their view about anything that comes before the Board should not be put on social media.

Ms. VanSickle asked Ms. Carpenter about a child and a waiver situation regarding a child. Ms. VanSickle wanted Ms. Carpenter to specify about HOA versus CDD responsibilities. Ms. Carpenter stated that the CDD as a government cannot discriminate

based on age, sex and other things, so they cannot limit the usage of facilities by age. The HOA because it was established as a senior community, has the ability and is required to make sure there are seniors living in the community, so they have the legal ability to restrict based on age, but the CDD and their amenity policy cannot do that.

C. Lake Ashton Community Director

Ms. Wells reviewed her report for the Board. The report was included in the agenda.

She brought to the Board a surplus list that included several items, being 2 water fountains, the water ice machine from the fitness center, microwave, 2 weight benches, and a chair lift.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, to Surplus the Items Provided, was approved.

I. Consideration of Renewal of Fitness Center Preventative Maintenance Agreement

Ms. Wells overviewed this agreement for the Board and explained why it was needed. The quotes were included in the agenda. The Board discussed these quotes and ultimately decided on the quote from Fitness Machine Technicians.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe with all in favor, the Quote from Fitness Machine Technicians, was approved.

II. Consideration of Quotes to Purchase Treadmills

Ms. Wells overviewed these quotes for the Board. The quotes were included in the agenda. The Board reviewed these quotes with Ms. Wells, and decided to go with the quote from Life Fitness Aspire Cardio for \$12,963.22.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, the Quote from Life Fitness for \$12,963.22, was approved.

III. Consideration of Quote to Replace Gate Operator (Exit Side)

This was discussed earlier in the meeting.

D. Operations Manager

Mr. Fisher gave his report to the Board. The proposals he brought were covered earlier in the meeting.

E. District Manager's Report

Ms. Burns did not have anything to bring to the Board.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

Iris Realmuto (Lot 1031) asked the Board about the pricing for the potential RFID stickers. Mr. Howison responded that they had not come to a conclusion regarding pricing. Ms. Realmuto also asked about the room swap, and she asked if they would get new signs for those rooms to state what they were. Mr. Howison responded with yes. Ms. Realmuto also asked about the rug being added to the media center and why it was necessary. Mr. Realmuto asked to have Ms. Wells address it. Ms. Wells stated that it was a request from the media center group, and that the rug helps to break the room up some. The Board asked Ms. Wells not to buy the rug yet, due to some Board members and Ms. Realmuto being concerned with the rug becoming a hazard.

There were no more public comments.

TENTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

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

Mr. Costello stated that a resident spoke at the previous joint meeting about parking being an issue. He stated that he thought parking was getting bad and that they may want to look at alternate side of the street parking. Mr. Howison also asked how the CDD could keep

people from parking on the curbs. Ms. Carpenter responded that they could have Mr. Rayl do a study of the streets and make a recommendation based on DOT and County recommendations. Ms. Carpenter stated that the CDD can do things since they own the roads, but that it is recommended to ask an engineer for their expertise regarding roads and parking. The Board discussed putting up signs to help with parking.

Mr. Howison proposed to the Board that they move their meetings up to 9:00 a.m. Ms. Carpenter suggested they wait until October 1 when the new meeting schedule is published.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

Yellowstone Compliance Checklist: 8/14/2023

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. Pet Play Park needs fertilizer. 8/14/23
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. Blue Daze continue to treat with nutrients. 8/14/23
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 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.

Completed

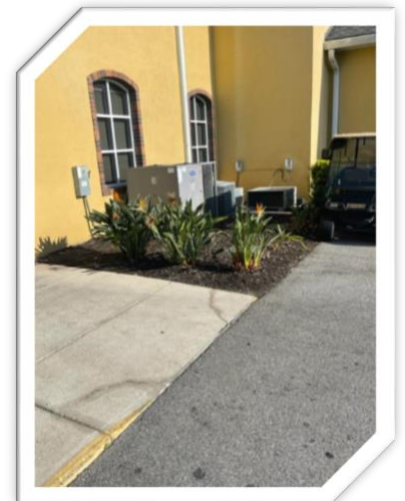
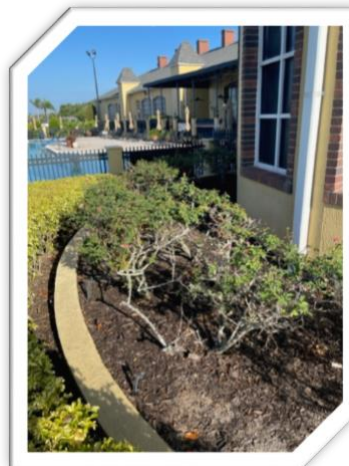


Yellowstone will be trimming the tree limbs that are hanging into the berms around pond GC 7 and GC 11. Once this is completed these areas can be mowed per the contracted frequency. 8/14/23

Need a price to install Podocarpus hedge around AC units adjacent to the East entrance to the Clubhouse. 8/14/23

Ideas to relocate the 3 Bird of Paradise plants that are established. 8/14/23

Rose shrubs in front of the Fitness Center are looking bad. These Roses are at their useful life.
Ideas of new plantings in this area. 8/14/23



SECTION VI

SECTION A

SECTION 1

Lake Ashton 2023-2024 Budget

Contractor: Yellowstone Landscape

Property: Lake Ashton CDD

Address 4141 Ashton Club Drive
Lake Wales, FL 33859

Phone (863)-324-5457

Contact Christine Wells

Dates 10/1/2023 through 9/30/2024

	2023 October	2023 November	2023 December	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June	2024 July	2024 August	2024 September	TOTAL
Mowing	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$ 8,550	\$102,600
Detailing <i>Trimming and Weed Contr</i>	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$ 2,520	\$30,240
Turf Care	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$ 857	\$10,284
Tree and Shrub Care	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$4,260
Stone	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$9,000
Mulch <i>Only 1x per year 125 Cubic yards per application 1" touch-up application to all beds</i>	\$ 6,500												\$6,500
Annuals <i>Possibly remove this if we convert to perennials</i>			\$ 1,900.00				\$ 1,900.00				\$ 1,900.00		\$5,700
Palm Pruning <i>Only 1x per year. Second pruning can be proposed separately if needed</i>										\$ 7,246.00			\$7,246
Irrigation Maintenance	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$ 1,560	\$18,720
TOTAL FEE PER MONTH:	\$21,092	\$14,592	\$16,492	\$14,592	\$14,592	\$14,592	\$16,492	\$14,592	\$14,592	\$21,838	\$16,492	\$14,592	\$194,550
TOTAL Monthly Spread Equally	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213	\$16,213

Includes palm injections on Date Palms quarterly

Initials _____

SECTION 2

SECTION (a)



Rebawal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 5, 2023

Name Lake Ashton CDD Offices
Address 5385 N. Nob Hill Road
City Sunrise, FL 33351
Phone 954-721-86814 ext. 205

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

The parties hereto agree as follows

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

Mitigations: 1B, 7A

Wetlands: 2,3,4,5,6,8 & Utility Easement Wetland

East Conservation Area

Pine Island Located North Side of Lake Ashton

Near Pond E-5 and GC 20

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

- | | |
|--|----------|
| 1. Submersed vegetation control | NA |
| 2. Emerged vegetation control | NA |
| 3. Floating vegetation control | NA |
| 4. Filamentous algae control | NA |
| 5. Nuisance & Exotic Vegetation Control. | Included |

Service shall consist of a minimum of quarterly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

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

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$9,717.00	Due Quarterly as billed x 4.
Total Annual Cost	\$38,868.00	

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/5/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

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

SECTION (b)



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 5, 2023

Name Lake Ashton CDD
Address 5385 North Nob Hill Road
City Sunrise, FL 33351
Phone 407-398-2890

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

The parties hereto agree as follows

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

Conservation Area From Clubhouse West to Boat Ramp at Lake Ashton
Sunrise, FL.

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

- | | |
|---|----------|
| 1. Submersed vegetation control | NA |
| 2. Emerged vegetation control | NA |
| 3. Floating vegetation control | NA |
| 4. Filamentous algae control | NA |
| 5. Trimming & Miscellaneous Brush Control | Included |

Service Shall Consist of Trimming and Miscellaneous Brush Along Shoreline on a Semi-Annual Basis.

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$3,235.00	Due Semi-annually as billed x 2.
Total Annual Cost	\$6,470.00	

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

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/5/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

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

SECTION (c)



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **April 5, 2023**

Name **Lake Ashton CDD**
Address **5385 N Nobb Hill Rd**
City **Sunrise, FL 33351**
Phone **, 863-256-9184**

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

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:
- One (1) lakefront.**
 - Twenty-one (21) golf course ponds.**
 - E1 littoral shelf.**
 - Two (2) canals.**
 - Thirteen (13) Storm water retention ponds.**

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

- | | |
|------------------------------------|-----------------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

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

The terms of this agreement shall be: **10/01/2023 thru 09/30/2024.**

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$4,469.00	Due monthly as billed x 12.
Total Annual Cost	\$53,628.00	

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

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **4/5/2023**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
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7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
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9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
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12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION 3



Investment Proposal - Rate Summary

Securitas proposes the following rates for **Lake Ashton CDD East Lake Wales**. These rates are all-inclusive as defined below and will remain in effect for a minimum of 90 days after 9/30/23

Traditional Guarding Program:

Positions		Wage Rates	Blii Rates	Estimated Monthly Cost	Estimated Annual Cost
Site Supervisor/ Rover	■	\$17.00	\$23.44	\$28,440	\$341,286
Rovers	■	\$15.00	\$23.44		
Access Control Officers	■	\$15.00	\$23.44		
Consolidated Hours & Rates:	■	\$15.23	\$23.44		
One (1) SecuritasVision 2.0 Mobile Device & SecuritasConnect Client Portal - all required components, software, and licenses to unify monitoring and real-time reporting of all access control & patrolling efforts					Included

Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.

SECTION B

SECTION 1

SECTION (a)

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake Ashton Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2023

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

***Approved Budget
Fiscal Year 2024***



LAKE ASHTON

Community Development District

August 21, 2023



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,055,306	\$2,086,060	(\$24,048)	\$2,062,012	\$2,236,471
Rental Income	001.300.36200.10100	\$40,000	\$48,823	\$2,500	\$51,323	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$185,436	\$8,156	\$193,592	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$86,559	\$9,000	\$95,559	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$7,929	\$0	\$7,929	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$0	\$300	\$0	\$300	\$19,600
Insurance Proceeds	001.300.36900.10200	\$0	\$32,721	\$0	\$32,721	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$14,992	\$500	\$15,492	\$5,000
Carryforward	001.300.27100.10000	\$31,431	\$99,132	\$0	\$99,132	\$148,445
TOTAL REVENUES		\$2,357,737	\$2,561,952	(\$3,892)	\$2,558,060	\$2,717,516
Expenditures						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$5,558	\$900	\$6,458	\$12,000
FICA Expense	001.310.51300.21000	\$306	\$425	\$69	\$494	\$918
Engineering	001.310.51300.31100	\$60,000	\$21,416	\$4,283	\$25,699	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,850	\$250	\$2,100	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,394	\$5,679	\$34,073	\$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	\$52,707	\$10,541	\$63,248	\$66,410
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,346	\$469	\$2,815	\$3,500
Printing & Binding	001.310.51300.42500	\$1,000	\$400	\$25	\$425	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$47,648	\$9,530	\$57,178	\$50,000
Marketing		\$0	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$3,005	\$601	\$3,606	\$5,500
Insurance	001.310.51300.45000	\$60,823	\$61,372	\$0	\$61,372	\$67,509
Legal Advertising	001.310.51300.48000	\$1,500	\$2,205	\$441	\$2,646	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$302	\$60	\$362	\$750
Office Supplies	001.310.51300.51000	\$175	\$294	\$59	\$352	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$291,737	\$233,840	\$36,924	\$270,764	\$318,403
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$408,176	\$363,480	\$77,363	\$440,843	\$492,027
Gate/Patrol/Pool Officers	001.320.57200.34501	\$310,273	\$261,666	\$54,606	\$316,272	\$341,286
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$10,521	\$339	\$10,860	\$9,500
Access Control System		\$0	\$0	\$0	\$0	\$64,235
Pest Control	001.320.57200.54501	\$4,690	\$2,965	\$1,045	\$4,010	\$4,690

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$10,065	\$2,164	\$12,229	\$12,204
Electric	001.320.57200.43000	\$220,000	\$192,817	\$38,563	\$231,380	\$240,000
Water	001.320.57200.43100	\$16,000	\$9,476	\$1,895	\$11,371	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$16,527	\$3,305	\$19,833	\$25,000
Refuse	001.320.57200.43300	\$14,000	\$3,050	\$610	\$3,660	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$54,637	\$5,500	\$60,137	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,877	\$375	\$2,252	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$12,215	\$2,443	\$14,658	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$12,556	\$0	\$12,556	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$6,152	\$1,230	\$7,382	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$26,950	\$5,390	\$32,340	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$3,670	\$734	\$4,405	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$161,210	\$32,242	\$193,452	\$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	\$5,440	\$0	\$5,440	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$49,545	\$35,055	\$11,685	\$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	\$7,300	\$0	\$7,300	\$45,338
Permits/Inspections	001.320.57200.54100	\$2,200	\$3,969	\$794	\$4,762	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$2,944	\$589	\$3,533	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$13,354	\$2,671	\$16,025	\$0
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$4,199	\$840	\$5,038	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,812	\$1,562	\$9,375	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$1,245	\$249	\$1,494	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$184,437	\$0	\$184,437	\$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	\$1,436,756	\$246,195	\$1,682,950	\$1,859,108
TOTAL EXPENDITURES		\$1,901,836	\$1,670,596	\$283,118	\$1,953,714	\$2,177,511
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)
TOTAL OTHER SOURCES AND USES		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)
EXCESS REVENUES		\$0	\$435,456	(\$287,011)	\$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	\$2,236,471
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$168,336
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,404,807
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	\$2,469.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

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

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$60,000.00
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>\$240,000.00</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.

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<i>Revenues</i>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$455,901	\$455,901	\$0	\$455,901	\$540,005
Interest Income	\$1,000	\$14,359	\$0	\$14,359	\$500
Carryforward Surplus	\$273,754	\$309,127	\$0	\$309,127	\$548,136
TOTAL REVENUES	\$730,655	\$779,387	\$0	\$779,387	\$1,088,641
<i>Expenditures</i>					
Capital Projects-FY 23					
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$0
Treadmills (2)	\$10,000	\$0	\$0	\$0	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$58,675	\$0	\$58,675	\$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	\$21,861	\$0	\$21,861	\$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	\$29,481	\$0	\$29,481	\$0
Amenity Room Refurbishment	\$0	\$13,265	\$0	\$13,265	\$0
LA Blvd. Refurbishment	\$0	\$80,430	\$0	\$80,430	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$0
Capital Projects-FY 24					
Capital Projects	\$0	\$0	\$0	\$0	\$450,850
Contingencies	\$0	\$0	\$0	\$0	\$82,200
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$259,450	\$219,251	\$12,000	\$231,251	\$533,700
EXCESS REVENUES	\$471,205	\$560,136	(\$12,000)	\$548,136	\$554,941

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$297,127	\$536,136	\$542,941	\$695,941
Reserves	\$349,813	\$455,901	\$540,005	\$400,000	\$400,000
Interest	\$4,112	\$14,359	\$500	\$3,000	\$3,000
Expenditures	(\$257,331)	(\$231,251)	(\$533,700)	(\$250,000)	(\$250,000)
Expenditures-Restaurant	(\$161,465)	\$0	\$0	\$0	\$0
Ending Balance	\$297,127	\$536,136	\$542,941	\$695,941	\$848,941

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 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

Lake Ashton

Community Development District

Provided By: Supervisor Steve Realmuto

August 14, 2023

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	Changes to Budget from Prior Year \$	Changes to Budget from Prior Year %
Revenues							
Special Assessments - Levy	\$2,055,306	\$2,067,887	(\$12,582)	\$2,055,306	\$2,236,470	\$181,165	9%
Rental Income	\$40,000	\$31,973	\$10,426	\$42,398	\$40,000	\$0	0%
Entertainment Fees	\$130,000	\$172,887	\$25,502	\$198,389	\$165,000	\$35,000	27%
Newsletter Ad Revenue	\$95,000	\$68,528	\$48,540	\$117,068	\$95,000	\$0	0%
Interest Income	\$1,000	\$7,902	\$0	\$7,902	\$8,000	\$7,000	700%
Restaurant Lease Income	\$0	\$0	\$500	\$500	\$19,600	\$19,600	Was \$0 for FY2023
Insurance Proceeds	\$0	\$32,721	\$0	\$32,721	\$0	\$0	0%
Miscellaneous Income	\$5,000	\$10,262	\$6,630	\$16,892	\$5,000	\$0	0%
Carryforward	\$31,431	\$46,094	\$0	\$46,094	\$148,445	\$117,014	372%
TOTAL REVENUES	\$2,357,737	\$2,448,516	\$93,383	\$2,541,899	\$2,717,515		
Expenditures							
<u>Administrative</u>							
Supervisor Fees	\$4,000	\$3,158	\$2,250	\$5,408	\$12,000	\$8,000	200%
FICA Expense	\$306	\$242	\$172	\$414	\$918	\$612	200%
Engineering	\$60,000	\$13,270	\$9,478	\$22,748	\$50,000	(\$10,000)	-17%
Arbitrage	\$600	\$600	\$429	\$1,029	\$600	\$0	0%
Dissemination	\$1,500	\$1,475	\$625	\$2,100	\$1,500	\$0	0%
Attorney	\$30,000	\$21,076	\$15,054	\$36,130	\$45,000	\$15,000	50%
Annual Audit	\$3,850	\$0	\$3,850	\$3,850	\$3,930	\$80	2%
Trustee Fees	\$4,310	\$4,310	\$0	\$4,310	\$4,310	\$0	0%
Management Fees	\$63,248	\$36,895	\$26,353	\$63,248	\$66,410	\$3,162	5%
Accounting System Software	\$1,000	\$583	\$417	\$1,000	\$1,000	\$0	0%
Postage	\$2,500	\$1,512	\$1,080	\$2,592	\$3,500	\$1,000	40%
Printing & Binding	\$1,000	\$2	\$25	\$27	\$500	(\$500)	-50%
Newsletter Printing	\$50,000	\$32,501	\$23,215	\$55,716	\$50,000	\$0	0%
Marketing	\$0	\$0	\$0	\$0	\$3,000	\$3,000	New for FY2024
Rentals & Leases	\$5,500	\$2,350	\$1,679	\$4,029	\$5,500	\$0	0%
Insurance	\$60,823	\$61,372	\$0	\$61,372	\$67,509	\$6,686	11%
Legal Advertising	\$1,500	\$374	\$267	\$641	\$1,500	\$0	0%
Other Current Charges	\$1,250	\$206	\$147	\$354	\$750	(\$500)	-40%
Office Supplies	\$175	\$107	\$77	\$184	\$300	\$125	71%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
TOTAL ADMINISTRATIVE	\$291,737	\$180,208	\$85,118	\$265,326	\$318,403	\$26,665	9%
<u>Maintenance</u>							
Field Management Services	\$408,176	\$247,436	\$193,407	\$440,843	\$492,027	\$83,850	21%
Gate/Patrol/Pool Officers	\$310,273	\$180,915	\$136,514	\$317,430	\$341,286	\$31,013	10%
Gate/Patrol/Pool Officers-Special Events	\$0	\$0	\$0	\$0	\$0	\$0	
Security/Fire Alarm/Gate Repairs	\$7,500	\$9,239	\$1,694	\$10,933	\$9,500	\$2,000	27%
Access Control System	\$0	\$0	\$0	\$0	\$64,235	\$64,235	New
Pest Control	\$4,690	\$1,570	\$2,250	\$3,820	\$4,690	\$0	0%
<u>Maintenance-continued</u>							
Telephone/Internet	\$13,600	\$7,502	\$5,411	\$12,912	\$12,204	(\$1,396)	-10%
Electric	\$220,000	\$127,167	\$90,834	\$218,001	\$240,000	\$20,000	9%
Water	\$16,000	\$5,845	\$4,175	\$10,019	\$16,000	\$0	0%
Gas-Pool	\$25,000	\$14,957	\$10,683	\$25,640	\$25,000	\$0	0%
Refuse	\$14,000	\$2,081	\$1,486	\$3,567	\$8,000	(\$6,000)	-43%
Repairs and Maintenance-Clubhouse	\$57,600	\$34,787	\$17,000	\$51,787	\$85,600	\$28,000	49%
Repairs and Maintenance-Fitness Center	\$3,000	\$1,071	\$765	\$1,835	\$3,000	\$0	0%
Repairs and Maintenance-Bowling Lanes	\$17,000	\$6,025	\$4,303	\$10,328	\$17,000	\$0	0%
Repairs and Maintenance-Restaurant	\$0	\$11,714	\$0	\$11,714	\$6,000	\$6,000	Was \$0 for FY2023
Furniture, Fixtures, Equipment	\$15,000	\$3,069	\$2,192	\$5,261	\$10,000	(\$5,000)	-33%

Lake Ashton

Community Development District

Provided By: Supervisor Steve Realmuto

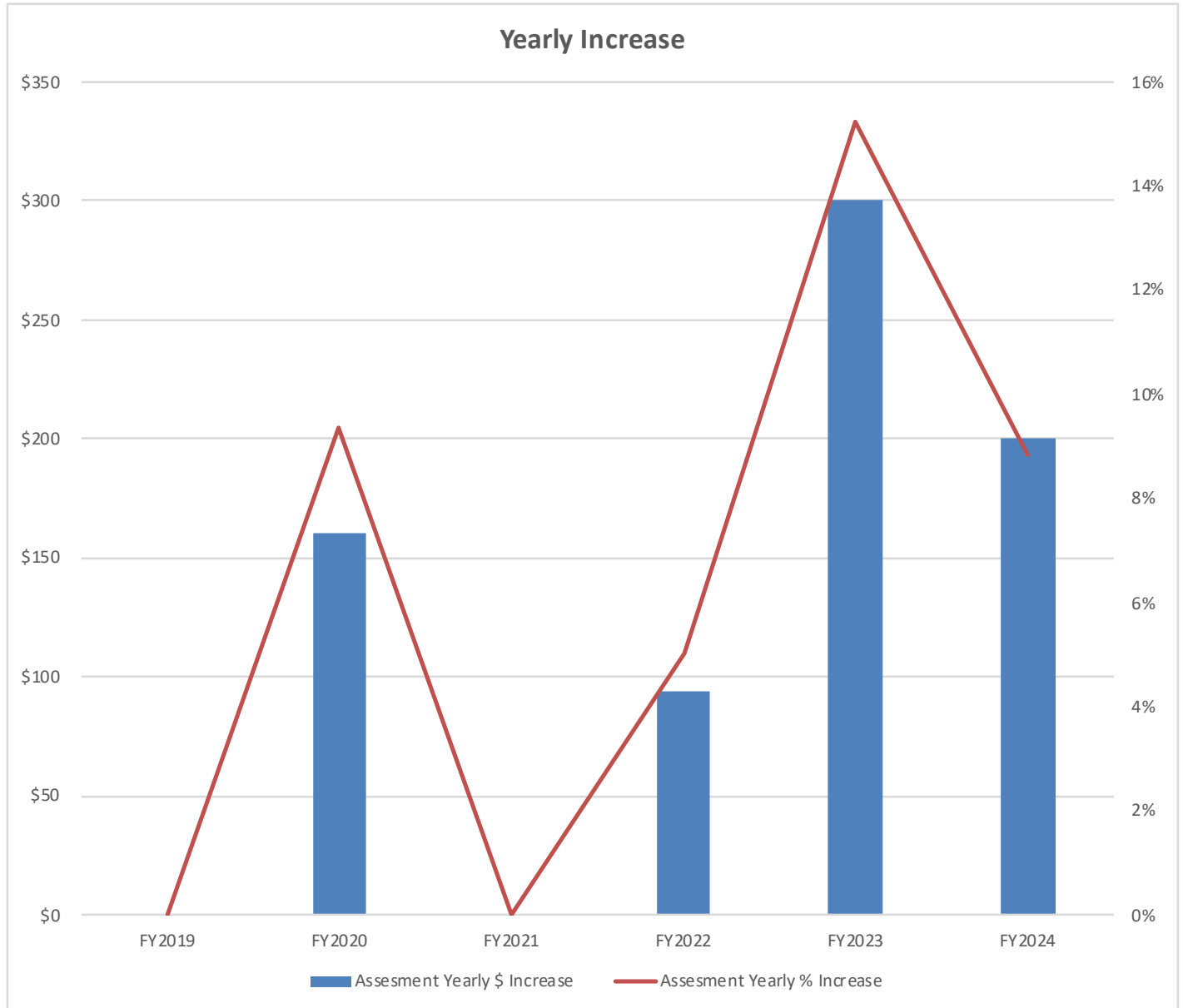
August 14, 2023

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	Changes to Budget from Prior Year \$	Changes to Budget from Prior Year %
Repairs and Maintenance-Pool	\$20,000	\$19,027	\$13,590	\$32,617	\$15,000	(\$5,000)	-25%
Repairs and Maintenance-Golf Cart	\$5,400	\$2,720	\$1,943	\$4,664	\$5,400	\$0	0%
Landscape Maintenance-Contract	\$194,520	\$112,580	\$80,414	\$192,994	\$194,700	\$180	0%
Landscape Maintenance-Improvements	\$7,000	\$8,545	\$0	\$8,545	\$15,000	\$8,000	114%
Irrigation Repairs	\$3,500	\$3,593	\$2,500	\$6,093	\$3,500	\$0	0%
Lake Maintenance-Contract	\$49,545	\$27,265	\$19,475	\$46,740	\$53,628	\$4,083	8%
Lake Maintenance-Other	\$0	\$1,200	\$0	\$1,200	\$2,000	\$2,000	Included above prev.
Wetland/Mitigation Maintenance	\$41,595	\$0	\$0	\$0	\$45,338	\$3,743	9%
Permits/Inspections	\$2,200	\$1,249	\$892	\$2,140	\$3,000	\$800	36%
Office Supplies/Printing/Binding	\$5,000	\$1,764	\$1,260	\$3,023	\$5,000	\$0	0%
Operating Supplies	\$23,000	\$8,281	\$5,915	\$14,196	\$0	(\$23,000)	-100%
Credit Card Processing Fees	\$5,500	\$3,438	\$2,210	\$5,648	\$5,500	\$0	0%
Dues & Subscriptions	\$9,000	\$3,687	\$5,313	\$9,000	\$9,500	\$500	6%
Decorations	\$2,000	\$825	\$1,175	\$2,000	\$2,000	\$0	0%
Special Events	\$130,000	\$177,947	\$29,907	\$207,854	\$165,000	\$35,000	27%
Storm Damage	\$0	\$5,337	\$0	\$5,337	\$0	\$0	
Traffic Accident Repairs	\$0	\$6,085	\$0	\$6,085	\$0	\$0	
TOTAL MAINTENANCE	\$1,610,099	\$1,036,919	\$635,308	\$1,672,226	\$1,859,108	\$249,008	15%
TOTAL EXPENDITURES	\$1,901,836	\$1,217,127	\$720,426	\$1,937,553	\$2,177,510	\$275,674	14%
Other Sources and Uses							
Capital Reserve-Transfer Out (From General Fund to Capi	(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)	(\$84,104)	18%
TOTAL OTHER SOURCES AND USES	(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)		
EXCESS REVENUES	\$0	\$775,489	(\$627,044)	\$148,445	\$0		

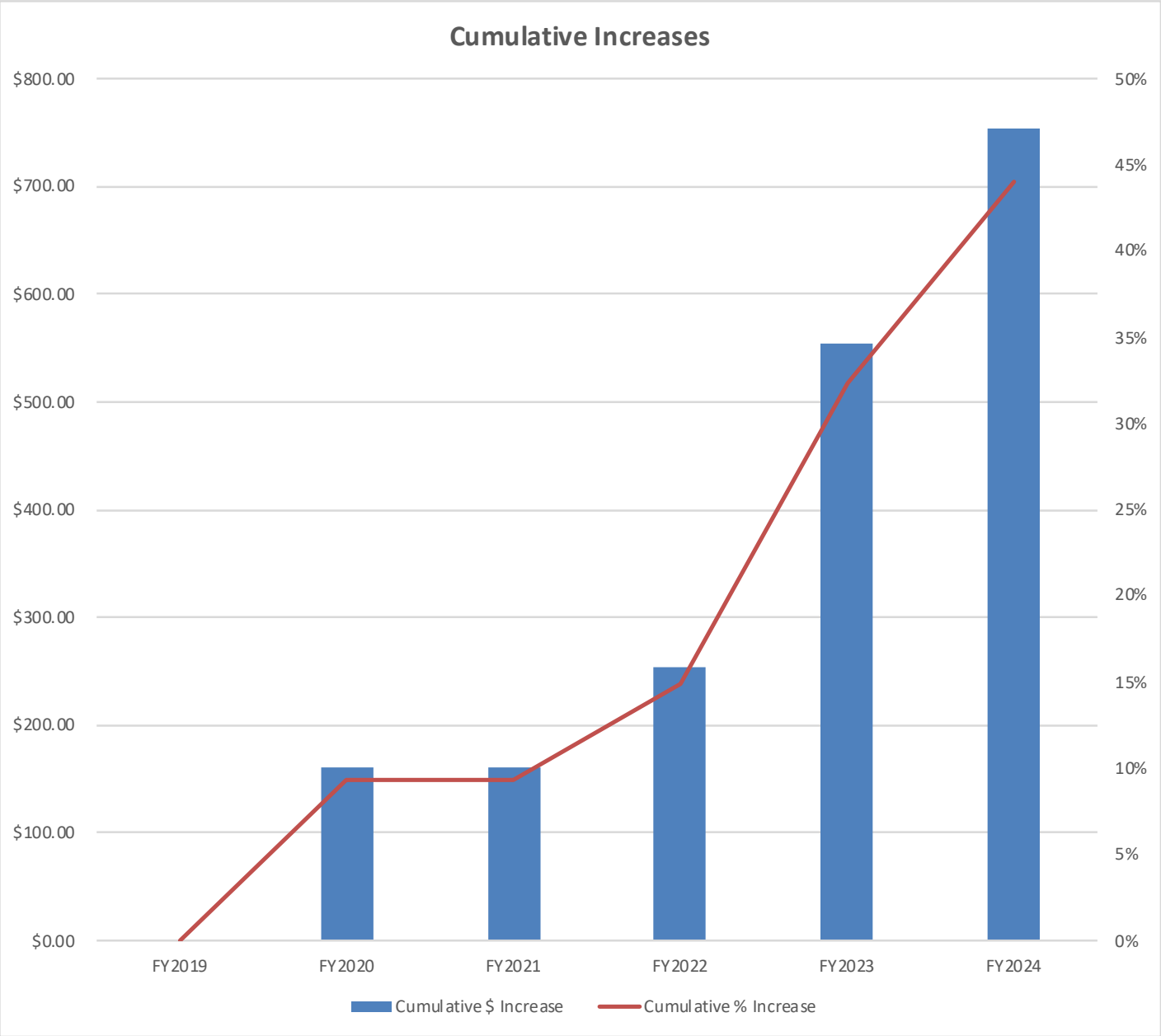
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,236,470
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$168,336
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,404,807
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	\$2,469.00
Yearly \$ Increase		\$161	\$0	\$94	\$300	\$200
Yearly % Assesment Increase		9.37%	0.00%	5.01%	15.24%	8.81%
Cumulative \$ Increase		\$161	\$161	\$255	\$555	\$755
Cumulative % Increase		9.37%	9.37%	14.85%	32.35%	44.01%

Lake Asthon CDD Assessments



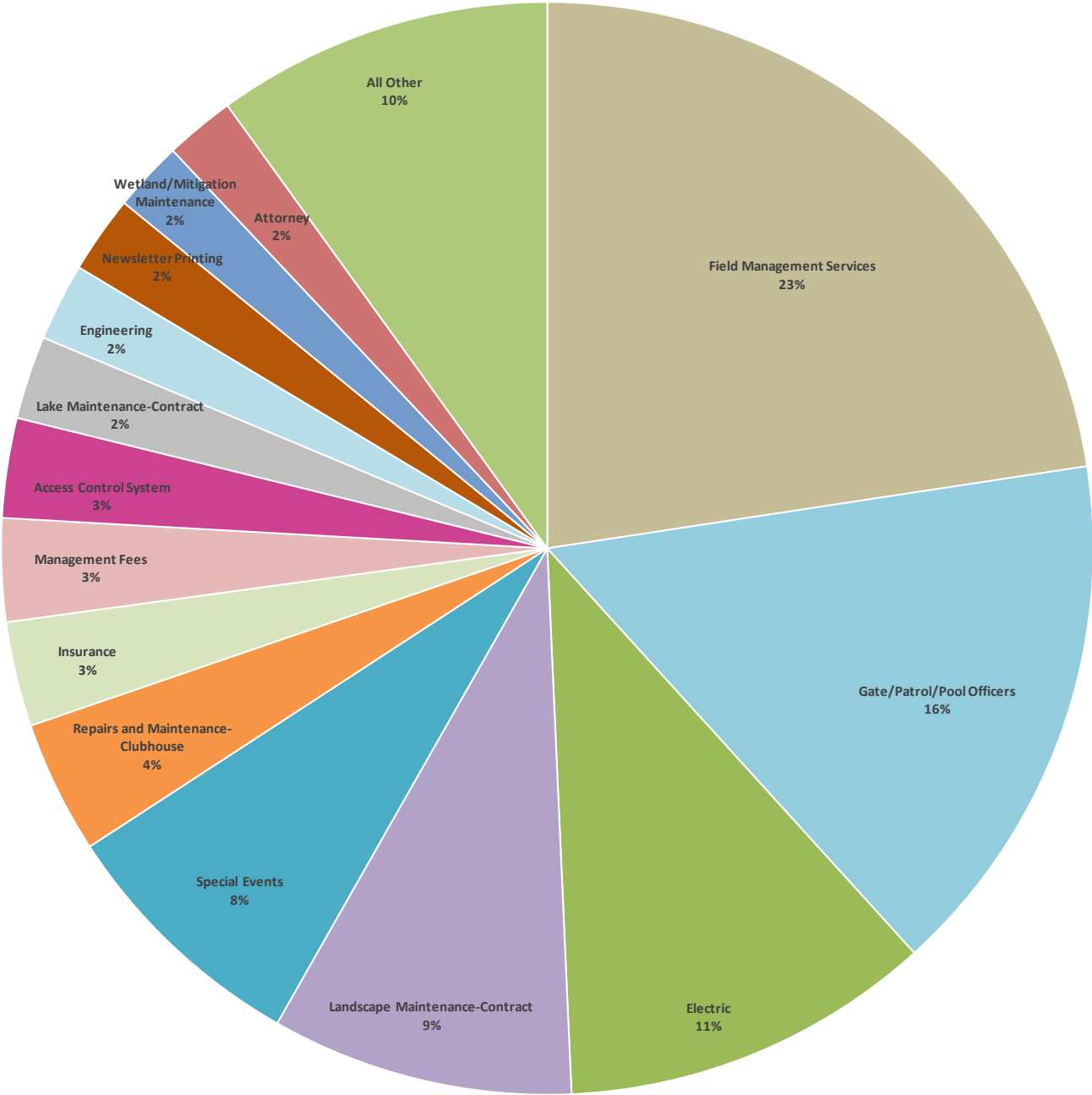
Fiscal Year	Gross Per Unit Assessment	Assesment Yearly \$ Increase	Assesment Yearly % Increase	Cumulative \$ Increase	Cumulative % Increase
FY2019	\$1,714.41	\$0	0	0	0
FY2020	\$1,875.00	\$161	9.37%	\$161	9.37%
FY2021	\$1,875.00	\$0	0.00%	\$161	9.37%
FY2022	\$1,969.00	\$94	5.01%	\$255	14.85%
FY2023	\$2,269.00	\$300	15.24%	\$555	32.35%
FY2024	\$2,469.00	\$200	8.81%	\$755	44.01%

Provided by: Supervisor Steve Realmuto
 August 14, 2023



Fiscal Year	Gross Per Unit Assessment	Assesment Yearly \$ Increase	Assesment Yearly % Increase	Cumulative \$ Increase	Cumulative % Increase
FY2019	\$1,714.41	\$0	0	0	0
FY2020	\$1,875.00	\$161	9.37%	\$161	9.37%
FY2021	\$1,875.00	\$0	0.00%	\$161	9.37%
FY2022	\$1,969.00	\$94	5.01%	\$255	14.85%
FY2023	\$2,269.00	\$300	15.24%	\$555	32.35%
FY2024	\$2,469.00	\$200	8.81%	\$755	44.01%

FY2024 Lake Ashton CDD General Fund Expenses



FY2024 General Fund Expenditures	
Field Management Services	\$492,026.52
Gate/Patrol/Pool Officers	\$341,286.00
Electric	\$240,000.00
Landscape Maintenance-Contract	\$194,700.00
Special Events	\$165,000.00
Repairs and Maintenance-Clubhouse	\$85,600.00
Insurance	\$67,509.20
Management Fees	\$66,410.44
Access Control System	\$64,235.40
Lake Maintenance-Contract	\$53,628.00
Engineering	\$50,000.00
Newsletter Printing	\$50,000.00
Wetland/Mitigation Maintenance	\$45,338.00
Attorney	\$45,000.00
All Other	\$216,776.62
TOTAL GF EXPENDITURES	\$2,177,510.18

Provided by: Supervisor Steve Realmuto

Date: August 14, 2023

Lake Ashton CDD FY2024 Contract Analysis

Contractor	FY2023 Monthly	FY2024 Monthly	Monthly Increase	FY2023 Yearly	FY2024 Yearly	Yearly Increase	% Yearly Increase
Applied Aquatics Lake Maintenance-Contract	\$4,128.75	\$4,469.00	\$340.25	\$49,545.00	\$53,628.00	\$4,083.00	8.2%
Applied Aquatics * Wetland/Mitigation Maintenance	\$3,466.25	\$3,778.17	\$311.92	\$41,595.00	\$45,338.00	\$3,743.00	9.0%
GMS Management Fees	\$5,270.67	\$5,534.17	\$263.50	\$63,248.00	\$66,410.00	\$3,162.00	5.0%
GMS Field Management Services **	\$34,014.67	\$41,002.25	\$6,987.58	\$408,176.00	\$492,027.00	\$83,851.00	20.5%
Securitas Staff	\$25,856.08	\$28,440.50	\$2,584.42	\$310,273.00	\$341,286.00	\$31,013.00	10.0%
Yellowstone Lake Maintenance	\$16,210.00	\$16,225.00	\$15.00	\$194,520.00	\$194,700.00	\$180.00	0.1%
Total	\$88,946.42	\$99,449.08	\$10,502.67	\$1,067,357.00	\$1,193,389.00	\$126,032.00	11.8%

*broken down monthly but portions billed quaterely or semi-annually

** FY2024 Includes 1 additional full-time maintainence staff employee in addition to yearly labor cost increase

SECTION (b)

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	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Contingencies						\$82,200
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	
Restaurant Major Equipment		\$15,000			\$15,000	
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	

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	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Shuffleboard Court Area Painting	2	\$2,226			\$2,226	
Ballroom Refurbishment						\$170,594
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	1.4	\$26,000			\$26,000	
Upgrade Current Projector and Replace Screen	1.4	\$8,000			\$8,000	
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						\$221,528
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	

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	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total
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	\$40,000			\$40,000	
Ramp To Reflection Garden	2.4	\$15,000			\$15,000	
Emergency Communications	1.8	\$1,000		\$1,000	\$0	
Spa Handicap Lift		\$15,000			\$15,000	
Projects to Fund in Fiscal Year 2023						
Install an Additional Electric Meter for the Ballroom (Potential Cost Savings)	1.8	\$5,000	\$5,000			
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			
Bowling Alley Carpet Replacement (Recommend LVT)		\$6,100	\$6,100			
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			
Projects to Reconsider for a Future Fiscal Year						
Install an Additional Electric Meter for the Restaurant (Potential Cost Savings)	1.4	\$5,000				

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	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total
Install an Additional Electric Meter for the Pool (Potential Cost Savings)	2	\$5,000				
Upgrade Speakers and Sound Equipment to Include Sound Segregation (Ballroom)	1.6	\$57,000				
Add Acoustic Panels and Ceiling Tiles (Ballroom)	1.4	\$101,000				
Foyer Doors	1.8	\$8,320				
Backup Power for Clubhouse (Power Ballroom Only)	2.2	\$55,000				
Backup Power for Guard House	2.2	\$25,000				
Pool Heater	2.2	\$3,952				
Tennis Court Color Coat	2.2	\$17,039				
Florida Friendly Landscaping and Hardscapes (allowance)	2.4	\$10,000				
Craft Room Painting	2.4	\$1,118				
Media Center Refurbishment (Adding Additional Room)	2.4	\$16,000				
Finish a Portion of the Attic for Additional Storage	2.4					
Shuffleboard Court Color Coat	2.4	\$12,721				
Totals		\$952,958	\$30,698	\$72,060	\$533,050	\$533,050

SECTION 2

SECTION (a)

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August 2023

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

***Approved Budget
Fiscal Year 2024***



LAKE ASHTON

Community Development District

August 21, 2023



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,055,306	\$2,086,060	(\$24,048)	\$2,062,012	\$2,236,471
Rental Income	001.300.36200.10100	\$40,000	\$48,823	\$2,500	\$51,323	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$185,436	\$8,156	\$193,592	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$86,559	\$9,000	\$95,559	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$7,929	\$0	\$7,929	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$0	\$300	\$0	\$300	\$19,600
Insurance Proceeds	001.300.36900.10200	\$0	\$32,721	\$0	\$32,721	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$14,992	\$500	\$15,492	\$5,000
Carryforward	001.300.27100.10000	\$31,431	\$99,132	\$0	\$99,132	\$148,445
TOTAL REVENUES		\$2,357,737	\$2,561,952	(\$3,892)	\$2,558,060	\$2,717,516
Expenditures						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$5,558	\$900	\$6,458	\$12,000
FICA Expense	001.310.51300.21000	\$306	\$425	\$69	\$494	\$918
Engineering	001.310.51300.31100	\$60,000	\$21,416	\$4,283	\$25,699	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,850	\$250	\$2,100	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,394	\$5,679	\$34,073	\$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	\$52,707	\$10,541	\$63,248	\$66,410
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,346	\$469	\$2,815	\$3,500
Printing & Binding	001.310.51300.42500	\$1,000	\$400	\$25	\$425	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$47,648	\$9,530	\$57,178	\$50,000
Marketing		\$0	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$3,005	\$601	\$3,606	\$5,500
Insurance	001.310.51300.45000	\$60,823	\$61,372	\$0	\$61,372	\$67,509
Legal Advertising	001.310.51300.48000	\$1,500	\$2,205	\$441	\$2,646	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$302	\$60	\$362	\$750
Office Supplies	001.310.51300.51000	\$175	\$294	\$59	\$352	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$291,737	\$233,840	\$36,924	\$270,764	\$318,403
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$408,176	\$363,480	\$77,363	\$440,843	\$492,027
Gate/Patrol/Pool Officers	001.320.57200.34501	\$310,273	\$261,666	\$54,606	\$316,272	\$341,286
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$10,521	\$339	\$10,860	\$9,500
Access Control System		\$0	\$0	\$0	\$0	\$64,235
Pest Control	001.320.57200.54501	\$4,690	\$2,965	\$1,045	\$4,010	\$4,690

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$10,065	\$2,164	\$12,229	\$12,204
Electric	001.320.57200.43000	\$220,000	\$192,817	\$38,563	\$231,380	\$240,000
Water	001.320.57200.43100	\$16,000	\$9,476	\$1,895	\$11,371	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$16,527	\$3,305	\$19,833	\$25,000
Refuse	001.320.57200.43300	\$14,000	\$3,050	\$610	\$3,660	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$54,637	\$5,500	\$60,137	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,877	\$375	\$2,252	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$12,215	\$2,443	\$14,658	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$12,556	\$0	\$12,556	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$6,152	\$1,230	\$7,382	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$26,950	\$5,390	\$32,340	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$3,670	\$734	\$4,405	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$161,210	\$32,242	\$193,452	\$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	\$5,440	\$0	\$5,440	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$49,545	\$35,055	\$11,685	\$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	\$7,300	\$0	\$7,300	\$45,338
Permits/Inspections	001.320.57200.54100	\$2,200	\$3,969	\$794	\$4,762	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$2,944	\$589	\$3,533	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$13,354	\$2,671	\$16,025	\$0
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$4,199	\$840	\$5,038	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,812	\$1,562	\$9,375	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$1,245	\$249	\$1,494	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$184,437	\$0	\$184,437	\$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	\$1,436,756	\$246,195	\$1,682,950	\$1,859,108
TOTAL EXPENDITURES		\$1,901,836	\$1,670,596	\$283,118	\$1,953,714	\$2,177,511
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)
TOTAL OTHER SOURCES AND USES		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$540,005)
EXCESS REVENUES		\$0	\$435,456	(\$287,011)	\$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	\$2,236,471
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$168,336
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,404,807
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	\$2,469.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

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

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$60,000.00
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>\$240,000.00</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.

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<i>Revenues</i>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$455,901	\$455,901	\$0	\$455,901	\$540,005
Interest Income	\$1,000	\$14,359	\$0	\$14,359	\$500
Carryforward Surplus	\$273,754	\$309,127	\$0	\$309,127	\$548,136
TOTAL REVENUES	\$730,655	\$779,387	\$0	\$779,387	\$1,088,641
<i>Expenditures</i>					
Capital Projects-FY 23					
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$0
Treadmills (2)	\$10,000	\$0	\$0	\$0	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$58,675	\$0	\$58,675	\$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	\$21,861	\$0	\$21,861	\$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	\$29,481	\$0	\$29,481	\$0
Amenity Room Refurbishment	\$0	\$13,265	\$0	\$13,265	\$0
LA Blvd. Refurbishment	\$0	\$80,430	\$0	\$80,430	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$0
Capital Projects-FY 24					
Capital Projects	\$0	\$0	\$0	\$0	\$450,850
Contingencies	\$0	\$0	\$0	\$0	\$82,200
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$259,450	\$219,251	\$12,000	\$231,251	\$533,700
EXCESS REVENUES	\$471,205	\$560,136	(\$12,000)	\$548,136	\$554,941

	RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance		\$361,998	\$297,127	\$536,136	\$542,941	\$695,941
Reserves		\$349,813	\$455,901	\$540,005	\$400,000	\$400,000
Interest		\$4,112	\$14,359	\$500	\$3,000	\$3,000
Expenditures		(\$257,331)	(\$231,251)	(\$533,700)	(\$250,000)	(\$250,000)
Expenditures-Restaurant		(\$161,465)	\$0	\$0	\$0	\$0
Ending Balance		\$297,127	\$536,136	\$542,941	\$695,941	\$848,941

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 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

Lake Ashton CDD FY 24 Assessment Roll
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PARCEL ID	O&M	2015 Debt	Total
272918865152000010	\$2,469.01	\$765.82	\$3,234.83
272918865152000020	\$2,469.01	\$0.00	\$2,469.01
272918865152000030	\$2,469.01	\$539.74	\$3,008.75
272918865152000040	\$2,469.01	\$539.74	\$3,008.75
272918865152000050	\$2,469.01	\$0.00	\$2,469.01
272918865152000060	\$2,469.01	\$0.00	\$2,469.01
272918865152000070	\$2,469.01	\$0.00	\$2,469.01
272918865152000080	\$2,469.01	\$0.00	\$2,469.01
272918865152000090	\$2,469.01	\$539.74	\$3,008.75
272918865152000100	\$2,469.01	\$765.82	\$3,234.83
272918865152000110	\$2,469.01	\$0.00	\$2,469.01
272918865152000120	\$2,469.01	\$765.82	\$3,234.83
272918865152000130	\$2,469.01	\$765.82	\$3,234.83
272918865152000140	\$2,469.01	\$765.82	\$3,234.83
272918865152000150	\$2,469.01	\$765.82	\$3,234.83
272918865152000160	\$2,469.01	\$765.82	\$3,234.83
272918865152000170	\$2,469.01	\$765.82	\$3,234.83
272918865152000180	\$2,469.01	\$765.82	\$3,234.83
272918865152000190	\$2,469.01	\$765.82	\$3,234.83
272918865152000200	\$2,469.01	\$0.00	\$2,469.01
272918865152000210	\$2,469.01	\$0.00	\$2,469.01
272918865152000220	\$2,469.01	\$0.00	\$2,469.01
272918865152000230	\$2,469.01	\$765.82	\$3,234.83
272918865152000240	\$2,469.01	\$765.82	\$3,234.83
272918865152000250	\$2,469.01	\$765.82	\$3,234.83
272918865152000260	\$2,469.01	\$0.00	\$2,469.01
272918865152000270	\$2,469.01	\$0.00	\$2,469.01
272918865152000280	\$2,469.01	\$765.82	\$3,234.83
272918865152000290	\$2,469.01	\$765.82	\$3,234.83
272918865152000300	\$2,469.01	\$0.00	\$2,469.01
272918865152000310	\$2,469.01	\$0.00	\$2,469.01
272918865152000320	\$2,469.01	\$0.00	\$2,469.01
272918865152000330	\$2,469.01	\$765.82	\$3,234.83
272918865152000340	\$2,469.01	\$0.00	\$2,469.01
272918865152000350	\$2,469.01	\$0.00	\$2,469.01
272918865152000360	\$2,469.01	\$765.82	\$3,234.83
272918865152000370	\$2,469.01	\$0.00	\$2,469.01
272918865152000380	\$2,469.01	\$0.00	\$2,469.01
272918865152000390	\$2,469.01	\$539.74	\$3,008.75
272918865152000400	\$2,469.01	\$539.74	\$3,008.75

PARCEL ID	O&M	2015 Debt	Total
272918865152000410	\$2,469.01	\$0.00	\$2,469.01
272918865152000420	\$2,469.01	\$0.00	\$2,469.01
272918865152000430	\$2,469.01	\$765.82	\$3,234.83
272918865152000440	\$2,469.01	\$0.00	\$2,469.01
272918865152000450	\$2,469.01	\$0.00	\$2,469.01
272918865152000460	\$2,469.01	\$539.74	\$3,008.75
272918865152000470	\$2,469.01	\$0.00	\$2,469.01
272918865152000480	\$2,469.01	\$0.00	\$2,469.01
272918865152000490	\$2,469.01	\$539.74	\$3,008.75
272918865152000500	\$2,469.01	\$539.74	\$3,008.75
272918865152000510	\$2,469.01	\$0.00	\$2,469.01
272918865152000520	\$2,469.01	\$539.74	\$3,008.75
272918865152000530	\$2,469.01	\$765.82	\$3,234.83
272918865152000540	\$2,469.01	\$539.74	\$3,008.75
272918865152000550	\$2,469.01	\$0.00	\$2,469.01
272918865152000560	\$2,469.01	\$539.74	\$3,008.75
272918865152000570	\$2,469.01	\$0.00	\$2,469.01
272918865152000580	\$2,469.01	\$0.00	\$2,469.01
272918865152000590	\$2,469.01	\$0.00	\$2,469.01
272918865152000600	\$2,469.01	\$0.00	\$2,469.01
272918865152000610	\$2,469.01	\$0.00	\$2,469.01
272918865152000620	\$2,469.01	\$0.00	\$2,469.01
272918865152000630	\$2,469.01	\$0.00	\$2,469.01
272918865152000640	\$2,469.01	\$0.00	\$2,469.01
272918865152000650	\$2,469.01	\$539.74	\$3,008.75
272918865152000660	\$2,469.01	\$539.74	\$3,008.75
272918865152000670	\$2,469.01	\$0.00	\$2,469.01
272918865152000680	\$2,469.01	\$539.74	\$3,008.75
272918865152000690	\$2,469.01	\$0.00	\$2,469.01
272918865152000700	\$2,469.01	\$0.00	\$2,469.01
272918865152000710	\$2,469.01	\$765.82	\$3,234.83
272918865152000720	\$2,469.01	\$539.74	\$3,008.75
272918865152000730	\$2,469.01	\$0.00	\$2,469.01
272918865152000740	\$2,469.01	\$0.00	\$2,469.01
272918865152000750	\$2,469.01	\$539.74	\$3,008.75
272918865152000760	\$2,469.01	\$0.00	\$2,469.01
272918865152000770	\$2,469.01	\$0.00	\$2,469.01
272918865152000780	\$2,469.01	\$0.00	\$2,469.01
272918865152000790	\$2,469.01	\$0.00	\$2,469.01
272918865152000800	\$2,469.01	\$0.00	\$2,469.01
272918865152000810	\$2,469.01	\$539.74	\$3,008.75
272918865152000820	\$2,469.01	\$0.00	\$2,469.01
272918865152000830	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865152000840	\$2,469.01	\$0.00	\$2,469.01
272918865152000850	\$2,469.01	\$0.00	\$2,469.01
272918865152000860	\$2,469.01	\$539.74	\$3,008.75
272918865152000870	\$2,469.01	\$0.00	\$2,469.01
272918865152000880	\$2,469.01	\$765.82	\$3,234.83
272918865152000890	\$2,469.01	\$0.00	\$2,469.01
272918865152000900	\$2,469.01	\$0.00	\$2,469.01
272918865152000910	\$2,469.01	\$0.00	\$2,469.01
272918865152000920	\$2,469.01	\$765.82	\$3,234.83
272918865152000930	\$2,469.01	\$0.00	\$2,469.01
272918865152000940	\$2,469.01	\$539.74	\$3,008.75
272918865152000950	\$2,469.01	\$539.74	\$3,008.75
272918865152000960	\$2,469.01	\$539.74	\$3,008.75
272918865152000970	\$2,469.01	\$0.00	\$2,469.01
272918865152000980	\$2,469.01	\$0.00	\$2,469.01
272918865152000990	\$2,469.01	\$539.74	\$3,008.75
272918865152001000	\$2,469.01	\$765.82	\$3,234.83
272918865152001010	\$2,469.01	\$765.82	\$3,234.83
272918865152001020	\$2,469.01	\$765.82	\$3,234.83
272918865152001030	\$2,469.01	\$0.00	\$2,469.01
272918865152001040	\$2,469.01	\$0.00	\$2,469.01
272918865152001050	\$2,469.01	\$0.00	\$2,469.01
272918865152001060	\$2,469.01	\$765.82	\$3,234.83
272918865152001070	\$2,469.01	\$765.82	\$3,234.83
272918865152001080	\$2,469.01	\$0.00	\$2,469.01
272918865152001090	\$2,469.01	\$0.00	\$2,469.01
272918865152001100	\$2,469.01	\$0.00	\$2,469.01
272918865152001110	\$2,469.01	\$0.00	\$2,469.01
272918865152001120	\$2,469.01	\$0.00	\$2,469.01
272918865152001130	\$2,469.01	\$539.74	\$3,008.75
272918865152001140	\$2,469.01	\$539.74	\$3,008.75
272918865152001150	\$2,469.01	\$539.74	\$3,008.75
272918865152001160	\$2,469.01	\$539.74	\$3,008.75
272918865152001170	\$2,469.01	\$0.00	\$2,469.01
272918865152001180	\$2,469.01	\$0.00	\$2,469.01
272918865152001190	\$2,469.01	\$0.00	\$2,469.01
272918865152001200	\$2,469.01	\$539.74	\$3,008.75
272918865152001210	\$2,469.01	\$0.00	\$2,469.01
272918865152001220	\$2,469.01	\$0.00	\$2,469.01
272918865152001230	\$2,469.01	\$0.00	\$2,469.01
272918865152001240	\$2,469.01	\$539.74	\$3,008.75
272918865152001250	\$2,469.01	\$539.74	\$3,008.75
272918865152001260	\$2,469.01	\$539.74	\$3,008.75

PARCEL ID	O&M	2015 Debt	Total
272918865152001270	\$2,469.01	\$0.00	\$2,469.01
272918865152001280	\$2,469.01	\$0.00	\$2,469.01
272918865152001290	\$2,469.01	\$0.00	\$2,469.01
272918865152001300	\$2,469.01	\$0.00	\$2,469.01
272918865152001310	\$2,469.01	\$0.00	\$2,469.01
272918865152001320	\$2,469.01	\$0.00	\$2,469.01
272918865152001330	\$2,469.01	\$539.74	\$3,008.75
272918865152001340	\$2,469.01	\$539.74	\$3,008.75
272918865152001350	\$2,469.01	\$0.00	\$2,469.01
272918865152001360	\$2,469.01	\$539.74	\$3,008.75
272918865152001370	\$2,469.01	\$0.00	\$2,469.01
272918865152001380	\$2,469.01	\$539.74	\$3,008.75
272918865152001390	\$2,469.01	\$0.00	\$2,469.01
272918865152001400	\$2,469.01	\$0.00	\$2,469.01
272918865152001410	\$2,469.01	\$0.00	\$2,469.01
272918865152001420	\$2,469.01	\$539.74	\$3,008.75
272918865152001430	\$2,469.01	\$539.74	\$3,008.75
272918865152001440	\$2,469.01	\$0.00	\$2,469.01
272918865152001450	\$2,469.01	\$539.74	\$3,008.75
272918865152001460	\$2,469.01	\$539.74	\$3,008.75
272918865152001470	\$2,469.01	\$0.00	\$2,469.01
272918865152001480	\$2,469.01	\$0.00	\$2,469.01
272918865152001490	\$2,469.01	\$539.74	\$3,008.75
272918865152001500	\$2,469.01	\$539.74	\$3,008.75
272918865152001510	\$2,469.01	\$539.74	\$3,008.75
272918865152001520	\$2,469.01	\$539.74	\$3,008.75
272918865152001530	\$2,469.01	\$539.74	\$3,008.75
272918865152001540	\$2,469.01	\$539.74	\$3,008.75
272918865152001550	\$2,469.01	\$539.74	\$3,008.75
272918865152001560	\$2,469.01	\$0.00	\$2,469.01
272918865152001570	\$2,469.01	\$0.00	\$2,469.01
272918865152001580	\$2,469.01	\$0.00	\$2,469.01
272918865152001590	\$2,469.01	\$0.00	\$2,469.01
272918865152001600	\$2,469.01	\$539.74	\$3,008.75
272918865152001610	\$2,469.01	\$0.00	\$2,469.01
272918865152001620	\$2,469.01	\$0.00	\$2,469.01
272918865152001630	\$2,469.01	\$0.00	\$2,469.01
272918865152001640	\$2,469.01	\$765.82	\$3,234.83
272918865152001650	\$2,469.01	\$0.00	\$2,469.01
272918865152001660	\$2,469.01	\$765.82	\$3,234.83
272918865152001670	\$2,469.01	\$765.82	\$3,234.83
272918865152001680	\$2,469.01	\$0.00	\$2,469.01
272918865152001690	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865152001700	\$2,469.01	\$765.82	\$3,234.83
272918865152001710	\$2,469.01	\$765.82	\$3,234.83
272918865152001720	\$2,469.01	\$0.00	\$2,469.01
272918865152001730	\$2,469.01	\$765.82	\$3,234.83
272918865152001740	\$2,469.01	\$0.00	\$2,469.01
272918865152001750	\$2,469.01	\$539.74	\$3,008.75
272918865152001760	\$2,469.01	\$765.82	\$3,234.83
272918865152001770	\$2,469.01	\$539.74	\$3,008.75
272918865152001780	\$2,469.01	\$0.00	\$2,469.01
272918865152001790	\$2,469.01	\$0.00	\$2,469.01
272918865152001800	\$2,469.01	\$0.00	\$2,469.01
272918865152001810	\$2,469.01	\$539.74	\$3,008.75
272918865152001820	\$2,469.01	\$0.00	\$2,469.01
272918865152001830	\$2,469.01	\$0.00	\$2,469.01
272918865152001840	\$2,469.01	\$539.74	\$3,008.75
272918865152001850	\$2,469.01	\$539.74	\$3,008.75
272918865152001860	\$2,469.01	\$0.00	\$2,469.01
272918865152001870	\$2,469.01	\$539.74	\$3,008.75
272918865152001880	\$2,469.01	\$0.00	\$2,469.01
272918865152001890	\$2,469.01	\$539.74	\$3,008.75
272918865152001900	\$2,469.01	\$0.00	\$2,469.01
272918865152001910	\$2,469.01	\$0.00	\$2,469.01
272918865152001920	\$2,469.01	\$0.00	\$2,469.01
272918865152001930	\$2,469.01	\$0.00	\$2,469.01
272918865152001940	\$2,469.01	\$0.00	\$2,469.01
272918865152001950	\$2,469.01	\$0.00	\$2,469.01
272918865152001960	\$2,469.01	\$539.74	\$3,008.75
272918865152001970	\$2,469.01	\$0.00	\$2,469.01
272918865152001980	\$2,469.01	\$0.00	\$2,469.01
272918865152001990	\$2,469.01	\$765.82	\$3,234.83
272918865152002000	\$2,469.01	\$539.74	\$3,008.75
272918865152002010	\$2,469.01	\$539.74	\$3,008.75
272918865152002020	\$2,469.01	\$539.74	\$3,008.75
272918865152002030	\$2,469.01	\$0.00	\$2,469.01
272918865152002040	\$2,469.01	\$765.82	\$3,234.83
272918865152002050	\$2,469.01	\$539.74	\$3,008.75
272918865152002060	\$2,469.01	\$539.74	\$3,008.75
272918865152002070	\$2,469.01	\$539.74	\$3,008.75
272918865152002080	\$2,469.01	\$765.82	\$3,234.83
272918865152002090	\$2,469.01	\$539.74	\$3,008.75
272918865152002100	\$2,469.01	\$539.74	\$3,008.75
272918865152002110	\$2,469.01	\$539.74	\$3,008.75
272918865152002120	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865152002130	\$2,469.01	\$539.74	\$3,008.75
272918865152002140	\$2,469.01	\$0.00	\$2,469.01
272918865152002150	\$2,469.01	\$0.00	\$2,469.01
272918865152002160	\$2,469.01	\$539.74	\$3,008.75
272918865152002170	\$2,469.01	\$0.00	\$2,469.01
272918865152002180	\$2,469.01	\$539.74	\$3,008.75
272918865152002190	\$2,469.01	\$0.00	\$2,469.01
272918865152002200	\$2,469.01	\$0.00	\$2,469.01
272918865152002210	\$2,469.01	\$0.00	\$2,469.01
272918865152002220	\$2,469.01	\$539.74	\$3,008.75
272918865152002230	\$2,469.01	\$539.74	\$3,008.75
272918865152002240	\$2,469.01	\$0.00	\$2,469.01
272918865152002250	\$2,469.01	\$0.00	\$2,469.01
272918865152002260	\$2,469.01	\$0.00	\$2,469.01
272918865152002270	\$2,469.01	\$539.74	\$3,008.75
272918865152002280	\$2,469.01	\$0.00	\$2,469.01
272918865152002290	\$2,469.01	\$539.74	\$3,008.75
272918865152002300	\$2,469.01	\$539.74	\$3,008.75
272918865152002310	\$2,469.01	\$539.74	\$3,008.75
272918865152002320	\$2,469.01	\$539.74	\$3,008.75
272918865152002330	\$2,469.01	\$539.74	\$3,008.75
272918865152002340	\$2,469.01	\$539.74	\$3,008.75
272918865152002350	\$2,469.01	\$539.74	\$3,008.75
272918865152002360	\$2,469.01	\$539.74	\$3,008.75
272918865152002370	\$2,469.01	\$539.74	\$3,008.75
272918865152002380	\$2,469.01	\$0.00	\$2,469.01
272918865152002390	\$2,469.01	\$765.82	\$3,234.83
272918865152002400	\$2,469.01	\$539.74	\$3,008.75
272918865152002410	\$2,469.01	\$539.74	\$3,008.75
272918865152002420	\$2,469.01	\$0.00	\$2,469.01
272918865152002430	\$2,469.01	\$539.74	\$3,008.75
272918865152002440	\$2,469.01	\$539.74	\$3,008.75
272918865152002450	\$2,469.01		\$2,469.01
272918865152002460	\$2,469.01	\$765.82	\$3,234.83
272918865152002470	\$2,469.01	\$539.74	\$3,008.75
272918865152002480	\$2,469.01	\$539.74	\$3,008.75
272918865152002490	\$2,469.01	\$0.00	\$2,469.01
272918865152002500	\$2,469.01	\$539.74	\$3,008.75
272918865152002510	\$2,469.01	\$539.74	\$3,008.75
272918865152002520	\$2,469.01	\$0.00	\$2,469.01
272918865152002530	\$2,469.01	\$539.74	\$3,008.75
272918865152002540	\$2,469.01	\$539.74	\$3,008.75
272918865152002550	\$2,469.01	\$539.74	\$3,008.75

PARCEL ID	O&M	2015 Debt	Total
272918865152002560	\$2,469.01	\$539.74	\$3,008.75
272918865152002570	\$2,469.01	\$539.74	\$3,008.75
272918865152002580	\$2,469.01	\$539.74	\$3,008.75
272918865152002590	\$2,469.01	\$539.74	\$3,008.75
272918865152002600	\$2,469.01	\$539.74	\$3,008.75
272918865152002610	\$2,469.01	\$0.00	\$2,469.01
272918865152002620	\$2,469.01	\$0.00	\$2,469.01
272918865152002630	\$2,469.01	\$0.00	\$2,469.01
272918865152002640	\$2,469.01	\$539.74	\$3,008.75
272918865152002650	\$2,469.01	\$539.74	\$3,008.75
272918865152002660	\$2,469.01	\$0.00	\$2,469.01
272918865152002670	\$2,469.01		\$2,469.01
272918865152002690	\$0.00	\$0.00	\$0.00
272918865152002700	\$0.00	\$0.00	\$0.00
272918865152002701	\$0.00	\$0.00	\$0.00
272918865152002710	\$0.00	\$0.00	\$0.00
272918865152002720	\$0.00	\$0.00	\$0.00
272918865152002730	\$0.00	\$0.00	\$0.00
272918865152002740	\$0.00	\$0.00	\$0.00
272918865152002750	\$0.00	\$0.00	\$0.00
272918865152002760	\$0.00	\$0.00	\$0.00
272918865152002770	\$0.00	\$0.00	\$0.00
272918865152002780	\$0.00	\$0.00	\$0.00
272918865152002800	\$2,469.01	\$539.74	\$3,008.75
272918865152002810	\$12,345.05	\$3,971.00	\$16,316.05
272918865153001010	\$2,469.01	\$684.62	\$3,153.63
272918865153001020	\$2,469.01	\$684.62	\$3,153.63
272918865153001030	\$2,469.01	\$684.62	\$3,153.63
272918865153001040	\$2,469.01	\$684.62	\$3,153.63
272918865153001050	\$2,469.01	\$684.62	\$3,153.63
272918865153001060	\$2,469.01	\$684.62	\$3,153.63
272918865153001070	\$2,469.01	\$0.00	\$2,469.01
272918865153001080	\$2,469.01	\$0.00	\$2,469.01
272918865153002010	\$2,469.01	\$684.62	\$3,153.63
272918865153002020	\$2,469.01	\$684.62	\$3,153.63
272918865153002030	\$2,469.01	\$684.62	\$3,153.63
272918865153002040	\$2,469.01	\$684.62	\$3,153.63
272918865153002050	\$2,469.01	\$684.62	\$3,153.63
272918865153002060	\$2,469.01	\$684.62	\$3,153.63
272918865153002070	\$2,469.01	\$684.62	\$3,153.63
272918865153002080	\$2,469.01	\$684.62	\$3,153.63
272918865153002090	\$2,469.01	\$684.62	\$3,153.63
272918865153002100	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865153002110	\$2,469.01	\$684.62	\$3,153.63
272918865153002120	\$2,469.01	\$0.00	\$2,469.01
272918865153010000	\$0.00	\$0.00	\$0.00
272918865153020000	\$0.00	\$0.00	\$0.00
272918865154006000	\$2,469.01	\$765.82	\$3,234.83
272918865154006010	\$2,469.01	\$765.82	\$3,234.83
272918865154006020	\$2,469.01	\$0.00	\$2,469.01
272918865154006030	\$2,469.01	\$765.82	\$3,234.83
272918865154006040	\$2,469.01	\$0.00	\$2,469.01
272918865154006050	\$2,469.01	\$0.00	\$2,469.01
272918865154006060	\$2,469.01	\$765.82	\$3,234.83
272918865154006070	\$2,469.01	\$765.82	\$3,234.83
272918865154006080	\$2,469.01	\$0.00	\$2,469.01
272918865154006090	\$2,469.01	\$765.82	\$3,234.83
272918865154006100	\$2,469.01	\$765.82	\$3,234.83
272918865154006110	\$2,469.01	\$0.00	\$2,469.01
272918865154006120	\$2,469.01	\$0.00	\$2,469.01
272918865154006130	\$2,469.01	\$0.00	\$2,469.01
272918865154006140	\$2,469.01	\$0.00	\$2,469.01
272918865154006150	\$2,469.01	\$0.00	\$2,469.01
272918865154006160	\$2,469.01	\$0.00	\$2,469.01
272918865154006170	\$2,469.01	\$765.82	\$3,234.83
272918865154006180	\$2,469.01	\$0.00	\$2,469.01
272918865154006190	\$2,469.01	\$0.00	\$2,469.01
272918865154006200	\$2,469.01	\$765.82	\$3,234.83
272918865154006210	\$2,469.01	\$0.00	\$2,469.01
272918865154006220	\$2,469.01	\$765.82	\$3,234.83
272918865154006230	\$2,469.01	\$0.00	\$2,469.01
272918865154006240	\$2,469.01	\$0.00	\$2,469.01
272918865154006250	\$2,469.01	\$0.00	\$2,469.01
272918865154006260	\$2,469.01	\$765.82	\$3,234.83
272918865154006270	\$2,469.01	\$0.00	\$2,469.01
272918865154006280	\$2,469.01	\$0.00	\$2,469.01
272918865154006290	\$2,469.01	\$765.82	\$3,234.83
272918865154006300	\$2,469.01	\$0.00	\$2,469.01
272918865154006310	\$2,469.01	\$0.00	\$2,469.01
272918865154006320	\$2,469.01	\$765.82	\$3,234.83
272918865154006330	\$2,469.01	\$765.82	\$3,234.83
272918865154006340	\$2,469.01	\$765.82	\$3,234.83
272918865154006350	\$2,469.01	\$0.00	\$2,469.01
272918865154006360	\$2,469.01	\$0.00	\$2,469.01
272918865154006370	\$2,469.01	\$0.00	\$2,469.01
272918865154006380	\$2,469.01	\$765.82	\$3,234.83

PARCEL ID	O&M	2015 Debt	Total
272918865154006390	\$2,469.01	\$0.00	\$2,469.01
272918865154006400	\$2,469.01	\$765.82	\$3,234.83
272918865154006410	\$2,469.01	\$765.82	\$3,234.83
272918865154006420	\$2,469.01	\$0.00	\$2,469.01
272918865154006430	\$2,469.01	\$0.00	\$2,469.01
272918865154006440	\$2,469.01	\$0.00	\$2,469.01
272918865154006450	\$2,469.01	\$765.82	\$3,234.83
272918865154006460	\$2,469.01	\$765.82	\$3,234.83
272918865154006470	\$2,469.01	\$0.00	\$2,469.01
272918865154006480	\$2,469.01	\$0.00	\$2,469.01
272918865154006490	\$2,469.01	\$0.00	\$2,469.01
272918865154006500	\$2,469.01	\$0.00	\$2,469.01
272918865154006510	\$2,469.01	\$0.00	\$2,469.01
272918865154006520	\$2,469.01	\$765.82	\$3,234.83
272918865154006530	\$2,469.01	\$0.00	\$2,469.01
272918865154006540	\$2,469.01	\$0.00	\$2,469.01
272918865154006550	\$2,469.01	\$0.00	\$2,469.01
272918865154006560	\$2,469.01	\$0.00	\$2,469.01
272918865154006570	\$2,469.01	\$0.00	\$2,469.01
272918865154006580	\$2,469.01	\$0.00	\$2,469.01
272918865154006590	\$2,469.01	\$0.00	\$2,469.01
272918865154006600	\$2,469.01	\$0.00	\$2,469.01
272918865154006610	\$2,469.01	\$765.82	\$3,234.83
272918865154006620	\$2,469.01	\$765.82	\$3,234.83
272918865154006630	\$2,469.01	\$0.00	\$2,469.01
272918865154006640	\$2,469.01	\$765.82	\$3,234.83
272918865154006650	\$2,469.01	\$765.82	\$3,234.83
272918865154006660	\$2,469.01	\$0.00	\$2,469.01
272918865154006670	\$2,469.01	\$0.00	\$2,469.01
272918865154006680	\$2,469.01	\$0.00	\$2,469.01
272918865154006690	\$2,469.01	\$765.82	\$3,234.83
272918865154006700	\$2,469.01	\$0.00	\$2,469.01
272918865154006710	\$2,469.01	\$0.00	\$2,469.01
272918865154006720	\$2,469.01	\$765.82	\$3,234.83
272918865154006730	\$2,469.01	\$0.00	\$2,469.01
272918865154006740	\$2,469.01	\$0.00	\$2,469.01
272918865154006750	\$2,469.01	\$0.00	\$2,469.01
272918865154006760	\$2,469.01	\$765.82	\$3,234.83
272918865154006770	\$2,469.01	\$0.00	\$2,469.01
272918865154006780	\$2,469.01	\$0.00	\$2,469.01
272918865154006790	\$2,469.01	\$0.00	\$2,469.01
272918865154006800	\$2,469.01	\$0.00	\$2,469.01
272918865154006810	\$2,469.01	\$765.82	\$3,234.83

PARCEL ID	O&M	2015 Debt	Total
272918865154006820	\$2,469.01	\$0.00	\$2,469.01
272918865154006830	\$2,469.01	\$765.82	\$3,234.83
272918865154006840	\$2,469.01	\$765.82	\$3,234.83
272918865154006850	\$2,469.01	\$0.00	\$2,469.01
272918865154006860	\$2,469.01	\$765.82	\$3,234.83
272918865154006870	\$2,469.01	\$0.00	\$2,469.01
272918865154006880	\$2,469.01	\$765.82	\$3,234.83
272918865154006890	\$2,469.01	\$765.82	\$3,234.83
272918865154006900	\$2,469.01	\$0.00	\$2,469.01
272918865154006910	\$2,469.01	\$0.00	\$2,469.01
272918865154006920	\$2,469.01	\$0.00	\$2,469.01
272918865154006930	\$2,469.01	\$0.00	\$2,469.01
272918865154006940	\$2,469.01	\$0.00	\$2,469.01
272918865154006950	\$2,469.01	\$0.00	\$2,469.01
272918865154006960	\$2,469.01	\$0.00	\$2,469.01
272918865154006970	\$2,469.01	\$0.00	\$2,469.01
272918865154006980	\$2,469.01	\$765.82	\$3,234.83
272918865154006990	\$2,469.01	\$0.00	\$2,469.01
272918865154007000	\$2,469.01	\$765.82	\$3,234.83
272918865154007010	\$2,469.01	\$0.00	\$2,469.01
272918865154007020	\$2,469.01	\$765.82	\$3,234.83
272918865154007030	\$2,469.01	\$0.00	\$2,469.01
272918865154007040	\$2,469.01	\$765.82	\$3,234.83
272918865154007050	\$2,469.01	\$765.82	\$3,234.83
272918865154007060	\$2,469.01	\$765.82	\$3,234.83
272918865154007070	\$2,469.01	\$539.74	\$3,008.75
272918865154007080	\$2,469.01	\$765.82	\$3,234.83
272918865154007090	\$2,469.01	\$539.74	\$3,008.75
272918865154007100	\$0.00	\$0.00	\$0.00
272918865155008000	\$2,469.01	\$765.82	\$3,234.83
272918865155008010	\$2,469.01	\$765.82	\$3,234.83
272918865155008020	\$2,469.01	\$765.82	\$3,234.83
272918865155008030	\$2,469.01	\$0.00	\$2,469.01
272918865155008040	\$2,469.01	\$765.82	\$3,234.83
272918865155008050	\$2,469.01	\$765.82	\$3,234.83
272918865155008060	\$2,469.01	\$0.00	\$2,469.01
272918865155008070	\$2,469.01	\$765.82	\$3,234.83
272918865155008080	\$2,469.01	\$0.00	\$2,469.01
272918865155008090	\$2,469.01	\$0.00	\$2,469.01
272918865155008100	\$2,469.01	\$765.82	\$3,234.83
272918865155008110	\$2,469.01	\$765.82	\$3,234.83
272918865155008120	\$2,469.01	\$765.82	\$3,234.83
272918865155008130	\$2,469.01	\$765.82	\$3,234.83

PARCEL ID	O&M	2015 Debt	Total
272918865155008140	\$2,469.01	\$765.82	\$3,234.83
272918865155008150	\$2,469.01	\$0.00	\$2,469.01
272918865155008160	\$2,469.01	\$765.82	\$3,234.83
272918865155008170	\$2,469.01	\$765.82	\$3,234.83
272918865155008180	\$2,469.01	\$765.82	\$3,234.83
272918865155008190	\$2,469.01	\$765.82	\$3,234.83
272918865155008200	\$2,469.01	\$765.82	\$3,234.83
272918865155008210	\$2,469.01	\$0.00	\$2,469.01
272918865155008220	\$2,469.01	\$0.00	\$2,469.01
272918865155008230	\$2,469.01	\$0.00	\$2,469.01
272918865155008240	\$2,469.01	\$765.82	\$3,234.83
272918865155008250	\$2,469.01	\$0.00	\$2,469.01
272918865155008260	\$2,469.01	\$765.82	\$3,234.83
272918865155008270	\$2,469.01	\$0.00	\$2,469.01
272918865155008280	\$2,469.01	\$765.82	\$3,234.83
272918865155008290	\$2,469.01	\$765.82	\$3,234.83
272918865155008300	\$2,469.01	\$0.00	\$2,469.01
272918865155008310	\$2,469.01	\$765.82	\$3,234.83
272918865155008320	\$2,469.01	\$765.82	\$3,234.83
272918865155008330	\$2,469.01	\$765.82	\$3,234.83
272918865155008340	\$2,469.01	\$765.82	\$3,234.83
272918865155008350	\$2,469.01	\$765.82	\$3,234.83
272918865155008360	\$2,469.01	\$765.82	\$3,234.83
272918865155008370	\$2,469.01	\$0.00	\$2,469.01
272918865155008380	\$2,469.01	\$765.82	\$3,234.83
272918865155008390	\$2,469.01	\$765.82	\$3,234.83
272918865155008400	\$2,469.01	\$765.82	\$3,234.83
272918865155008410	\$2,469.01	\$765.82	\$3,234.83
272918865155008420	\$2,469.01	\$765.82	\$3,234.83
272918865155008430	\$2,469.01	\$0.00	\$2,469.01
272918865155008440	\$2,469.01	\$765.82	\$3,234.83
272918865155008450	\$2,469.01	\$765.82	\$3,234.83
272918865155008460	\$2,469.01	\$765.82	\$3,234.83
272918865155008470	\$2,469.01	\$765.82	\$3,234.83
272918865155008480	\$2,469.01	\$0.00	\$2,469.01
272918865155008490	\$2,469.01	\$0.00	\$2,469.01
272918865155008500	\$2,469.01	\$765.82	\$3,234.83
272918865155008510	\$2,469.01	\$765.82	\$3,234.83
272918865155008520	\$2,469.01	\$765.82	\$3,234.83
272918865155008530	\$2,469.01	\$765.82	\$3,234.83
272918865155008540	\$2,469.01	\$0.00	\$2,469.01
272918865155008550	\$2,469.01	\$765.82	\$3,234.83
272918865155008560	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865155008570	\$2,469.01	\$0.00	\$2,469.01
272918865155008580	\$2,469.01	\$0.00	\$2,469.01
272918865155008590	\$2,469.01	\$0.00	\$2,469.01
272918865155008600	\$2,469.01	\$765.82	\$3,234.83
272918865155008610	\$2,469.01	\$765.82	\$3,234.83
272918865155008620	\$2,469.01	\$0.00	\$2,469.01
272918865155008630	\$2,469.01	\$765.82	\$3,234.83
272918865155008640	\$2,469.01	\$765.82	\$3,234.83
272918865155008650	\$2,469.01	\$0.00	\$2,469.01
272918865155008660	\$2,469.01	\$0.00	\$2,469.01
272918865155008670	\$2,469.01	\$765.82	\$3,234.83
272918865155008680	\$2,469.01	\$0.00	\$2,469.01
272918865155008690	\$2,469.01	\$765.82	\$3,234.83
272918865155008700	\$2,469.01	\$765.82	\$3,234.83
272918865155008710	\$2,469.01	\$765.82	\$3,234.83
272918865155008720	\$2,469.01	\$765.82	\$3,234.83
272918865155008730	\$2,469.01	\$0.00	\$2,469.01
272918865155008740	\$2,469.01	\$765.82	\$3,234.83
272918865155008750	\$2,469.01	\$0.00	\$2,469.01
272918865155008760	\$2,469.01	\$0.00	\$2,469.01
272918865155008770	\$2,469.01	\$765.82	\$3,234.83
272918865155008780	\$2,469.01	\$765.82	\$3,234.83
272918865155008790	\$2,469.01	\$0.00	\$2,469.01
272918865155008800	\$2,469.01	\$765.82	\$3,234.83
272918865155008810	\$2,469.01	\$765.82	\$3,234.83
272918865155008820	\$0.00	\$0.00	\$0.00
272918865156009010	\$2,469.01	\$0.00	\$2,469.01
272918865156009020	\$2,469.01	\$977.74	\$3,446.75
272918865156009030	\$2,469.01	\$0.00	\$2,469.01
272918865156009040	\$2,469.01	\$977.74	\$3,446.75
272918865156009050	\$2,469.01	\$0.00	\$2,469.01
272918865156009060	\$2,469.01	\$977.74	\$3,446.75
272918865156009070	\$2,469.01	\$0.00	\$2,469.01
272918865156009080	\$2,469.01	\$977.74	\$3,446.75
272918865156009090	\$2,469.01	\$977.74	\$3,446.75
272918865156009100	\$2,469.01	\$977.74	\$3,446.75
272918865156009110	\$2,469.01	\$977.74	\$3,446.75
272918865156009120	\$2,469.01	\$977.74	\$3,446.75
272918865156009130	\$2,469.01	\$0.00	\$2,469.01
272918865156009140	\$2,469.01	\$0.00	\$2,469.01
272918865156009150	\$2,469.01	\$977.74	\$3,446.75
272918865156009160	\$2,469.01	\$977.74	\$3,446.75
272918865156009170	\$2,469.01	\$977.74	\$3,446.75

PARCEL ID	O&M	2015 Debt	Total
272918865156009180	\$2,469.01	\$977.74	\$3,446.75
272918865156009190	\$2,469.01	\$0.00	\$2,469.01
272918865156009200	\$2,469.01	\$0.00	\$2,469.01
272918865156009210	\$2,469.01	\$977.74	\$3,446.75
272918865156009220	\$2,469.01	\$0.00	\$2,469.01
272918865156009230	\$2,469.01	\$977.74	\$3,446.75
272918865156009240	\$2,469.01		\$2,469.01
272918865156009250	\$2,469.01	\$0.00	\$2,469.01
272918865156009260	\$2,469.01	\$0.00	\$2,469.01
272918865156009270	\$2,469.01	\$977.74	\$3,446.75
272918865156009280	\$2,469.01	\$977.74	\$3,446.75
272918865156009290	\$2,469.01	\$977.74	\$3,446.75
272918865156009300	\$2,469.01	\$977.74	\$3,446.75
272918865156009310	\$2,469.01	\$0.00	\$2,469.01
272918865156009320	\$2,469.01	\$0.00	\$2,469.01
272918865156009330	\$2,469.01	\$977.74	\$3,446.75
272918865156009340	\$2,469.01	\$977.74	\$3,446.75
272918865156009350	\$2,469.01	\$977.74	\$3,446.75
272918865156009360	\$2,469.01	\$977.74	\$3,446.75
272918865156009370	\$2,469.01	\$977.74	\$3,446.75
272918865156009380	\$2,469.01	\$0.00	\$2,469.01
272918865156009390	\$2,469.01	\$977.74	\$3,446.75
272918865156009400	\$2,469.01	\$977.74	\$3,446.75
272918865156009410	\$2,469.01	\$977.74	\$3,446.75
272918865156009420	\$2,469.01	\$977.74	\$3,446.75
272918865156009430	\$2,469.01	\$977.74	\$3,446.75
272918865156009440	\$2,469.01	\$977.74	\$3,446.75
272918865156009450	\$2,469.01	\$977.74	\$3,446.75
272918865156009460	\$2,469.01	\$0.00	\$2,469.01
272918865156009470	\$2,469.01	\$977.74	\$3,446.75
272918865156009480	\$2,469.01	\$977.74	\$3,446.75
272918865156009490	\$2,469.01	\$0.00	\$2,469.01
272918865156009500	\$2,469.01	\$977.74	\$3,446.75
272918865156009510	\$2,469.01	\$0.00	\$2,469.01
272918865156009520	\$2,469.01	\$977.74	\$3,446.75
272918865156009530	\$0.00	\$0.00	\$0.00
272918865156009540	\$0.00	\$0.00	\$0.00
272918865157009540	\$2,469.01	\$977.74	\$3,446.75
272918865157009550	\$2,469.01	\$977.74	\$3,446.75
272918865157009560	\$2,469.01	\$977.74	\$3,446.75
272918865157009570	\$2,469.01	\$0.00	\$2,469.01
272918865157009580	\$2,469.01	\$977.74	\$3,446.75
272918865157009590	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272918865157009600	\$2,469.01	\$977.74	\$3,446.75
272918865157009610	\$2,469.01	\$977.74	\$3,446.75
272918865157009620	\$2,469.01	\$977.74	\$3,446.75
272918865157009630	\$0.00	\$0.00	\$0.00
272918865157009640	\$0.00	\$0.00	\$0.00
272919865200003160	\$2,469.01	\$0.00	\$2,469.01
272919865200003170	\$2,469.01	\$0.00	\$2,469.01
272919865200003180	\$2,469.01	\$0.00	\$2,469.01
272919865200003190	\$2,469.01	\$0.00	\$2,469.01
272919865200003200	\$2,469.01	\$765.82	\$3,234.83
272919865200003210	\$2,469.01	\$765.82	\$3,234.83
272919865200003220	\$2,469.01	\$0.00	\$2,469.01
272919865200003230	\$2,469.01	\$765.82	\$3,234.83
272919865200003240	\$2,469.01	\$0.00	\$2,469.01
272919865200003250	\$2,469.01	\$765.82	\$3,234.83
272919865200003260	\$2,469.01	\$765.82	\$3,234.83
272919865200003270	\$2,469.01	\$765.82	\$3,234.83
272919865200003280	\$2,469.01	\$765.82	\$3,234.83
272919865200003290	\$2,469.01	\$765.82	\$3,234.83
272919865200003300	\$2,469.01	\$0.00	\$2,469.01
272919865200003310	\$2,469.01	\$765.82	\$3,234.83
272919865200003320	\$2,469.01	\$765.82	\$3,234.83
272919865200003330	\$2,469.01	\$765.82	\$3,234.83
272919865200003340	\$2,469.01	\$765.82	\$3,234.83
272919865200003350	\$2,469.01	\$765.82	\$3,234.83
272919865200003360	\$2,469.01	\$0.00	\$2,469.01
272919865200003370	\$2,469.01	\$0.00	\$2,469.01
272919865200003380	\$2,469.01	\$0.00	\$2,469.01
272919865200003390	\$2,469.01	\$0.00	\$2,469.01
272919865200003400	\$2,469.01	\$0.00	\$2,469.01
272919865200003410	\$2,469.01	\$765.82	\$3,234.83
272919865200003420	\$2,469.01	\$765.82	\$3,234.83
272919865200003430	\$2,469.01	\$0.00	\$2,469.01
272919865200003440	\$2,469.01	\$765.82	\$3,234.83
272919865200003450	\$2,469.01	\$765.82	\$3,234.83
272919865200003460	\$2,469.01	\$0.00	\$2,469.01
272919865200003470	\$2,469.01	\$0.00	\$2,469.01
272919865200003480	\$2,469.01	\$765.82	\$3,234.83
272919865200003490	\$2,469.01	\$0.00	\$2,469.01
272919865200003500	\$2,469.01	\$765.82	\$3,234.83
272919865200003510	\$2,469.01	\$0.00	\$2,469.01
272919865200003520	\$2,469.01	\$0.00	\$2,469.01
272919865200003530	\$2,469.01	\$765.82	\$3,234.83

PARCEL ID	O&M	2015 Debt	Total
272919865200003540	\$2,469.01	\$765.82	\$3,234.83
272919865200003550	\$2,469.01	\$0.00	\$2,469.01
272919865200003560	\$2,469.01	\$765.82	\$3,234.83
272919865200003570	\$2,469.01	\$0.00	\$2,469.01
272919865200003580	\$2,469.01	\$765.82	\$3,234.83
272919865200003590	\$2,469.01	\$765.82	\$3,234.83
272919865200003600	\$2,469.01	\$765.82	\$3,234.83
272919865200003610	\$2,469.01	\$765.82	\$3,234.83
272919865200003620	\$2,469.01	\$765.82	\$3,234.83
272919865200003630	\$2,469.01	\$765.82	\$3,234.83
272919865200003640	\$2,469.01	\$539.74	\$3,008.75
272919865200003650	\$2,469.01	\$0.00	\$2,469.01
272919865200003660	\$2,469.01	\$765.82	\$3,234.83
272919865200003670	\$2,469.01	\$765.82	\$3,234.83
272919865200003680	\$2,469.01	\$0.00	\$2,469.01
272919865200003690	\$2,469.01	\$765.82	\$3,234.83
272919865200003700	\$2,469.01	\$0.00	\$2,469.01
272919865200003710	\$2,469.01	\$765.82	\$3,234.83
272919865200003720	\$2,469.01	\$765.82	\$3,234.83
272919865200003730	\$2,469.01	\$0.00	\$2,469.01
272919865200003740	\$2,469.01	\$0.00	\$2,469.01
272919865200003750	\$2,469.01	\$765.82	\$3,234.83
272919865200003760	\$2,469.01	\$765.82	\$3,234.83
272919865200003770	\$2,469.01	\$765.82	\$3,234.83
272919865200003780	\$2,469.01	\$0.00	\$2,469.01
272919865200003790	\$2,469.01	\$0.00	\$2,469.01
272919865200003800	\$2,469.01	\$765.82	\$3,234.83
272919865200003810	\$2,469.01	\$539.74	\$3,008.75
272919865200003820	\$2,469.01	\$765.82	\$3,234.83
272919865200003830	\$2,469.01	\$765.82	\$3,234.83
272919865200003840	\$2,469.01	\$765.82	\$3,234.83
272919865200003850	\$2,469.01	\$765.82	\$3,234.83
272919865200003860	\$2,469.01	\$0.00	\$2,469.01
272919865200003870	\$2,469.01	\$0.00	\$2,469.01
272919865200003880	\$2,469.01	\$0.00	\$2,469.01
272919865200003890	\$2,469.01	\$765.82	\$3,234.83
272919865200003900	\$2,469.01	\$765.82	\$3,234.83
272919865200003910	\$2,469.01	\$0.00	\$2,469.01
272919865200003920	\$2,469.01	\$0.00	\$2,469.01
272919865200003930	\$2,469.01	\$539.74	\$3,008.75
272919865200003940	\$2,469.01	\$765.82	\$3,234.83
272919865200003950	\$2,469.01	\$539.74	\$3,008.75
272919865200003960	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272919865200003970	\$2,469.01	\$765.82	\$3,234.83
272919865200003980	\$2,469.01	\$765.82	\$3,234.83
272919865200003990	\$2,469.01	\$765.82	\$3,234.83
272919865200004000	\$2,469.01	\$765.82	\$3,234.83
272919865200004010	\$2,469.01	\$765.82	\$3,234.83
272919865200004020	\$2,469.01	\$765.82	\$3,234.83
272919865200004030	\$2,469.01	\$0.00	\$2,469.01
272919865200004040	\$2,469.01	\$0.00	\$2,469.01
272919865200004050	\$2,469.01	\$0.00	\$2,469.01
272919865200004060	\$2,469.01	\$765.82	\$3,234.83
272919865200004070	\$2,469.01	\$765.82	\$3,234.83
272919865200004080	\$2,469.01	\$0.00	\$2,469.01
272919865200004090	\$2,469.01	\$0.00	\$2,469.01
272919865200004100	\$2,469.01	\$0.00	\$2,469.01
272919865200004110	\$2,469.01	\$0.00	\$2,469.01
272919865200004120	\$2,469.01	\$0.00	\$2,469.01
272919865200004130	\$2,469.01	\$765.82	\$3,234.83
272919865200004140	\$2,469.01	\$765.82	\$3,234.83
272919865200004150	\$2,469.01	\$765.82	\$3,234.83
272919865200004160	\$2,469.01	\$0.00	\$2,469.01
272919865200004170	\$2,469.01	\$765.82	\$3,234.83
272919865200004180	\$2,469.01	\$765.82	\$3,234.83
272919865200004190	\$2,469.01	\$765.82	\$3,234.83
272919865200004200	\$2,469.01	\$0.00	\$2,469.01
272919865200004210	\$2,469.01	\$0.00	\$2,469.01
272919865200004220	\$2,469.01	\$765.82	\$3,234.83
272919865200004230	\$2,469.01	\$765.82	\$3,234.83
272919865200004240	\$2,469.01	\$0.00	\$2,469.01
272919865200004250	\$2,469.01	\$765.82	\$3,234.83
272919865200004260	\$2,469.01	\$765.82	\$3,234.83
272919865200004270	\$2,469.01	\$0.00	\$2,469.01
272919865200004280	\$2,469.01	\$539.74	\$3,008.75
272919865200004290	\$2,469.01	\$539.74	\$3,008.75
272919865200004300	\$2,469.01	\$539.74	\$3,008.75
272919865200004310	\$2,469.01	\$765.82	\$3,234.83
272919865200004320	\$2,469.01	\$0.00	\$2,469.01
272919865200004330	\$2,469.01	\$0.00	\$2,469.01
272919865200004340	\$2,469.01	\$539.74	\$3,008.75
272919865200004350	\$2,469.01	\$0.00	\$2,469.01
272919865200004360	\$2,469.01	\$0.00	\$2,469.01
272919865200004370	\$2,469.01	\$539.74	\$3,008.75
272919865200004380	\$2,469.01	\$539.74	\$3,008.75
272919865200004390	\$2,469.01	\$539.74	\$3,008.75

PARCEL ID	O&M	2015 Debt	Total
272919865200004400	\$2,469.01	\$765.82	\$3,234.83
272919865200004410	\$2,469.01	\$765.82	\$3,234.83
272919865200004420	\$2,469.01	\$0.00	\$2,469.01
272919865200004430	\$2,469.01	\$0.00	\$2,469.01
272919865200004440	\$2,469.01	\$539.74	\$3,008.75
272919865200004450	\$2,469.01	\$765.82	\$3,234.83
272919865200004460	\$2,469.01	\$0.00	\$2,469.01
272919865200004470	\$2,469.01	\$0.00	\$2,469.01
272919865200004480	\$2,469.01	\$0.00	\$2,469.01
272919865200004490	\$2,469.01	\$0.00	\$2,469.01
272919865200004500	\$2,469.01	\$0.00	\$2,469.01
272919865200004510	\$2,469.01	\$539.74	\$3,008.75
272919865200004520	\$2,469.01	\$539.74	\$3,008.75
272919865200004530	\$2,469.01	\$0.00	\$2,469.01
272919865200004540	\$2,469.01	\$539.74	\$3,008.75
272919865200004550	\$2,469.01	\$0.00	\$2,469.01
272919865200004560	\$2,469.01	\$0.00	\$2,469.01
272919865200004570	\$2,469.01	\$539.74	\$3,008.75
272919865200004580	\$2,469.01	\$0.00	\$2,469.01
272919865200004590	\$2,469.01	\$0.00	\$2,469.01
272919865200004600	\$2,469.01	\$0.00	\$2,469.01
272919865200004610	\$2,469.01	\$0.00	\$2,469.01
272919865200004620	\$2,469.01	\$539.74	\$3,008.75
272919865200004630	\$2,469.01	\$0.00	\$2,469.01
272919865200004640	\$2,469.01	\$765.82	\$3,234.83
272919865200004650	\$2,469.01	\$0.00	\$2,469.01
272919865200004660	\$2,469.01	\$765.82	\$3,234.83
272919865200004670	\$2,469.01	\$539.74	\$3,008.75
272919865200004680	\$2,469.01	\$539.74	\$3,008.75
272919865200004690	\$2,469.01	\$0.00	\$2,469.01
272919865200004700	\$2,469.01	\$765.82	\$3,234.83
272919865200004710	\$2,469.01	\$0.00	\$2,469.01
272919865200004720	\$2,469.01	\$539.74	\$3,008.75
272919865200004730	\$2,469.01	\$765.82	\$3,234.83
272919865200004740	\$2,469.01	\$0.00	\$2,469.01
272919865200004750	\$2,469.01	\$765.82	\$3,234.83
272919865200004760	\$2,469.01	\$765.82	\$3,234.83
272919865200004770	\$2,469.01	\$765.82	\$3,234.83
272919865200004780	\$2,469.01	\$539.74	\$3,008.75
272919865200004790	\$2,469.01	\$765.82	\$3,234.83
272919865200004800	\$2,469.01	\$539.74	\$3,008.75
272919865200004810	\$2,469.01	\$0.00	\$2,469.01
272919865200004820	\$2,469.01	\$0.00	\$2,469.01

PARCEL ID	O&M	2015 Debt	Total
272919865200004830	\$2,469.01	\$539.74	\$3,008.75
272919865200004840	\$2,469.01	\$0.00	\$2,469.01
272919865200004850	\$2,469.01	\$539.74	\$3,008.75
272919865200004860	\$2,469.01	\$0.00	\$2,469.01
272919865200004870	\$2,469.01	\$0.00	\$2,469.01
272919865200004880	\$2,469.01		\$2,469.01
272919865200004890	\$2,469.01	\$0.00	\$2,469.01
272919865200004900	\$2,469.01	\$0.00	\$2,469.01
272919865200004910	\$2,469.01	\$765.82	\$3,234.83
272919865200004920	\$2,469.01	\$765.82	\$3,234.83
272919865200004930	\$2,469.01	\$765.82	\$3,234.83
272919865200004940	\$2,469.01	\$765.82	\$3,234.83
272919865200004950	\$2,469.01	\$0.00	\$2,469.01
272919865200004960	\$2,469.01	\$765.82	\$3,234.83
272919865200004970	\$2,469.01	\$0.00	\$2,469.01
272919865200004980	\$2,469.01	\$0.00	\$2,469.01
272919865200004990	\$2,469.01	\$0.00	\$2,469.01
272919865200005000	\$2,469.01	\$0.00	\$2,469.01
272919865200005010	\$2,469.01	\$765.82	\$3,234.83
272919865200005020	\$2,469.01	\$0.00	\$2,469.01
272919865200005030	\$2,469.01	\$0.00	\$2,469.01
272919865200005040	\$2,469.01	\$539.74	\$3,008.75
272919865200005050	\$2,469.01	\$539.74	\$3,008.75
272919865200005060	\$2,469.01	\$0.00	\$2,469.01
272919865200005070	\$2,469.01	\$0.00	\$2,469.01
272919865200005080	\$2,469.01	\$0.00	\$2,469.01
272919865200005090	\$2,469.01	\$0.00	\$2,469.01
272919865200005100	\$2,469.01	\$0.00	\$2,469.01
272919865200005110	\$2,469.01	\$0.00	\$2,469.01
272919865200005120	\$2,469.01	\$0.00	\$2,469.01
272919865200005130	\$2,469.01	\$765.82	\$3,234.83
272919865200005140	\$2,469.01	\$765.82	\$3,234.83
272919865200005150	\$2,469.01	\$765.82	\$3,234.83
272919865200005160	\$2,469.01	\$0.00	\$2,469.01
272919865200005170	\$2,469.01	\$0.00	\$2,469.01
272919865200005180	\$2,469.01	\$765.82	\$3,234.83
272919865200005190	\$2,469.01	\$0.00	\$2,469.01
272919865200005200	\$2,469.01	\$765.82	\$3,234.83
272919865200005210	\$2,469.01	\$0.00	\$2,469.01
272919865200005220	\$2,469.01	\$0.00	\$2,469.01
272919865200005230	\$2,469.01	\$765.82	\$3,234.83
272919865200005240	\$2,469.01	\$0.00	\$2,469.01
272919865200005251	\$2,469.01	\$539.74	\$3,008.75

PARCEL ID	O&M	2015 Debt	Total
272919865200005260	\$2,469.01	\$765.82	\$3,234.83
272919865200005270	\$2,469.01	\$765.82	\$3,234.83
272919865200005280	\$2,469.01	\$0.00	\$2,469.01
272919865200005290	\$2,469.01	\$765.82	\$3,234.83
272919865200005300	\$2,469.01	\$765.82	\$3,234.83
272919865200005310	\$2,469.01	\$765.82	\$3,234.83
272919865200005320	\$2,469.01	\$0.00	\$2,469.01
272919865200005330	\$2,469.01	\$765.82	\$3,234.83
272919865200005340	\$2,469.01	\$765.82	\$3,234.83
272919865200005350	\$2,469.01	\$0.00	\$2,469.01
272919865200005360	\$2,469.01	\$765.82	\$3,234.83
272919865200005370	\$2,469.01	\$0.00	\$2,469.01
272919865200005380	\$2,469.01	\$0.00	\$2,469.01
272919865200005390	\$2,469.01	\$765.82	\$3,234.83
272919865200005400	\$0.00	\$0.00	\$0.00
272919865200005421	\$0.00	\$0.00	\$0.00
272919865200005430	\$2,469.01	\$765.82	\$3,234.83
272919865200005440	\$2,469.01	\$765.82	\$3,234.83
272919865200005450	\$2,469.01	\$765.82	\$3,234.83
272919865200005460	\$2,469.01	\$765.82	\$3,234.83
272919865200005470	\$2,469.01	\$0.00	\$2,469.01
272919865200005480	\$2,469.01	\$0.00	\$2,469.01
272919865200005490	\$2,469.01	\$765.82	\$3,234.83
272919865200005500	\$2,469.01	\$765.82	\$3,234.83
272919865200005510	\$2,469.01	\$0.00	\$2,469.01
272919865200005520	\$2,469.01	\$765.82	\$3,234.83
272919865200005530	\$2,469.01	\$765.82	\$3,234.83
272919865200005540	\$2,469.01	\$765.82	\$3,234.83
272919865200005550	\$2,469.01	\$765.82	\$3,234.83
272919865200005560	\$2,469.01	\$0.00	\$2,469.01
272919865200005570	\$2,469.01	\$765.82	\$3,234.83
272919865200005580	\$2,469.01	\$765.82	\$3,234.83
272919865200005590	\$2,469.01	\$765.82	\$3,234.83
272919865200005600	\$2,469.01	\$0.00	\$2,469.01
272919865200005610	\$2,469.01	\$765.82	\$3,234.83
272919865200005620	\$2,469.01	\$765.82	\$3,234.83
272919865200005630	\$2,469.01	\$765.82	\$3,234.83
272919865200005640	\$2,469.01	\$765.82	\$3,234.83
272919865200005650	\$2,469.01	\$0.00	\$2,469.01
272919865200005660	\$2,469.01	\$0.00	\$2,469.01
272919865200005670	\$2,469.01	\$765.82	\$3,234.83
272919865200005680	\$2,469.01	\$0.00	\$2,469.01
272919865200005690	\$2,469.01	\$765.82	\$3,234.83

PARCEL ID	O&M	2015 Debt	Total
272919865200005700	\$2,469.01	\$765.82	\$3,234.83
272919865200005710	\$2,469.01	\$0.00	\$2,469.01
272919865200005720	\$2,469.01	\$765.82	\$3,234.83
272919865200005730	\$2,469.01	\$765.82	\$3,234.83
272919865200005740	\$2,469.01	\$0.00	\$2,469.01
272919865200005750	\$2,469.01	\$0.00	\$2,469.01
272919865200005760	\$2,469.01	\$765.82	\$3,234.83
272919865200005770	\$2,469.01	\$765.82	\$3,234.83
272919865200005780	\$2,469.01	\$765.82	\$3,234.83
272919865200005790	\$2,469.01	\$0.00	\$2,469.01
272919865200005800	\$2,469.01	\$0.00	\$2,469.01
272919865200005810	\$2,469.01	\$0.00	\$2,469.01
272919865200005820	\$2,469.01	\$539.74	\$3,008.75
272919865200005840	\$0.00	\$0.00	\$0.00
272919865200005850	\$0.00	\$0.00	\$0.00
272919865200005860	\$0.00	\$0.00	\$0.00
272919865200005870	\$0.00	\$0.00	\$0.00
272919865200005880	\$0.00	\$0.00	\$0.00
272919865200005890	\$0.00	\$0.00	\$0.00
272919865200005900	\$0.00	\$0.00	\$0.00
272919865200005910	\$0.00	\$0.00	\$0.00
272919865200005920	\$0.00	\$0.00	\$0.00
272919865200005930	\$0.00	\$0.00	\$0.00
272919865200005940	\$0.00	\$0.00	\$0.00
272919865201010020	\$2,469.01	\$977.74	\$3,446.75
272919865201010030	\$2,469.01	\$977.74	\$3,446.75
272919865201010040	\$2,469.01	\$977.74	\$3,446.75
272919865201010051	\$2,469.01	\$977.74	\$3,446.75
272919865201010061	\$2,469.01	\$977.74	\$3,446.75
272919865201010071	\$2,469.01	\$977.74	\$3,446.75
272919865201010072	\$2,469.01	\$977.74	\$3,446.75
272919865201010081	\$2,469.01	\$0.00	\$2,469.01
272919865201010091	\$2,469.01	\$977.74	\$3,446.75
272919865201010101	\$2,469.01	\$977.74	\$3,446.75
272919865201010120	\$2,469.01	\$977.74	\$3,446.75
272919865201010130	\$2,469.01	\$977.74	\$3,446.75
272919865201010140	\$2,469.01	\$0.00	\$2,469.01
272919865201010150	\$2,469.01	\$0.00	\$2,469.01
272919865201010160	\$2,469.01	\$0.00	\$2,469.01
272919865201010170	\$2,469.01	\$0.00	\$2,469.01
272919865201010180	\$2,469.01	\$0.00	\$2,469.01
272919865201010190	\$2,469.01	\$0.00	\$2,469.01
272919865201010200	\$2,469.01	\$977.74	\$3,446.75

PARCEL ID	O&M	2015 Debt	Total
272919865201010210	\$2,469.01	\$977.74	\$3,446.75
272919865201010220	\$2,469.01	\$0.00	\$2,469.01
272919865201010230	\$2,469.01	\$977.74	\$3,446.75
272919865201010240	\$2,469.01	\$977.74	\$3,446.75
272919865201010250	\$2,469.01	\$977.74	\$3,446.75
272919865201010260	\$2,469.01	\$0.00	\$2,469.01
272919865201010270	\$2,469.01	\$977.74	\$3,446.75
272919865201010280	\$2,469.01	\$977.74	\$3,446.75
272919865201010290	\$2,469.01	\$977.74	\$3,446.75
272919865201010300	\$2,469.01	\$0.00	\$2,469.01
272919865201010310	\$2,469.01	\$0.00	\$2,469.01
272919865201010320	\$2,469.01	\$977.74	\$3,446.75
272919865201010330	\$2,469.01	\$0.00	\$2,469.01
272919865201010340	\$2,469.01	\$977.74	\$3,446.75
272919865201010350	\$2,469.01	\$977.74	\$3,446.75
272919865201010360	\$2,469.01	\$977.74	\$3,446.75
272919865201010370	\$2,469.01	\$977.74	\$3,446.75
272919865201010380	\$2,469.01	\$0.00	\$2,469.01
272919865201010390	\$2,469.01	\$977.74	\$3,446.75
272919865201010400	\$2,469.01	\$977.74	\$3,446.75
272919865201010410	\$2,469.01	\$977.74	\$3,446.75
272919865201010420	\$2,469.01	\$977.74	\$3,446.75
272919865201010430	\$2,469.01	\$0.00	\$2,469.01
272919865201010440	\$2,469.01	\$0.00	\$2,469.01
272919865201010450	\$2,469.01	\$0.00	\$2,469.01
272919865201010460	\$2,469.01	\$0.00	\$2,469.01
272919865201010470	\$2,469.01	\$977.74	\$3,446.75
272919865201010480	\$2,469.01	\$977.74	\$3,446.75
272919865201010490	\$2,469.01	\$977.74	\$3,446.75
272919865201010500	\$2,469.01	\$0.00	\$2,469.01
272919865201010510	\$2,469.01	\$977.74	\$3,446.75
272919865201010520	\$2,469.01	\$0.00	\$2,469.01
272919865201010530	\$2,469.01	\$0.00	\$2,469.01
272919865201010540	\$2,469.01	\$0.00	\$2,469.01
272919865201010550	\$2,469.01	\$0.00	\$2,469.01
272919865201010560	\$2,469.01	\$977.74	\$3,446.75
272919865201010570	\$2,469.01	\$977.74	\$3,446.75
272919865201010580	\$2,469.01	\$0.00	\$2,469.01
272919865201010590	\$2,469.01	\$977.74	\$3,446.75
272919865201010600	\$2,469.01	\$0.00	\$2,469.01
272919865201010610	\$0.00	\$0.00	\$0.00
272919865201010620	\$0.00	\$0.00	\$0.00
272919865201010630	\$17,283.07	\$5,559.40	\$22,842.47

PARCEL ID	O&M	2015 Debt	Total
272919865201010640	\$0.00	\$0.00	\$0.00
272919865201010650	\$0.00	\$0.00	\$0.00
272919865201010660	\$0.00	\$0.00	\$0.00
272919865202011000	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011010	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011020	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011030	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011040	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011050	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011060	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011070	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011080	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011090	\$2,469.01	\$0.00	\$2,469.01
272919865202011100	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011110	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011120	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011130	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011140	\$2,469.01	\$0.00	\$2,469.01
272919865202011150	\$2,469.01	\$0.00	\$2,469.01
272919865202011160	\$2,469.01	\$0.00	\$2,469.01
272919865202011170	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011180	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011190	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011200	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011210	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011220	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011230	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011240	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011250	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011260	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011270	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011280	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011290	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011300	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011310	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011320	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011330	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011340	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011350	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011360	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011370	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011380	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011390	\$2,469.01	\$1,028.98	\$3,497.99

PARCEL ID	O&M	2015 Debt	Total
272919865202011400	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011410	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011420	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011430	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011440	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011450	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011460	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011470	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011480	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011490	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011500	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011510	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011520	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011530	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011540	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011550	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011560	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011570	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011580	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011590	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011600	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011610	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011620	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011630	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011640	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011650	\$2,469.01	\$0.00	\$2,469.01
272919865202011660	\$2,469.01	\$0.00	\$2,469.01
272919865202011670	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011680	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011690	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011700	\$2,469.01	\$0.00	\$2,469.01
272919865202011710	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011720	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011730	\$2,469.01	\$0.00	\$2,469.01
272919865202011740	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011750	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011760	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011770	\$2,469.01	\$0.00	\$2,469.01
272919865202011780	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011790	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011800	\$2,469.01	\$0.00	\$2,469.01
272919865202011810	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011820	\$2,469.01	\$1,028.98	\$3,497.99

PARCEL ID	O&M	2015 Debt	Total
272919865202011830	\$2,469.01	\$0.00	\$2,469.01
272919865202011840	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011850	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011860	\$2,469.01	\$0.00	\$2,469.01
272919865202011870	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011880	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011890	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011900	\$2,469.01	\$0.00	\$2,469.01
272919865202011910	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011920	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011930	\$2,469.01	\$0.00	\$2,469.01
272919865202011940	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011950	\$2,469.01	\$1,028.98	\$3,497.99
272919865202011960	\$2,469.01	\$0.00	\$2,469.01
272919865202011970	\$2,469.01	\$1,092.43	\$3,561.44
272919865202011980	\$0.00	\$0.00	\$0.00
272919865202011990	\$0.00	\$0.00	\$0.00
272919865202012000	\$0.00	\$0.00	\$0.00
Total Gross Assessments	\$2,404,815.74	\$444,659.06	\$2,849,474.80
Total Net Assessments	\$2,236,478.64	\$413,532.93	\$2,650,011.56

SECTION C

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023/2024; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lake Ashton Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Lake Wales, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023-2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August 2023

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023-2024 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Lake Ashton Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859 at 9:00 a.m. on the 3rd Monday of each month, unless otherwise indicated as follows:

October 16, 2023
November 20, 2023
December 18, 2023
January 22, 2024 (4th Monday)
February 26, 2024 (4th Monday)
March 18, 2024
April 15, 2024
(Budget Workshop at 10:00 AM on April 15, 2024)
May 20, 2024
June 17, 2024
July 15, 2024
August 19, 2024
September 16, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION D



LAKE ASHTON

August 10, 2023

Mr. Albert Escoda
4649 Turnberry Lane
Lake Wales, FL 33859

VIA CERTIFIED MAIL AND ELECTRONIC MAIL

Dear Mr. Escoda -

On August 10, you were seen accessing an amenity that was closed for construction. Residents were notified that an official email would be sent advising residents of when this amenity would be open for use. When you accessed this amenity no such email had been released and it was still closed for resident use.

In addition, it was brought to our attention that you made contact with multiple District contractors on several occasions regarding District business. Residents should not reach out directly to District contractors regarding District business at any time.

Due to the violations mentioned above this letter serves as official notice that your **access to all Lake Ashton Community Development District amenities is suspended immediately for a period of thirty (30) days**. If you choose to appeal this suspension please submit a letter of intent via email to Jill Burns, District Manager, at jburns@gmscfl.com by 9 am on Monday, August 14. The appeal will be heard at the Board of Supervisors meeting on August 21 at 9:30 am, held in the Clubhouse Ballroom at 4141 Ashton Club Drive, Lake Wales, FL. This suspension applies to all indoor amenities (including any events held within) and surrounding outdoor amenities (including any events held in these areas).

Please be aware that further violations of the Lake Ashton Community Development District amenity policies could result in more lengthy suspension or termination of amenity privileges.

Sincerely,

Christine Wells
Lake Ashton CDD Community Director
863-324-5457
cwells@lakeashtoncdd.com

CC: Jillian Burns, District Manager
LACDD Board of Supervisors

SECTION E

|

JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II
COMMUNITY DEVELOPMENT DISTRICT

DRAFT - 8/19/23

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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.

“Amenity Usage Fee” – shall mean the fee for any person or persons residing in a home within the District beyond the two individuals recognized as residents for the purpose of this policy. This fee will be equal to the O&M assessment for the District in which they reside.

“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 Guest’s Patron’s ability to be registered may be reviewed by an Amenity Manager if exceeding 12 Guest registrations annually.) All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.

“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.

“Proper Credentials” – shall mean a Lake Ashton Resident ID or Guest Pass

“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 ~~two person or~~ persons currently residing in or owning a home or lot within either District as well as other individuals residing in the home after having paid the amenity usage fee.

“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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager. 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the 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~~ set at the combined sum of the assessment for each CDD (split evenly amongst LA CDD and LAII CDD, as permitted by law), and this fee shall include privileges for ~~onetwo (12) person~~ 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, ~~regardless of age, under eighteen (18) years of age~~ must be accompanied by a Patron 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) ~~will~~ 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~~ amenities. 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. **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.

iii **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 5025 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 resident members. ~~all members must be Residents or Renters/Leaseholders.~~
- ~~2.~~ 1. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- ~~3.~~ 2. 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.
3. 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.
4. 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities.
- ~~4.~~ 5. Club facilitators are responsible for ensuring all participants of any club, group, or organization events are residents of Lake Ashton or in possession of a valid Facilities Guest Pass. If unauthorized participants try and gain access to District amenities, it is the responsibility of the facilitator to contact Staff and have the unauthorized participants removed from District amenities.
- ~~5.~~ 6. Criteria for Club membership should be governed by the individual club’s Bylaws and must comply with the adopted Joint Amenity Facilities Policies.

Violations of ~~these~~any of the Joint Amenity Facilities 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.

Individuals using the Amenity Facilities are expected to conduct themselves in a responsible, respective, 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 at least 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: When there is a liquor license holder registered with the State of Florida to serve alcoholic beverages at 4141 Ashton Club Drive, Lake Wales, Florida ~~no~~ alcohol may not be brought into ~~the physical structure of~~ the Clubhouse, adjoining outdoor patio, ~~and pool deck, or any other outdoor amenities (the Pavilion is the only exemption) at any time.~~ All ~~Al~~coholic 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. If there isn't a liquor license holder registered with the State of Florida, ~~The~~ Amenity Manager may make an exception to ~~this requirement~~these insurance requirements, in advance, for community events ~~such as pot luck dinners, bingo events and~~ or 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.

GUEST REGISTRATION: 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, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities.

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 “first come, 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~~Patrons should not leave Guests who have adverse or debilitating health conditions unattended while at ~~in~~ any of the Amenity Facilities or District property. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.

VENDORS
Patrons should not reach out to District vendors directly to discuss District business. Any concerns with a vendor or their performance should be directed to District staff.

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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.
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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager..
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. CART PATHS AND BRIDGES

1. All Pathways/Bridges within the community are shared equally between golfers, golf carts, pedestrians and bicyclists. Use of the Pathways/Bridges by Patrons during hours when golf is being played creates potential safety hazards; therefore, all users of the Pathways/Bridges must exercise extreme caution when golf is being played.
2. To reduce danger and likelihood of being struck by a golf ball, Patrons 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 Patrons through if the approaching Patrons are fast moving or can pass by quickly.
3. **Patrons must stay on the Pathways/Bridges or Pond banks.** Patrons 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, Patrons can identify periods when no golfers are on the course. 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.
4. 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.
5. 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.
6. **Use Golf Course At Own Risk:** All Individuals who enter the Golf Course and/or utilize Pathways/Bridges and/or Ponds, including as a Patron 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.
- 4-7. 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.

~~iv~~-v. 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~
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.

~~vi.~~ 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. All All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~

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.~~viii. 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 ~~under must be~~ fourteen (14) years of age ~~and older to may not~~ use District Fitness Centers. ~~Individuals fourteen (14) — seventeen (17) years of age must be accompanied by an adult. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~
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.~~viii. GOLF COURSE

~~1.~~1. Cart Paths and Bridges

- ~~i.~~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.~~
- ~~vii. **GOLF CLUB**~~
- ~~viii.1. Golf may be played at the Golf Course for a fee. Patrons can contact the Pro Shop for more information regarding fees. 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.~~
- ~~ix. 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.~~
- ~~x.2. 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.~~
- ~~xi. 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.
- 4.5. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager..

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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~
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.
- 5.6. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.

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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.
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.

6.7. Alcohol for personal use can be consumed in the Pavilion with prior approval by the Amenity Manager.

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.~~ All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.
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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager. 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.
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~~Spa 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. All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~
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- All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.~~
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.~~ All Guests, regardless of age, must be accompanied by a Patron at all times while using the Amenity Facilities unless prior arrangements have been made with the Amenity Manager.
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 VII

SECTION A



A Security Proposal for Lake Ashton CDD - Lake Wales

Combined Solutions

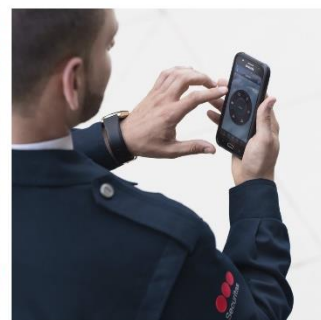
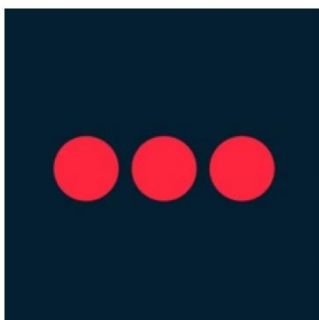
Thomas Bresnyan, District Manager
July 31, 2023 | www.securitasinc.com

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

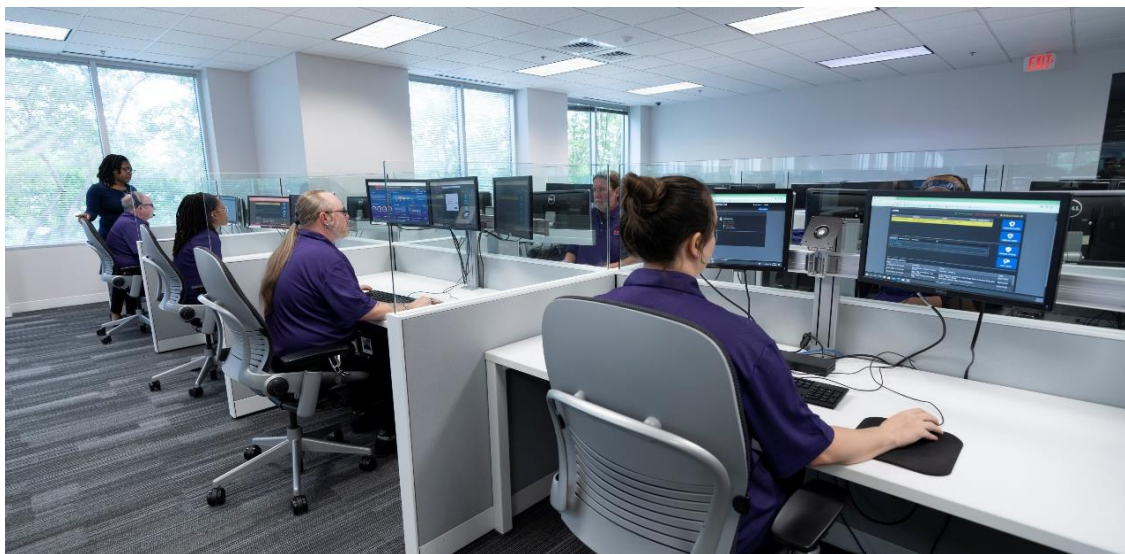
Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we 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 fourteen (14) prox readers, six (6) double door magnetic locks, three (3) gate magnetic locks, and five (5) electric strikes. Securitas to provide pricing for four thousand (4,000) credentials.

Main Gate TEKWave Base, Securitas proposes to install a TEKWave guard station at the main gate to include cloud service, a computer, a license scanner, visitor passes, a 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 four thousand (4,000) exterior RFID tags.

Main Gate CCTV, Securitas is proposing to install an Avigilon 8TB NVR with three (3) 3MP 9-31mm lens bullet cameras, one (1) 3MP 3-9mm lens bullet camera, 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 for 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 (5) 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 four thousand (4,000) prox credentials
 - m. Review layout for device locations.
2. Main Gate RFID
 - a. One (1) RFID. Connect to the TEKWave system by using a TEKWave controller and cloud service.
 - b. Supply four thousand (4,000) exterior RFID Tags.
3. TEKWave Base System
 - 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.
4. 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.



5. 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 Main Gate TEKWave Guard Station
1	TEKWave Guard Station with software
1	TEKWave Controllers



Quantity	Description Main Gate RFID
1	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

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

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	\$ 4,738.77

Client will be billed \$4,738.77/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

Note: Monthly price is based on Lake Ashton East and West using the same TEKWave database.

Outright Price	
RFID Exterior Tags	
Four Thousand (4,000) Exterior Tags	\$ 24,192.00

Outright Price	
Prox Cards Option	
Four Thousand (4,000) HID Prox Cards (NOTE: The proximity card can be printed on.)	\$ 17,568.00

PRICING VALIDITY

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

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

HEALTH, SAFETY, AND SECURITY



SECURE ACCESS CONTROL, VIDEO, AND DATA COLLECTION

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



IoT Platform

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

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



Complete Solution

Single source platform for all of your site's needs

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



Analyze Trends

Streamline operations with our customized analytics platform

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



e-Mail us
sales@tekwavesolutions.com



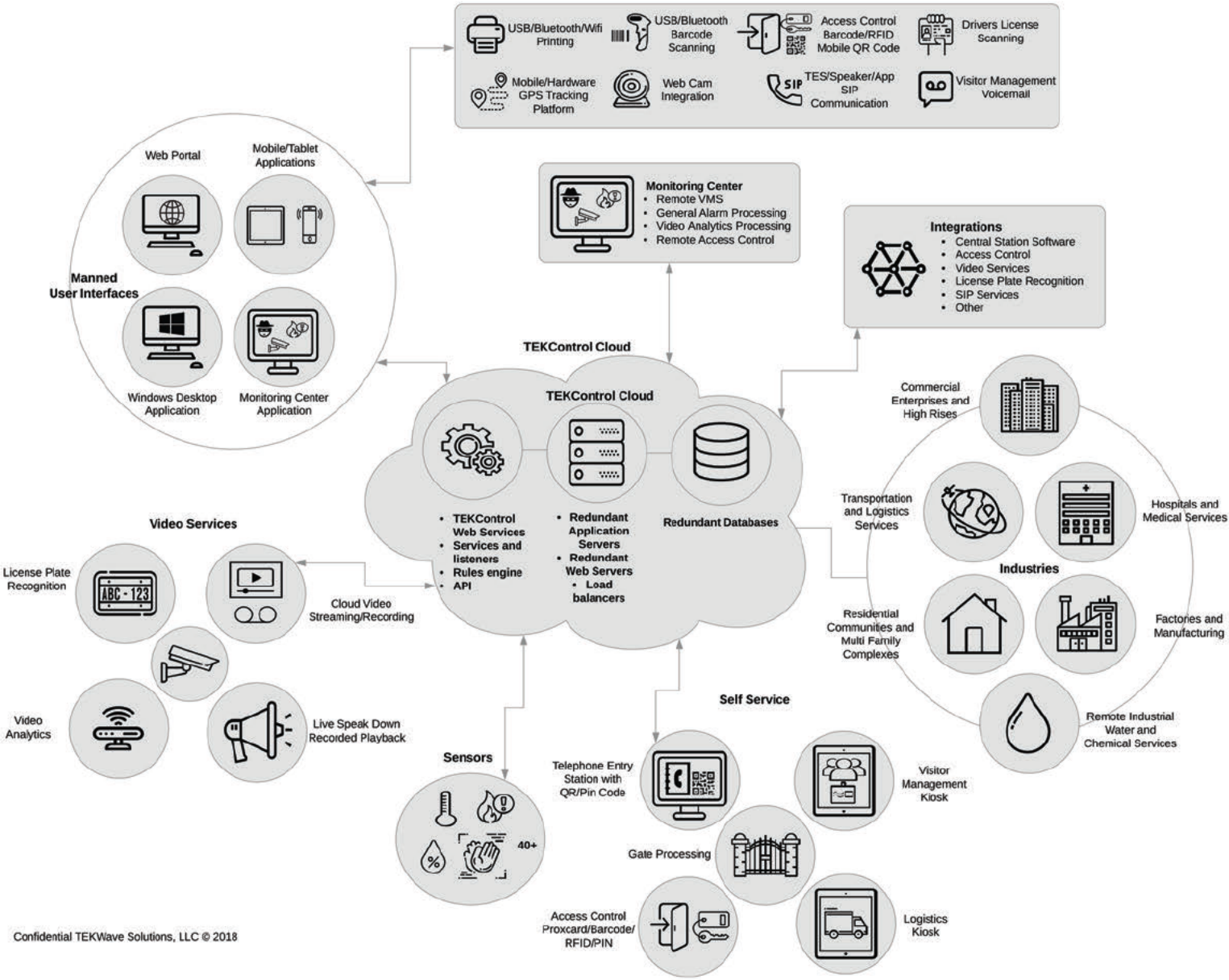
Call Us
678-951-0626



4575 Webb Bridge Rd
Suite 4345
Alpharetta, GA 30023



ARCHITECHTURE AND INDUSTRY DIAGRAM



Confidential TEKWave Solutions, LLC © 2018

MODULES:

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

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

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



e-Mail us
sales@tekwavesolutions.com



Call Us
678-951-0626



4575 Webb Bridge Rd
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

ProxCard® 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

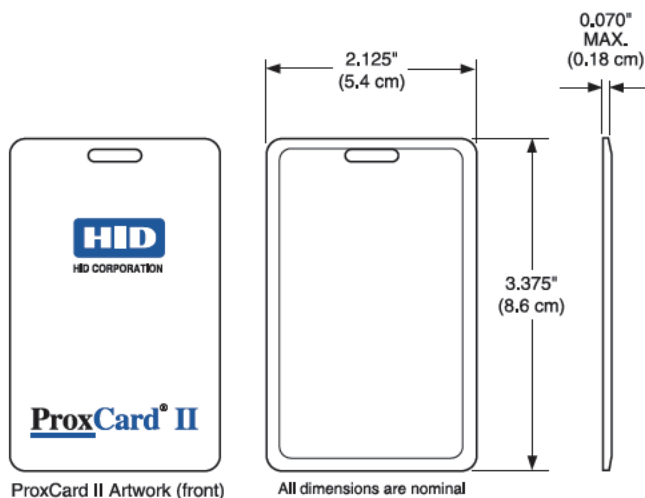
Strong, flexible and resistant to cracking and breaking.

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

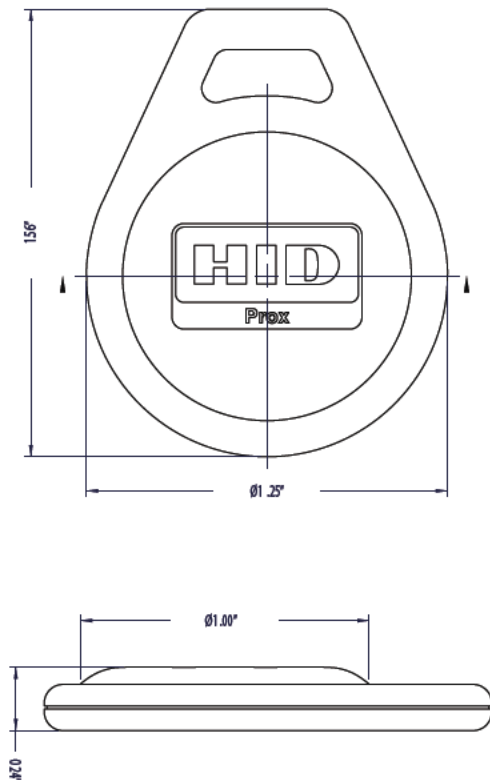
A cross-reference list correlating the external card number and the programmed ID number is provided for easy system administration.

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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MKT-PROXKEYII_DS_EN



ACCESS experience.

HID Global Offices:

Corporate North America
15370 Barranca Parkway
Irvine, CA 92618-2215
U.S.A.
Phone: (800) 237 - 7769
Phone: (949) 732 - 2000
Fax: (949) 732 - 2360

Asia Pacific
19/F 625 King's Road
North Point
Island East
Hong Kong
Phone: +852 3160-9800
Fax: +852 3160-4809

Latin America
Vasco de Quiroga No. 1900 - 202
Centro Ciudad Santa Fé
Delegación Alvaro Obregón
01210 México, D.F.
Phone: +52 55 5081 1650
Fax: +52 55 5081 1670

Europe, Middle East & Africa
Homefield Road
Haverhill, Suffolk
CB9 8QP
England
Phone: +44 (0) 1440 714 850
Fax: +44 (0) 1440 714 840



ADDENDUM
To Security Services Agreement (the "Agreement") Between
(Lake Ashton CDD I (East) "Client")
and Securitas Security Services USA, Inc. ("Company")

Addendum Effective Date: 31JULY2023

This Addendum is incorporated into the Agreement. In case of any conflict between the Agreement and this Addendum, this Addendum controls; except as modified by this Addendum, all terms of the Agreement remain in full force.

1. Company will provide and use the Company Equipment described in Attachment A to this Addendum in connection with the Services provided by Company under the Agreement. If the Company Equipment affects the Service Fee under the Agreement, the effect will be described in Attachment A. If additional Services will be provided in addition to the Company Equipment, the additional Services will be described in Attachment A. The Company Equipment and any additional Services are subject to the terms of the Agreement.
2. The following terms will also apply to the Company Equipment:
 - (a) Any preparatory work to be done by Client before installation of Company Equipment will be performed in accordance with Company's instructions. Client will certify completion of such preparatory work to Company in writing before Company commences installation. Company may charge Client the portion of the Service Fee for the Company Equipment from the date installation of the Company Equipment is completed. If installation of the Company Equipment is delayed due to circumstances for which Client is responsible, Company may charge Client the portion of the Service Fee for the Company Equipment as of the date on which installation would have otherwise been completed;
 - (b) (i) Company does not guarantee the Company Equipment will operate without faults. Company may audit the Company Equipment at any time; (ii) In the event of repeated operational disruptions or errors, Company may disconnect the Company Equipment or parts thereof and carry out a test period. Client acknowledges that during this test period, the Company Equipment may not be operational; and (iii) Upon Company request, Client will remediate anything in Client's environment that causes false alarms. In the event of repeated false alarms, Company may make necessary modifications in the configuration of hardware or software to reduce false alarms;
 - (c) Client is responsible for all loss of or damage to Company Equipment, except to the extent caused by the negligence of Company;
 - (d) Client is responsible for obtaining and maintaining all third-party communication services used in connection with the Company Equipment. Company will not be responsible for any failures caused by third-party communication services;
 - (e) Company will store images and other information received by the Company Equipment for 30 days other than alarm signal records which will be stored for 120 days. After these periods have elapsed Company may destroy the information; and
 - (f) Company will bill Client for any additional costs arising from Client's failure to fulfill any of Client's obligations relating to Company Equipment.
3. In addition to any applicable limitations of liability in the Agreement, (a) in no event will the liability of Company (and its contractors and vendors) arising from or related to the Company Equipment exceed the cost of repair or replacement of defective or inoperable Company Equipment, and (b) in no event will the liability of Company (and its contractors and vendors) arising from or related to Remote Guarding exceed Two Thousand Five Hundred Dollars. Burglar/intrusion alarm monitoring services will incorporate the same liability criteria.
4. The parties acknowledge that Company's Remote Guarding pricing is based on Client's representation that there will be less than the designated number events listed in Attachment A. If the number of incidents exceeds this amount, then Client agrees to pay an additional fee as described in Attachment A.
5. Preventative maintenance and service calls (collectively, "Equipment Service") for the Company Equipment, which will remain the property of Company or its contractors, is included in the Service Fee during the Minimum Term, defined later in this Addendum (any Equipment Service that Company elects to perform after the Minimum Term will be performed at an additional charge). Included Equipment Service consists only of the following: (a) 1 scheduled preventative maintenance visit(s) per year, and (b) unlimited service calls upon request. With respect to a service call, Company will make reasonable efforts to respond to a service call request within 1-3 business days of receipt of the request, based on order of priority. During a preventative maintenance visit or requested service call, Company technician will attempt to repair or replace any defective or inoperable equipment at no additional cost to Client. Equipment Service will only be provided during Company's normal business hours (M-F, 8:30 AM – 5:00 PM, not including holidays).
6. (a) The parties expect the Agreement to run for at least 5 years (the "Minimum Term") from the Addendum Effective Date. Client acknowledges that Company has incurred expenses ("Company Equipment Expenses") for the Company Equipment in reliance on this expectation. Accordingly, if for any reason, Client terminates the Agreement prior to the end of the Minimum Term, Client will pay Company a lump sum payment (the "LSP") equal to \$3,363.05 per month for every month remaining in the Minimum Term, from (and including) the month of the termination date through (and including) the month in which the Minimum Term ends. The LSP will be to reimburse Company for the Company Equipment Expenses and will be due on the termination date. Client will be obligated to make the LSP if Company terminates the Agreement for good cause (but not if Company terminates the Agreement for convenience) prior to the end of the Minimum Term; and
(b) After execution of this Addendum, if Client decides it does not want the Company Equipment, and Company receives written notice before installation of the Company Equipment commences, Company will not provide the Company Equipment and Client will not be obligated to pay any LSP. However, Client will pay Company a restocking fee (the "Restocking Fee") equal to 10% of the Company Equipment Expenses. Company will invoice Client for the Restocking Fee, which will be due and payable 30 days from Client's receipt of the invoice.
7. At the end of the Minimum Term (or upon earlier termination of the Agreement, and in addition to any applicable LSP payable by Client), Client may purchase the Company Equipment for \$10, in which case Client must execute a Bill of Sale acceptable to Company in Company's discretion.
8. Commencing 3 months before the end of the Minimum Term and continuing through the end of the Minimum Term, the parties agree to discuss, in good faith, new contract terms and conditions, including, but not limited to, new or modified services, revised service fees, and new equipment. If the parties come to an agreement over the new terms and conditions, they will execute a new, mutually acceptable contract (materially consistent with the terms of the Agreement) or an extension of the Agreement that documents the agreed-upon changes.

Client: Lake Ashton CDD I (East)

Securitas Security Services USA, Inc.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ATTACHMENT A (1 of 3)
Company Equipment and Additional Services

Service Site

Street: 4141 Ashton Club Drive	City: Lake Wales	State: FL	Zip: 33859
Contact Name/Title:	E-mail:	Phone:	

Description and Rates

OBJECTIVES

Clubhouse Access Control, Securitas is proposing to install four (4) TEKWave controllers with fourteen (14) prox readers, six (6) double door magnetic locks, three (3) gate magnetic locks, and five (5) electric strikes. Securitas to provide pricing for four thousand (4,000) credentials.

Main Gate TEKWave Base, Securitas proposes to install a TEKWave guard station at the main gate to include cloud service, a computer, a license scanner, visitor passes, a 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 four thousand (4,000) exterior RFID tags.

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

SCOPE

Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting.

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 for 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 (5) 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 four thousand (4,000) prox credentials
 - m. Review layout for device locations.
2. Main Gate RFID
 - a. One (1) RFID. Connect to the TEKWave system by using a TEKWave controller and cloud service.
 - b. Supply four thousand (4,000) exterior RFID Tags.
3. TEKWave Base System
 - 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.
4. Main 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.
5. 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.

ATTACHMENT A (2 of 3)
Company Equipment and Additional Services

Service Site

Street: 4141 Ashton Club Drive	City: Lake Wales	State: FL	Zip: 33859
Contact Name/Title:	E-mail:	Phone:	

Description and Rates

SUBSCRIPTIONS/SERVICES

Standard Corrective Maintenance Plan

Standard Preventative Maintenance Plan

INTERNET TO BE PROVIDED BY CLIENT

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

EQUIPMENT

Clubhouse, Access Control Solution

Quantity	Description
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

Main Gate, TEKWave

Quantity	Description
1	TEKWave Guard Station with software
1	TEKWave Controllers

Main Gate, RFID

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

Main Gate, CCTV

Quantity	Description
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, CCTV

Quantity	Description
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 Encoder

ATTACHMENT A (3 of 3)
Company Equipment and Additional Services

Service Site

Street: 4141 Ashton Club Drive	City: Lake Wales	State: FL	Zip: 33859
Contact Name/Title:	E-mail:	Phone:	

Description and Rates

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

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

EXISTING EQUIPMENT & COMPATIBILITY

- Securitas is not responsible for the integrity or functionality of any existing wiring or equipment integrated into the design. Our assumption is that existing systems are in good working order, 100% functional and are capable of the new demands placed on them.
- 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.

CONNECTIVITY

- Client to provide network connectivity with sufficient bandwidth as needed. (if applicable) Minimum of 10mbps of bandwidth is required per camera to meet the surveillance system's network requirements.
- Securitas provided IP devices utilizing the Owner's LAN/WAN will require the Owner to provide the required IP address, subnets and gateways to make the system operational.
- Provide an IT or network liaison for any Securitas provided services residing on or interfacing with the Owner's network.

GENERAL REQUIREMENTS

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

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- 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.
- 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.

PREVENTATIVE MAINTENANCE DETAILS

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

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

Contract Term: 5 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 4,738.77

Client will be billed \$4,738.77/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.

SECURITY SOLUTIONS AGREEMENT

Between

Lake Ashton CDD I (East) ("Client")
and Securitas Security Services USA, Inc. ("Company")

Effective Date: 31JULY2023

1. Company will sell and Client will purchase the following products (the "Products") for the described purchase price (the "Purchase Price"). The Products and Purchase Price are subject to the General Terms in Attachment A to this Agreement, as well as the Additional Terms – Products in Attachment A to this Agreement.

- Products:

Qty	Description
4,000	Exterior Tag

- Purchase Price: \$24,192.00

2. (a) For the services ("Services") provided by Company, Client will pay the Service Fee below, plus all applicable (i) sales, use and similar taxes, (ii) interest, and (iii) penalties. Services are (i) as specified in any agreed-upon post orders or scope of work (collectively, "Scope of Work"), and (ii) as marked below.

☐ Equipment Maintenance
☐ Mobile Guarding (Patrol)

☐ Remote Guarding
☐ Mobile Guarding (Alarm Response)

- Description of Services:

N/A

- Service Fee (billed monthly (calendar)): \$N/A

(b) If no Service Fee is indicated, the Service Fee will be considered any rates or fees to be paid by Client for Services, including, without limitation, hourly rates, fees for vehicles and equipment, etc. The Service Fee does not include coverage for labor disputes, civil disorder, national disaster, or other similar emergency situations. Also, higher overtime rates will apply to the following: all work according to applicable laws and regulations; extended shifts or hours performed at the request of Client; additional personnel or hours requested by Client with less than 72 hours' notice, but only for the first 72 hours; additional personnel or hours requested by Client for special occasions or temporary or short durations; and work on New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday After Thanksgiving, and Christmas Day.

(c) If equipment maintenance ("Maintenance Services") will be provided:

- (i) Maintenance Services will consist only of the following:

N/A

- (ii) Company will only provide Maintenance Services for the following equipment ("Maintained Equipment"):

N/A

(d) The Services are subject to the General Terms in Attachment A to this Agreement, as well as the Additional Terms – Services in Attachment A to this Agreement.

3. Additional Information:

N/A

Client

Securitas Security Services USA, Inc.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Client's attention is directed towards *Attachment A, Section 7 of the Additional Terms – Products*, and *Attachment A, Sections 5 and 7 of the Additional Terms – Services*, which limit Company's liability.

Contact Information for Notice

Contact Information for Notice

Street: _____

Street: _____

State: _____

State: _____

Zip: _____

Zip: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Contact: _____

Contact: _____

Billing Information (if different)

Street: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

Contact: _____

ATTACHMENT A
Terms and Conditions

General Terms

1. **FORCE MAJEURE:** These circumstances will be considered as grounds for relief if they delay or impede the performance of this Agreement: any event beyond the reasonable control of a party such as fire, war, mobilization or military call up of a comparable scope, requisition, seizure, currency restrictions, insurrection and civil commotion, hi-jacking or an act of terrorism, shortage of transport, general shortage of materials or personnel, industrial disputes and defects or delays in deliveries by contractors caused by any such circumstance as referred to in this Section. The party desiring relief under this Section will inform the other party by written notice without delay on the occurrence and on the cessation of such circumstance. If grounds for relief prevent Client from fulfilling its obligations, Client will reimburse Company for costs incurred in securing and protecting the Site or the Products. Client will also reimburse Company for costs incurred for personnel, contractors and equipment which, with the consent of Client, are held in readiness to resume performance.
2. **CLIENT'S COMMITMENT:** Client will at all times cooperate with Company to allow Company to provide Products and Services under the best possible conditions, and failure to provide such cooperation will be a material breach by Client. Such cooperation includes, without limitation, Client's representation that it is not (and never will be) subject to economic or trade sanctions, and Client providing (i) a safe, healthy working environment for Company personnel in accordance with applicable laws and regulations, (ii) all relevant information, access and assistance that Company reasonably requires to perform the Services or provide Products without interruption, including, without limitation, suitable office space and utilities, and (iii) prompt notice of anything that may affect Company's safety, risk or obligations under this Agreement or which may lead to an increase in Company's costs.
3. **SEVERABILITY:** If any provision of this Agreement is held to be unenforceable, it will be modified to be enforceable to the maximum extent permitted under applicable law and all other terms will remain in full force. If the unenforceable provision cannot be so modified, it will be excluded from this Agreement, and all other terms of this Agreement will remain in full force.
4. **PRECEDENCE:** In the event that the different parts of this Agreement are conflicting, the written documents forming part of this Agreement will prevail in the following order: (i) this Agreement; (ii) the Scope of Work; and (iii) any other written documentation attached hereto.
5. **NOTICES:** All official notices will be in writing and made by overnight mail or certified mail, addressed to the other party at its address set forth in this Agreement or at such other address as the other party may have designated in writing.
6. **ASSIGNMENT:** A party will not assign this Agreement without the other party's prior written consent, which will not be unreasonably withheld. However, a party may assign this Agreement at any time to any of its affiliates, subsidiaries or successors upon 30 days' prior written notice to the other party.
7. **LAW & JURISDICTION:** (a) This Agreement will be governed by the law of the State in which the applicable Products are installed and the Services are performed. The parties hereby submit to the jurisdiction of the courts of such State. All terms in this Agreement are only intended to apply to the maximum extent permitted by applicable law.
(b) **Company will abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require Company to take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.**
8. **ENTIRE AGREEMENT:** This Agreement, including Attachment A, and anything attached to or incorporated into it, constitutes the entire agreement between the parties. Any representations, promises or agreements not embodied in this Agreement will not be enforceable. No Client contracts, purchase orders, work orders, or similar documents, regardless of when dated, will modify this Agreement. All changes to this Agreement will only be binding on a party if approved in writing by an authorized representative of that party.

Additional Terms – Products

1. **PURCHASE:** Company sells, transfers, conveys and assigns to Client the Products, and Client purchases, accepts and acquires the Products from Company for the Purchase Price.
2. **TITLE:** Title in the Products will pass from Company to Client at the F.O.B. point. Company does not warrant any delivery date to Client, and Company assumes no liability for any delayed delivery.
3. **PAYMENT:** Unless otherwise specified, Client will pay the Purchase Price as follows: (a) a deposit equal to 50% of the Purchase Price on the Effective Date; and (b) a payment of the remainder of the Purchase Price upon completion of installation of the Products. If there is no installation, Client will pay the remainder of the Purchase Price upon delivery of the Products. If any excise, sales, use or similar taxes apply to the sale or purchase of the Products, and Client has not provided Company with a valid exemption certification, all such taxes will be (a) in addition to the Purchase Price, (b) the Client's responsibility, and (c) paid to Company no later than the date specified for payment for the Products. Client will have no right to offset any amount due to Company under this Agreement against any other amount that may be due from Company to Client.
4. **FREIGHT:** Unless otherwise specified, freight charges are not included in the Purchase Price. Unless otherwise specified, all sales are F.O.B. origin at Company's or manufacturer's location or distribution facility.
5. **SECURITY:** In addition to other rights Company may have, including mechanics lien rights, to secure Client's obligations to Company hereunder, Company reserves and Client grants to Company a purchase money security interest in the Products, together with any and all proceeds and other amounts from time to time paid or payable under or in connection with the foregoing, upon sale, lease, rental or other disposition, whether permanent or temporary and whether voluntary or involuntary, including, without limitation, any and all rents, lease payments, money, cash or cash equivalents, accounts receivable, contract rights, chattel paper, documents, instruments, deposit accounts and general intangibles now existing or hereafter arising from or related to such property. Client authorizes Company to file all documents or instruments, including, without limitation, financing statements and continuation statements, which are reasonably necessary to perfect or continue such security interest. Upon the occurrence of any default by Client under this Agreement, Company will have all rights provided by the UCC and otherwise available by law. Each of the following will constitute a default under this Agreement: (a) if Client fails to make any payment when due to Company; (b) if Client fails to comply with any covenant or agreement made herein; or (c) the death, dissolution, termination of existence, insolvency, business failure, appointment of a receiver of any part of the property, assignment for the benefits of creditors by, or the commencement of any proceedings under any bankruptcy or insolvency laws by or against Client. If Client fails to make any payment when due, Client will reimburse Company for any fees, costs or expenses Company incurs in attempting to collect such amounts due from Client, whether by lawsuit or otherwise, including, without limitation, attorneys' fees and collection fees based on a percentage of recovery against Client.
6. **INSTALLATION:** Unless otherwise specified, installation is included in the Purchase Price. Company's agreement to install the Products is subject to the following conditions: (a) Client authorizes Company to use subcontractors; (b) all limitations of Company's liability also apply in favor of Company, its subcontractors, and their respective employees and agents (the "Company Parties"); (c) the Company Parties may install the Products, including, without limitation, all connections necessary to transmit the necessary signals, if any, from Client's premises; (d) Client agrees to install, or cause to be installed, all conduits necessary for the installation of the Products; (e) Client authorizes the Company Parties to make any preparations such as drilling holes, driving nails, making attachments or doing any other things necessary or pertinent to the installation of the Products, and Company will not be responsible for the condition of Client's premises or have any obligation to repair or redecorate the same upon completion of installation; (f) Client will keep the installation site clean, clear and free of trades before and during installation, and Client will provide electricity, heat, hoisting, and/or elevator service without charge, and will provide adequate facilities for off-loading, staging, moving, and handling the Products, and proper lighting for any evening work; (g) Client warrants that it has full authority from the owner, and any other person or entity with any right of control or ownership of Client's premises, to permit the installation of the Products under all conditions in this Agreement; (h) installation of the Products will only be performed during normal business hours: 9:00 a.m. – 5:00 p.m., Monday – Friday, not including holidays as determined by Company ("Normal Business Hours"); (i) Client understands that conditions with Client's premises initially unforeseen may add to the cost of installation, which will not be the responsibility of Company; (j) errors or omissions in installation of the Products, including, without limitation, failure to wire points of protection, must be called to Company's attention by Client in writing within 5 days of completion of installation, and upon the expiration of the 5-day period, the installation will be deemed accepted by Client; and (k) Company does not warrant any installation date, and Company assumes no liability for delays in installation.

7. **WARRANTY:** (a) Company warrants only its workmanship in the installation of the Products for a period of 90 days after completion of installation (the "Installation Warranty Period"). This warranty extends only to defective workmanship by Company. Performance failures or any other operational difficulties whatsoever caused by or related to defects in the Products are warranted only in accordance with, and only to the extent of, any warranties given with respect to such Products by the manufacturers or suppliers thereof; no independent or additional warranty with respect to such Products is made or given by Company. Client must notify Company immediately following the occurrence of any performance failure or other operational difficulty subject to this warranty. Failure to give such immediate notification will release Company from any liability under this warranty. Removal or disassembly of any failed part or component by anyone other than the Company Parties will release any obligation of Company under this warranty. Likewise excluded from this warranty is damage or performance failure caused or aggravated by the operation of equipment after a performance failure or defect has occurred; (b) **Company makes no other representations or warranties, express or implied, as to the condition or state of repair of the Products, including warranties of fitness or merchantability. Company makes no express or implied warranty that the Products will detect, avert, or prevent any occurrences, losses or damages they are designed to detect, avert or prevent.** Client affirms that Company is not a manufacturer of the Products, and Company itself makes no representations or warranties with respect to the Products, express, implied or statutory. To the extent permissible, Company assigns and passes through any manufacturer warranties associated with the Products to Client; (c) If Client notifies Company of any claimed defect in the installation or Products during the Installation Warranty Period, and Company determines the installation or Products to actually be defective after appropriate tests and inspection, Company will correct the defective installation or, at Company's option, repair or replace the defective Products (only if the manufacturer warranty still applies) at no charge to Client. Company will attempt to respond to requests for warranty service within 3 business days of being received. All warranty service will be provided during Normal Business Hours. **Correction of defective installation or repair or replacement of defective Products under the express warranty contained in this Section 7 is Client's sole and exclusive remedy against Company with respect to defective installation or Products. Company's liability will in no event exceed the cost of correction of the defective installation or repair or replacement of defective Products, regardless of whether the problem with the installation or the Products is alleged to arise, in whole or in part, directly or indirectly, from the negligence (active or passive) or misconduct of Company, its employees or agents;** and (d) The warranty in this Section 7 does not apply to the following: (i) modifications to the Products not made by the Company Parties; (ii) expendable items (including, without limitation, ink, toner, paper, etc.); (iii) damage arising from events beyond the reasonable control of the Company Parties (including, without limitation, improper operation by Client, normal wear and tear, weather or other acts of God, settling of walls or foundations, abuse of the Products, malfunctions caused by the work of anyone other than the Company Parties, telephone line failures, electrical failures, internet failures, etc.); or (iv) damage arising from movement of the Products not performed by the Company Parties.

8. **CANCELLATION:** Purchase of the Products may only be cancelled upon mutual agreement. In the event of any agreed-upon cancellation of this purchase, Client will pay a restocking charge equal to at least 25% of the Purchase Price, subject to approval by the manufacturer(s) of the Products.

Additional Terms - Services

1. **DEFINITIONS:** "In writing" or "written document" means any written communication which has been signed by a person authorized to represent the party, including, without limitation, printed documents, facsimiles, e-mails and other electronic means of communication; "Loss" means all suits, claims, losses, damages and expenses (including, without limitation, investigative costs, reasonable attorneys' fees and costs of suit) arising from all events or circumstances related to or in connection with the same general condition; "Remote Guarding" means guarding and related services conducted from a remote location using electronic security equipment, including, without limitation, video and voice communication equipment; "Site" means all premises where Services are performed under this Agreement.

2. **TERM & TERMINATION:** (a) This Agreement will commence upon the Effective Date and continue until terminated by either party. Client may terminate this Agreement at any time, without cause or penalty, upon 90 days' prior written notice to Company. Company may terminate this Agreement at any time, without cause or penalty, upon 30 days' prior written notice to Client. Company may also terminate this Agreement for good cause upon 5 days' prior written notice to Client. "Good cause" for Company will include, without limitation: (i) any material or persistent minor breach by Client of this Agreement; (ii) cancellation of or material change to any of Company's insurance coverage relevant to this Agreement; (iii) a change in applicable laws or regulations that has a material effect on, or causes a material change to, the Services; or (iv) any act or omission of Client which, in Company's reasonable opinion, brings or may bring Company's business or reputation into disrepute. Client will be responsible for payment for all Services rendered through the termination date.

(b) If Client terminates this Agreement, Client will pay for any unamortized costs related to any equipment used in connection with Services.

3. **SCOPE OF SERVICES; PERSONNEL:** (a) Company will only provide Services specified in this Agreement or the Scope of Work, which is incorporated into this Agreement by reference. Company will not be obligated to perform, and will bear no responsibility for, any Services or duties performed that are not expressly specified in this Agreement. Company does not accept overall responsibility for security at the Site. Unless otherwise specified in this Agreement, Company is not engaged as any type of security consultant.

(b) Company may use contractors or vendors to provide some or all of the Services. If Company (or a contractor or vendor of Company) provides or installs any equipment in connection with the Services, all equipment is for Company's use only. Company is not selling or leasing the equipment to Client; the equipment will always be Company property. Company will have reasonable time and access to remove its equipment upon termination of this Agreement.

(c) Company is an independent contractor; nothing in this Agreement creates a partnership or relationship of principal/agent or employer/employee. Personnel providing the Services are employees of Company or its contractors (Company may use contractors to provide some or all of the Services). Company may change such personnel at any time. Client may reasonably request changes in such personnel for lawful reasons. If Company makes Client's requested changes, Client will be solely responsible for, and will defend and indemnify Company against, any Loss arising from such changes.

(d) If Client employs, directly or indirectly, any Company employee formerly assigned to the Site within 1 year from the last date on which the Company employee was employed by Company, Client will pay Company \$2,500 per employee for costs related to recruiting, screening, training, etc.

(e) If Services include Remote Guarding, (i) neither Company nor its contractors will be responsible for any interruption or failure of power; (ii) neither Company nor its contractors will be responsible for any faulty, failed, interrupted, circumvented, or compromised data transmissions; (iii) Client is responsible for the design, installation, repair and maintenance of its own monitoring equipment and systems ("Monitoring System"); (iv) Company may, without penalty, modify, terminate or suspend Remote Guarding, shut down Client's Monitoring System, lock Client's panel, or render any monitoring equipment incapable of sending signals (1) if permitted, requested, or required to do so by any governmental authority, standards setting entity, or insurance interest, or (2) in Company's reasonable discretion; (v) Client is responsible for (1) providing and maintaining adequate lighting for all video equipment, and (2) ensuring Client's personnel and Monitoring System comply with all laws applicable to the use of video equipment; (vi) any Remote Guarding failure not caused by the negligence of Company or its contractors will not release Client from its obligations to pay any fees for Services; and (vii) any software, hardware, firmware, shareware, codes, information and documentation ("Proprietary Information") associated with Remote Guarding are, and will remain, the property of Company or its contractors, as applicable, and any developments to the Proprietary Information will be the intellectual property of Company or its contractors, as applicable. Further, Client, on behalf of itself, its employees, agents and guests, grants consent to Company and its contractors to (i) intercept, record, retrieve, review, copy, disclose and use the contents of all transmissions received as part of Remote Guarding, and (ii) represent themselves as a security agent of Client and notify government agencies of suspicious or suspected criminal activities at the Site.

4. **PAYMENT:** (a) Invoices are payable 30 days from the date of the invoice, without any setoff, to the remittance address on the invoice. Client's failure to pay any amount when due will be a material breach by Client. A late charge of 1.5% per month will be added to balances not paid within 30 days of the date of the invoice. Client must notify Company in writing of any dispute regarding the amount of an invoice within 30 days from the invoice date; otherwise all disputes will be deemed waived. Client will bear all costs associated with Company receiving payments due for Services rendered. If Company must institute suit or collection services to collect amounts owed to Company, Client will pay Company's attorneys' fees and other costs of suit or collection.

(b) In the event of payment delay, Company may suspend the performance of Services upon 10 days' prior written notice. Suspension will not release Client from any of its obligations under this Agreement. In case of non-payment based on Client liquidity problems, Company may condition continued performance on immediate cash payment for Services rendered (invoiced or not) or to be rendered.

(c) Company may raise the Service Fee upon 30 days' prior written notice to account for any increases in (i) health care, benefit, or insurance costs, (ii) labor or fuel costs, (iii) costs arising from changes to laws, regulations, or insurance premiums, (iv) SU1 or similar taxes, (v) contractor's rates, or (vi) any other taxes, fees, costs or charges related to the Services.

5. **LIABILITY LIMITATION; INDEMNIFICATION:** (a) **The Service Fee is based upon the value of Services provided, not the value of the interests or property protected. Accordingly, Company makes no representation or warranty, express or implied, that the Services will produce a result or prevent any loss or damage. Client agrees that the limitations of liability and Client's defense/indemnity obligations in Sections 5(c)-5(h) apply regardless of**

whether the Loss is alleged to arise, directly or indirectly, in whole or in part, from the negligence (active or passive) or misconduct of Company, its employees or agents, including that related to the hiring, training, supervision or retention of Company's employees or agents, and Sections 5(c) – 5(h) apply in favor of Company's contractors and vendors.

(b) Company will defend and indemnify Client against any Loss arising from the Services only to the extent the Loss is caused by the negligence of Company, its employees or agents while acting within the scope of their duties and authority. Client will defend and indemnify Company against any Loss in connection with this Agreement only to the extent the Loss is caused by the negligence of Client, its employees or agents.

(c) Notwithstanding Section 5(b), in no event will the total liability of Company and its insurers for any Loss exceed \$2,500.

(d) Notwithstanding Section 5(b), Client will defend and indemnify Company against any Loss to the extent the Loss exceeds \$2,500.

(e) Notwithstanding anything to the contrary in this Agreement, in no event will Company or its insurers be liable for any (i) environmental Loss, (ii) punitive, special, exemplary, liquidated, indirect, or consequential Loss (including, without limitation, loss of profits or business), (iii) violent or armed action, or hi-jacking, (iv) Loss arising from any remote or on-site cyber activity or event, (v) injuries or deaths arising from any conditions of the Site, or (vi) Loss arising from or related to any circumstance beyond Company's reasonable control (including, without limitation, any failure on the part of Company's contractors or vendors, any act of God or war, etc.).

(f) Notwithstanding anything to the contrary in this Agreement, in no event will either party or its insurers be liable to the other party for any Loss arising from or related to an act of terrorism. The parties intend for this waiver to "flow down" to their respective contractors.

(g) Notwithstanding anything to the contrary in this Agreement, if Company employees operate any vehicle other than one supplied by Company, Client will maintain insurance for the vehicle and the insurance will be primary, and Client will defend and indemnify Company against any Loss arising out of Company's use of the vehicle.

(h) Notwithstanding anything to the contrary in this Agreement, in no event will Company be responsible for any theft or other loss of property (including, without limitation, electronic data) not directly attributable to proven security officer thefts. In the event of allegation of security officer thefts, Client waives all right of recovery unless Company is notified of the allegations within 10 days, Client fully cooperates with Company in the investigation of the facts, Client presses formal charges, and a conviction is obtained; however, if all the foregoing conditions are satisfied, all applicable limitations of liability in this Agreement still apply.

(i) Written notice of any Loss arising out of or relating to this Agreement must be received by Company within 30 days following the date of the occurrence giving rise to such Loss. No action to recover any Loss will be instituted or maintained against Company unless such notice is received by Company. No action to recover any Loss will be instituted or maintained against Company unless the action is instituted no later than 12 months following the date of the occurrence from which the Loss arises.

(j) Services are only for Client's benefit; neither this Agreement nor any Services confer any rights on any other party as a third-party beneficiary.

6. INSURANCE: Client will maintain insurance to protect Client against loss or damage to its premises, business and property, and others' property on Client's premises. Client (on behalf of itself and its insurers) waives all rights of subrogation against Company, its contractors and vendors, and their respective employees, agents and insurers. If Company provides any insurance coverage (additional insured or otherwise) for Client or any others, such insurance coverage will only cover Client and the others for liability specifically assumed by Company in this Agreement. As security for Client's defense and indemnity obligations in this Agreement, Client will name Company as an additional insured under Client's relevant insurance policies, and Client will provide Company with a certificate of insurance evidencing such coverage upon request.

7. MAINTENANCE SERVICES: (a) If Services include Maintenance Services, Company's agreement to provide the Maintenance Services is subject to the following conditions: (i) Client authorizes Company to use subcontractors; (ii) all limitations of Company's liability also apply in favor of the Company Parties; (iii) the Company Parties may maintain the Maintained Equipment and install any replacement parts ("Parts"); (iv) Client agrees to install, or cause to be installed, all conduits necessary for the maintenance of any Maintained Equipment or the installation of any Parts; (v) Client authorizes the Company Parties to make any preparations such as drilling holes, driving nails, making attachments or doing any other things necessary or pertinent to the maintenance of the Maintained Equipment or the installation of any Parts, and Company will not be responsible for the condition of Client's premises or have any obligation to repair or redecorate the same upon completion of such maintenance or installation; (vi) Client will keep the maintenance site clean, clear and free of trades before and during performance of any Maintenance Services, and Client will provide electricity, heat, hoisting, and/or elevator service without charge, and will provide adequate facilities for off-loading, staging, moving, and handling of the Maintained Equipment or any Parts, and proper lighting for any evening work; (vii) Client warrants that it has full authority from the owner, and any other person or entity with any right of control or ownership of Client's premises or Maintained Equipment, to permit the performance of the Maintenance Services and installation of any Parts under all conditions in the Agreement; (viii) the Maintenance Services will only be performed during Normal Business Hours; (ix) Client understands that conditions with Client's premises or Maintained Equipment initially unforeseen may add to the cost of the Maintenance Services, which will not be the responsibility of Company; (x) errors or omissions in the Maintenance Services must be called to Company's attention by Client in writing within 5 days of completion of the Maintenance Services, and upon the expiration of the 5-day period, the Maintenance Services will be deemed accepted by Client; and (xi) Company does not warrant any date for any Maintenance Services or their completion, and Company assumes no liability for delays with respect to the Maintenance Services.

(b) With respect to any Maintenance Services, (i) Company warrants only its workmanship for a period of 90 days after completion of the Maintenance Services (the "Maintenance Warranty Period"). This warranty extends only to defective workmanship by Company. Performance failures or any other operational difficulties whatsoever caused by or related to defects in any Parts are warranted only in accordance with, and only to the extent of, any warranties given with respect to such Parts by the manufacturers or suppliers thereof; no independent or additional warranty with respect to such Parts is made or given by Company. Client must notify Company immediately following the occurrence of any performance failure or other operational difficulty subject to this warranty. Failure to give such immediate notification will release Company from any liability under this warranty. Removal or disassembly of any failed part or component by anyone other than the Company Parties will release any obligation of Company under this warranty. Likewise excluded from this warranty is damage or performance failure caused or aggravated by the operation of equipment after a performance failure or defect has occurred; (ii) **Company makes no other representations or warranties, express or implied, as to the condition or state of repair of Maintained Equipment or any Parts, including warranties of fitness or merchantability. Company makes no express or implied warranty that the Maintained Equipment or Parts will detect, avert, or prevent any occurrences, losses or damages they are designed to detect, avert or prevent.** Client affirms that Company is not a manufacturer of the Maintained Equipment or any Parts, and Company itself makes no representations or warranties with respect to the Maintained Equipment or Parts, express, implied or statutory. To the extent permissible, Company assigns and passes through any manufacturer warranties associated with the Maintained Equipment and Parts to Client; (iii) If Client notifies Company of any claimed defect in any of the Maintenance Services or Parts during the Maintenance Warranty Period, and Company determines the Maintenance Services or Parts to actually be defective after appropriate tests and inspection, Company will correct the defective maintenance or, at Company's option, repair or replace the defective Parts (only if the manufacturer warranty still applies) at no charge to Client. Company will attempt to respond to requests for warranty service within 3 business days of being received. All warranty service will be provided during Normal Business Hours. **Correction of defective Maintenance Services or repair or replacement of defective Parts under the express warranty contained in this Section 7 is Client's sole and exclusive remedy against Company with respect to defective Maintenance Services or Parts. Company's liability will in no event exceed the cost of correction of the defective Maintenance Services or repair or replacement of defective Parts, regardless of whether the problem with the Maintenance Services or the Parts is alleged to arise, in whole or in part, directly or indirectly, from the negligence (active or passive) or misconduct of Company, its employees or agents;** and (iv) The warranty in this Section 7 does not apply to the following: (A) modifications to the Maintained Equipment or Parts not made by the Company Parties; (B) expendable items (including, without limitation, ink, toner, paper, etc.); (C) damage arising from events beyond the reasonable control of the Company Parties (including, without limitation, improper operation by Client, the negligence or willful misconduct of Client or third party, normal wear and tear, vandalism, weather or other acts of God, settling of walls or foundations, abuse of Maintained Equipment or Parts, malfunctions caused by the work of anyone other than the Company Parties, telephone line failures, electrical failures, internet failures, etc.); or (D) damage arising from movement of the Maintained Equipment or Parts not performed by the Company Parties.

SECURITY SOLUTIONS AGREEMENT

Between

Lake Ashton CDD I (East) ("Client")
and Securitas Security Services USA, Inc. ("Company")

Effective Date: 31JULY2023

1. Company will sell and Client will purchase the following products (the "Products") for the described purchase price (the "Purchase Price"). The Products and Purchase Price are subject to the General Terms in Attachment A to this Agreement, as well as the Additional Terms – Products in Attachment A to this Agreement.

- Products:

Qty	Description
4,000	HID Prox Cards

- Purchase Price: \$17,568.00

2. (a) For the services ("Services") provided by Company, Client will pay the Service Fee below, plus all applicable (i) sales, use and similar taxes, (ii) interest, and (iii) penalties. Services are (i) as specified in any agreed-upon post orders or scope of work (collectively, "Scope of Work"), and (ii) as marked below.

☐ Equipment Maintenance
☐ Mobile Guarding (Patrol)

☐ Remote Guarding
☐ Mobile Guarding (Alarm Response)

- Description of Services:

N/A

- Service Fee (billed monthly (calendar)): \$N/A

(b) If no Service Fee is indicated, the Service Fee will be considered any rates or fees to be paid by Client for Services, including, without limitation, hourly rates, fees for vehicles and equipment, etc. The Service Fee does not include coverage for labor disputes, civil disorder, national disaster, or other similar emergency situations. Also, higher overtime rates will apply to the following: all work according to applicable laws and regulations; extended shifts or hours performed at the request of Client; additional personnel or hours requested by Client with less than 72 hours' notice, but only for the first 72 hours; additional personnel or hours requested by Client for special occasions or temporary or short durations; and work on New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday After Thanksgiving, and Christmas Day.

(c) If equipment maintenance ("Maintenance Services") will be provided:

- (i) Maintenance Services will consist only of the following:

N/A

- (ii) Company will only provide Maintenance Services for the following equipment ("Maintained Equipment"):

N/A

(d) The Services are subject to the General Terms in Attachment A to this Agreement, as well as the Additional Terms – Services in Attachment A to this Agreement.

3. Additional Information:

N/A

Client

Securitas Security Services USA, Inc.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Client's attention is directed towards *Attachment A, Section 7 of the Additional Terms – Products*, and *Attachment A, Sections 5 and 7 of the Additional Terms – Services*, which limit Company's liability.

Contact Information for Notice

Contact Information for Notice

Street: _____

Street: _____

State: _____

State: _____

Zip: _____

Zip: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Contact: _____

Contact: _____

Billing Information (if different)

Street: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

Contact: _____

ATTACHMENT A
Terms and Conditions

General Terms

1. **FORCE MAJEURE:** These circumstances will be considered as grounds for relief if they delay or impede the performance of this Agreement: any event beyond the reasonable control of a party such as fire, war, mobilization or military call up of a comparable scope, requisition, seizure, currency restrictions, insurrection and civil commotion, hi-jacking or an act of terrorism, shortage of transport, general shortage of materials or personnel, industrial disputes and defects or delays in deliveries by contractors caused by any such circumstance as referred to in this Section. The party desiring relief under this Section will inform the other party by written notice without delay on the occurrence and on the cessation of such circumstance. If grounds for relief prevent Client from fulfilling its obligations, Client will reimburse Company for costs incurred in securing and protecting the Site or the Products. Client will also reimburse Company for costs incurred for personnel, contractors and equipment which, with the consent of Client, are held in readiness to resume performance.
2. **CLIENT'S COMMITMENT:** Client will at all times cooperate with Company to allow Company to provide Products and Services under the best possible conditions, and failure to provide such cooperation will be a material breach by Client. Such cooperation includes, without limitation, Client's representation that it is not (and never will be) subject to economic or trade sanctions, and Client providing (i) a safe, healthy working environment for Company personnel in accordance with applicable laws and regulations, (ii) all relevant information, access and assistance that Company reasonably requires to perform the Services or provide Products without interruption, including, without limitation, suitable office space and utilities, and (iii) prompt notice of anything that may affect Company's safety, risk or obligations under this Agreement or which may lead to an increase in Company's costs.
3. **SEVERABILITY:** If any provision of this Agreement is held to be unenforceable, it will be modified to be enforceable to the maximum extent permitted under applicable law and all other terms will remain in full force. If the unenforceable provision cannot be so modified, it will be excluded from this Agreement, and all other terms of this Agreement will remain in full force.
4. **PRECEDENCE:** In the event that the different parts of this Agreement are conflicting, the written documents forming part of this Agreement will prevail in the following order: (i) this Agreement; (ii) the Scope of Work; and (iii) any other written documentation attached hereto.
5. **NOTICES:** All official notices will be in writing and made by overnight mail or certified mail, addressed to the other party at its address set forth in this Agreement or at such other address as the other party may have designated in writing.
6. **ASSIGNMENT:** A party will not assign this Agreement without the other party's prior written consent, which will not be unreasonably withheld. However, a party may assign this Agreement at any time to any of its affiliates, subsidiaries or successors upon 30 days' prior written notice to the other party.
7. **LAW & JURISDICTION:** (a) This Agreement will be governed by the law of the State in which the applicable Products are installed and the Services are performed. The parties hereby submit to the jurisdiction of the courts of such State. All terms in this Agreement are only intended to apply to the maximum extent permitted by applicable law.
(b) **Company will abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require Company to take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.**
8. **ENTIRE AGREEMENT:** This Agreement, including Attachment A, and anything attached to or incorporated into it, constitutes the entire agreement between the parties. Any representations, promises or agreements not embodied in this Agreement will not be enforceable. No Client contracts, purchase orders, work orders, or similar documents, regardless of when dated, will modify this Agreement. All changes to this Agreement will only be binding on a party if approved in writing by an authorized representative of that party.

Additional Terms – Products

1. **PURCHASE:** Company sells, transfers, conveys and assigns to Client the Products, and Client purchases, accepts and acquires the Products from Company for the Purchase Price.
2. **TITLE:** Title in the Products will pass from Company to Client at the F.O.B. point. Company does not warrant any delivery date to Client, and Company assumes no liability for any delayed delivery.
3. **PAYMENT:** Unless otherwise specified, Client will pay the Purchase Price as follows: (a) a deposit equal to 50% of the Purchase Price on the Effective Date; and (b) a payment of the remainder of the Purchase Price upon completion of installation of the Products. If there is no installation, Client will pay the remainder of the Purchase Price upon delivery of the Products. If any excise, sales, use or similar taxes apply to the sale or purchase of the Products, and Client has not provided Company with a valid exemption certification, all such taxes will be (a) in addition to the Purchase Price, (b) the Client's responsibility, and (c) paid to Company no later than the date specified for payment for the Products. Client will have no right to offset any amount due to Company under this Agreement against any other amount that may be due from Company to Client.
4. **FREIGHT:** Unless otherwise specified, freight charges are not included in the Purchase Price. Unless otherwise specified, all sales are F.O.B. origin at Company's or manufacturer's location or distribution facility.
5. **SECURITY:** In addition to other rights Company may have, including mechanics lien rights, to secure Client's obligations to Company hereunder, Company reserves and Client grants to Company a purchase money security interest in the Products, together with any and all proceeds and other amounts from time to time paid or payable under or in connection with the foregoing, upon sale, lease, rental or other disposition, whether permanent or temporary and whether voluntary or involuntary, including, without limitation, any and all rents, lease payments, money, cash or cash equivalents, accounts receivable, contract rights, chattel paper, documents, instruments, deposit accounts and general intangibles now existing or hereafter arising from or related to such property. Client authorizes Company to file all documents or instruments, including, without limitation, financing statements and continuation statements, which are reasonably necessary to perfect or continue such security interest. Upon the occurrence of any default by Client under this Agreement, Company will have all rights provided by the UCC and otherwise available by law. Each of the following will constitute a default under this Agreement: (a) if Client fails to make any payment when due to Company; (b) if Client fails to comply with any covenant or agreement made herein; or (c) the death, dissolution, termination of existence, insolvency, business failure, appointment of a receiver of any part of the property, assignment for the benefits of creditors by, or the commencement of any proceedings under any bankruptcy or insolvency laws by or against Client. If Client fails to make any payment when due, Client will reimburse Company for any fees, costs or expenses Company incurs in attempting to collect such amounts due from Client, whether by lawsuit or otherwise, including, without limitation, attorneys' fees and collection fees based on a percentage of recovery against Client.
6. **INSTALLATION:** Unless otherwise specified, installation is included in the Purchase Price. Company's agreement to install the Products is subject to the following conditions: (a) Client authorizes Company to use subcontractors; (b) all limitations of Company's liability also apply in favor of Company, its subcontractors, and their respective employees and agents (the "Company Parties"); (c) the Company Parties may install the Products, including, without limitation, all connections necessary to transmit the necessary signals, if any, from Client's premises; (d) Client agrees to install, or cause to be installed, all conduits necessary for the installation of the Products; (e) Client authorizes the Company Parties to make any preparations such as drilling holes, driving nails, making attachments or doing any other things necessary or pertinent to the installation of the Products, and Company will not be responsible for the condition of Client's premises or have any obligation to repair or redecorate the same upon completion of installation; (f) Client will keep the installation site clean, clear and free of trades before and during installation, and Client will provide electricity, heat, hoisting, and/or elevator service without charge, and will provide adequate facilities for off-loading, staging, moving, and handling the Products, and proper lighting for any evening work; (g) Client warrants that it has full authority from the owner, and any other person or entity with any right of control or ownership of Client's premises, to permit the installation of the Products under all conditions in this Agreement; (h) installation of the Products will only be performed during normal business hours: 9:00 a.m. – 5:00 p.m., Monday – Friday, not including holidays as determined by Company ("Normal Business Hours"); (i) Client understands that conditions with Client's premises initially unforeseen may add to the cost of installation, which will not be the responsibility of Company; (j) errors or omissions in installation of the Products, including, without limitation, failure to wire points of protection, must be called to Company's attention by Client in writing within 5 days of completion of installation, and upon the expiration of the 5-day period, the installation will be deemed accepted by Client; and (k) Company does not warrant any installation date, and Company assumes no liability for delays in installation.

7. **WARRANTY:** (a) Company warrants only its workmanship in the installation of the Products for a period of 90 days after completion of installation (the "Installation Warranty Period"). This warranty extends only to defective workmanship by Company. Performance failures or any other operational difficulties whatsoever caused by or related to defects in the Products are warranted only in accordance with, and only to the extent of, any warranties given with respect to such Products by the manufacturers or suppliers thereof; no independent or additional warranty with respect to such Products is made or given by Company. Client must notify Company immediately following the occurrence of any performance failure or other operational difficulty subject to this warranty. Failure to give such immediate notification will release Company from any liability under this warranty. Removal or disassembly of any failed part or component by anyone other than the Company Parties will release any obligation of Company under this warranty. Likewise excluded from this warranty is damage or performance failure caused or aggravated by the operation of equipment after a performance failure or defect has occurred; (b) **Company makes no other representations or warranties, express or implied, as to the condition or state of repair of the Products, including warranties of fitness or merchantability. Company makes no express or implied warranty that the Products will detect, avert, or prevent any occurrences, losses or damages they are designed to detect, avert or prevent.** Client affirms that Company is not a manufacturer of the Products, and Company itself makes no representations or warranties with respect to the Products, express, implied or statutory. To the extent permissible, Company assigns and passes through any manufacturer warranties associated with the Products to Client; (c) If Client notifies Company of any claimed defect in the installation or Products during the Installation Warranty Period, and Company determines the installation or Products to actually be defective after appropriate tests and inspection, Company will correct the defective installation or, at Company's option, repair or replace the defective Products (only if the manufacturer warranty still applies) at no charge to Client. Company will attempt to respond to requests for warranty service within 3 business days of being received. All warranty service will be provided during Normal Business Hours. **Correction of defective installation or repair or replacement of defective Products under the express warranty contained in this Section 7 is Client's sole and exclusive remedy against Company with respect to defective installation or Products. Company's liability will in no event exceed the cost of correction of the defective installation or repair or replacement of defective Products, regardless of whether the problem with the installation or the Products is alleged to arise, in whole or in part, directly or indirectly, from the negligence (active or passive) or misconduct of Company, its employees or agents;** and (d) The warranty in this Section 7 does not apply to the following: (i) modifications to the Products not made by the Company Parties; (ii) expendable items (including, without limitation, ink, toner, paper, etc.); (iii) damage arising from events beyond the reasonable control of the Company Parties (including, without limitation, improper operation by Client, normal wear and tear, weather or other acts of God, settling of walls or foundations, abuse of the Products, malfunctions caused by the work of anyone other than the Company Parties, telephone line failures, electrical failures, internet failures, etc.); or (iv) damage arising from movement of the Products not performed by the Company Parties.

8. **CANCELLATION:** Purchase of the Products may only be cancelled upon mutual agreement. In the event of any agreed-upon cancellation of this purchase, Client will pay a restocking charge equal to at least 25% of the Purchase Price, subject to approval by the manufacturer(s) of the Products.

Additional Terms - Services

1. **DEFINITIONS:** "In writing" or "written document" means any written communication which has been signed by a person authorized to represent the party, including, without limitation, printed documents, facsimiles, e-mails and other electronic means of communication; "Loss" means all suits, claims, losses, damages and expenses (including, without limitation, investigative costs, reasonable attorneys' fees and costs of suit) arising from all events or circumstances related to or in connection with the same general condition; "Remote Guarding" means guarding and related services conducted from a remote location using electronic security equipment, including, without limitation, video and voice communication equipment; "Site" means all premises where Services are performed under this Agreement.

2. **TERM & TERMINATION:** (a) This Agreement will commence upon the Effective Date and continue until terminated by either party. Client may terminate this Agreement at any time, without cause or penalty, upon 90 days' prior written notice to Company. Company may terminate this Agreement at any time, without cause or penalty, upon 30 days' prior written notice to Client. Company may also terminate this Agreement for good cause upon 5 days' prior written notice to Client. "Good cause" for Company will include, without limitation: (i) any material or persistent minor breach by Client of this Agreement; (ii) cancellation of or material change to any of Company's insurance coverage relevant to this Agreement; (iii) a change in applicable laws or regulations that has a material effect on, or causes a material change to, the Services; or (iv) any act or omission of Client which, in Company's reasonable opinion, brings or may bring Company's business or reputation into disrepute. Client will be responsible for payment for all Services rendered through the termination date.

(b) If Client terminates this Agreement, Client will pay for any unamortized costs related to any equipment used in connection with Services.

3. **SCOPE OF SERVICES; PERSONNEL:** (a) Company will only provide Services specified in this Agreement or the Scope of Work, which is incorporated into this Agreement by reference. Company will not be obligated to perform, and will bear no responsibility for, any Services or duties performed that are not expressly specified in this Agreement. Company does not accept overall responsibility for security at the Site. Unless otherwise specified in this Agreement, Company is not engaged as any type of security consultant.

(b) Company may use contractors or vendors to provide some or all of the Services. If Company (or a contractor or vendor of Company) provides or installs any equipment in connection with the Services, all equipment is for Company's use only. Company is not selling or leasing the equipment to Client; the equipment will always be Company property. Company will have reasonable time and access to remove its equipment upon termination of this Agreement.

(c) Company is an independent contractor; nothing in this Agreement creates a partnership or relationship of principal/agent or employer/employee. Personnel providing the Services are employees of Company or its contractors (Company may use contractors to provide some or all of the Services). Company may change such personnel at any time. Client may reasonably request changes in such personnel for lawful reasons. If Company makes Client's requested changes, Client will be solely responsible for, and will defend and indemnify Company against, any Loss arising from such changes.

(d) If Client employs, directly or indirectly, any Company employee formerly assigned to the Site within 1 year from the last date on which the Company employee was employed by Company, Client will pay Company \$2,500 per employee for costs related to recruiting, screening, training, etc.

(e) If Services include Remote Guarding, (i) neither Company nor its contractors will be responsible for any interruption or failure of power; (ii) neither Company nor its contractors will be responsible for any faulty, failed, interrupted, circumvented, or compromised data transmissions; (iii) Client is responsible for the design, installation, repair and maintenance of its own monitoring equipment and systems ("Monitoring System"); (iv) Company may, without penalty, modify, terminate or suspend Remote Guarding, shut down Client's Monitoring System, lock Client's panel, or render any monitoring equipment incapable of sending signals (1) if permitted, requested, or required to do so by any governmental authority, standards setting entity, or insurance interest, or (2) in Company's reasonable discretion; (v) Client is responsible for (1) providing and maintaining adequate lighting for all video equipment, and (2) ensuring Client's personnel and Monitoring System comply with all laws applicable to the use of video equipment; (vi) any Remote Guarding failure not caused by the negligence of Company or its contractors will not release Client from its obligations to pay any fees for Services; and (vii) any software, hardware, firmware, shareware, codes, information and documentation ("Proprietary Information") associated with Remote Guarding are, and will remain, the property of Company or its contractors, as applicable, and any developments to the Proprietary Information will be the intellectual property of Company or its contractors, as applicable. Further, Client, on behalf of itself, its employees, agents and guests, grants consent to Company and its contractors to (i) intercept, record, retrieve, review, copy, disclose and use the contents of all transmissions received as part of Remote Guarding, and (ii) represent themselves as a security agent of Client and notify government agencies of suspicious or suspected criminal activities at the Site.

4. **PAYMENT:** (a) Invoices are payable 30 days from the date of the invoice, without any setoff, to the remittance address on the invoice. Client's failure to pay any amount when due will be a material breach by Client. A late charge of 1.5% per month will be added to balances not paid within 30 days of the date of the invoice. Client must notify Company in writing of any dispute regarding the amount of an invoice within 30 days from the invoice date; otherwise all disputes will be deemed waived. Client will bear all costs associated with Company receiving payments due for Services rendered. If Company must institute suit or collection services to collect amounts owed to Company, Client will pay Company's attorneys' fees and other costs of suit or collection.

(b) In the event of payment delay, Company may suspend the performance of Services upon 10 days' prior written notice. Suspension will not release Client from any of its obligations under this Agreement. In case of non-payment based on Client liquidity problems, Company may condition continued performance on immediate cash payment for Services rendered (invoiced or not) or to be rendered.

(c) Company may raise the Service Fee upon 30 days' prior written notice to account for any increases in (i) health care, benefit, or insurance costs, (ii) labor or fuel costs, (iii) costs arising from changes to laws, regulations, or insurance premiums, (iv) SUI or similar taxes, (v) contractor's rates, or (vi) any other taxes, fees, costs or charges related to the Services.

5. **LIABILITY LIMITATION; INDEMNIFICATION:** (a) **The Service Fee is based upon the value of Services provided, not the value of the interests or property protected. Accordingly, Company makes no representation or warranty, express or implied, that the Services will produce a result or prevent any loss or damage. Client agrees that the limitations of liability and Client's defense/indemnity obligations in Sections 5(c)-5(h) apply regardless of**

whether the Loss is alleged to arise, directly or indirectly, in whole or in part, from the negligence (active or passive) or misconduct of Company, its employees or agents, including that related to the hiring, training, supervision or retention of Company's employees or agents, and Sections 5(c) – 5(h) apply in favor of Company's contractors and vendors.

(b) Company will defend and indemnify Client against any Loss arising from the Services only to the extent the Loss is caused by the negligence of Company, its employees or agents while acting within the scope of their duties and authority. Client will defend and indemnify Company against any Loss in connection with this Agreement only to the extent the Loss is caused by the negligence of Client, its employees or agents.

(c) Notwithstanding Section 5(b), in no event will the total liability of Company and its insurers for any Loss exceed \$2,500.

(d) Notwithstanding Section 5(b), Client will defend and indemnify Company against any Loss to the extent the Loss exceeds \$2,500.

(e) Notwithstanding anything to the contrary in this Agreement, in no event will Company or its insurers be liable for any (i) environmental Loss, (ii) punitive, special, exemplary, liquidated, indirect, or consequential Loss (including, without limitation, loss of profits or business), (iii) violent or armed action, or hi-jacking, (iv) Loss arising from any remote or on-site cyber activity or event, (v) injuries or deaths arising from any conditions of the Site, or (vi) Loss arising from or related to any circumstance beyond Company's reasonable control (including, without limitation, any failure on the part of Company's contractors or vendors, any act of God or war, etc.).

(f) Notwithstanding anything to the contrary in this Agreement, in no event will either party or its insurers be liable to the other party for any Loss arising from or related to an act of terrorism. The parties intend for this waiver to "flow down" to their respective contractors.

(g) Notwithstanding anything to the contrary in this Agreement, if Company employees operate any vehicle other than one supplied by Company, Client will maintain insurance for the vehicle and the insurance will be primary, and Client will defend and indemnify Company against any Loss arising out of Company's use of the vehicle.

(h) Notwithstanding anything to the contrary in this Agreement, in no event will Company be responsible for any theft or other loss of property (including, without limitation, electronic data) not directly attributable to proven security officer thefts. In the event of allegation of security officer thefts, Client waives all right of recovery unless Company is notified of the allegations within 10 days, Client fully cooperates with Company in the investigation of the facts, Client presses formal charges, and a conviction is obtained; however, if all the foregoing conditions are satisfied, all applicable limitations of liability in this Agreement still apply.

(i) Written notice of any Loss arising out of or relating to this Agreement must be received by Company within 30 days following the date of the occurrence giving rise to such Loss. No action to recover any Loss will be instituted or maintained against Company unless such notice is received by Company. No action to recover any Loss will be instituted or maintained against Company unless the action is instituted no later than 12 months following the date of the occurrence from which the Loss arises.

(j) Services are only for Client's benefit; neither this Agreement nor any Services confer any rights on any other party as a third-party beneficiary.

6. INSURANCE: Client will maintain insurance to protect Client against loss or damage to its premises, business and property, and others' property on Client's premises. Client (on behalf of itself and its insurers) waives all rights of subrogation against Company, its contractors and vendors, and their respective employees, agents and insurers. If Company provides any insurance coverage (additional insured or otherwise) for Client or any others, such insurance coverage will only cover Client and the others for liability specifically assumed by Company in this Agreement. As security for Client's defense and indemnity obligations in this Agreement, Client will name Company as an additional insured under Client's relevant insurance policies, and Client will provide Company with a certificate of insurance evidencing such coverage upon request.

7. MAINTENANCE SERVICES: (a) If Services include Maintenance Services, Company's agreement to provide the Maintenance Services is subject to the following conditions: (i) Client authorizes Company to use subcontractors; (ii) all limitations of Company's liability also apply in favor of the Company Parties; (iii) the Company Parties may maintain the Maintained Equipment and install any replacement parts ("Parts"); (iv) Client agrees to install, or cause to be installed, all conduits necessary for the maintenance of any Maintained Equipment or the installation of any Parts; (v) Client authorizes the Company Parties to make any preparations such as drilling holes, driving nails, making attachments or doing any other things necessary or pertinent to the maintenance of the Maintained Equipment or the installation of any Parts, and Company will not be responsible for the condition of Client's premises or have any obligation to repair or redecorate the same upon completion of such maintenance or installation; (vi) Client will keep the maintenance site clean, clear and free of trades before and during performance of any Maintenance Services, and Client will provide electricity, heat, hoisting, and/or elevator service without charge, and will provide adequate facilities for off-loading, staging, moving, and handling of the Maintained Equipment or any Parts, and proper lighting for any evening work; (vii) Client warrants that it has full authority from the owner, and any other person or entity with any right of control or ownership of Client's premises or Maintained Equipment, to permit the performance of the Maintenance Services and installation of any Parts under all conditions in the Agreement; (viii) the Maintenance Services will only be performed during Normal Business Hours; (ix) Client understands that conditions with Client's premises or Maintained Equipment initially unforeseen may add to the cost of the Maintenance Services, which will not be the responsibility of Company; (x) errors or omissions in the Maintenance Services must be called to Company's attention by Client in writing within 5 days of completion of the Maintenance Services, and upon the expiration of the 5-day period, the Maintenance Services will be deemed accepted by Client; and (xi) Company does not warrant any date for any Maintenance Services or their completion, and Company assumes no liability for delays with respect to the Maintenance Services.

(b) With respect to any Maintenance Services, (i) Company warrants only its workmanship for a period of 90 days after completion of the Maintenance Services (the "Maintenance Warranty Period"). This warranty extends only to defective workmanship by Company. Performance failures or any other operational difficulties whatsoever caused by or related to defects in any Parts are warranted only in accordance with, and only to the extent of, any warranties given with respect to such Parts by the manufacturers or suppliers thereof; no independent or additional warranty with respect to such Parts is made or given by Company. Client must notify Company immediately following the occurrence of any performance failure or other operational difficulty subject to this warranty. Failure to give such immediate notification will release Company from any liability under this warranty. Removal or disassembly of any failed part or component by anyone other than the Company Parties will release any obligation of Company under this warranty. Likewise excluded from this warranty is damage or performance failure caused or aggravated by the operation of equipment after a performance failure or defect has occurred; (ii) **Company makes no other representations or warranties, express or implied, as to the condition or state of repair of Maintained Equipment or any Parts, including warranties of fitness or merchantability. Company makes no express or implied warranty that the Maintained Equipment or Parts will detect, avert, or prevent any occurrences, losses or damages they are designed to detect, avert or prevent.** Client affirms that Company is not a manufacturer of the Maintained Equipment or any Parts, and Company itself makes no representations or warranties with respect to the Maintained Equipment or Parts, express, implied or statutory. To the extent permissible, Company assigns and passes through any manufacturer warranties associated with the Maintained Equipment and Parts to Client; (iii) If Client notifies Company of any claimed defect in any of the Maintenance Services or Parts during the Maintenance Warranty Period, and Company determines the Maintenance Services or Parts to actually be defective after appropriate tests and inspection, Company will correct the defective maintenance or, at Company's option, repair or replace the defective Parts (only if the manufacturer warranty still applies) at no charge to Client. Company will attempt to respond to requests for warranty service within 3 business days of being received. All warranty service will be provided during Normal Business Hours. **Correction of defective Maintenance Services or repair or replacement of defective Parts under the express warranty contained in this Section 7 is Client's sole and exclusive remedy against Company with respect to defective Maintenance Services or Parts. Company's liability will in no event exceed the cost of correction of the defective Maintenance Services or repair or replacement of defective Parts, regardless of whether the problem with the Maintenance Services or the Parts is alleged to arise, in whole or in part, directly or indirectly, from the negligence (active or passive) or misconduct of Company, its employees or agents;** and (iv) The warranty in this Section 7 does not apply to the following: (A) modifications to the Maintained Equipment or Parts not made by the Company Parties; (B) expendable items (including, without limitation, ink, toner, paper, etc.); (C) damage arising from events beyond the reasonable control of the Company Parties (including, without limitation, improper operation by Client, the negligence or willful misconduct of Client or third party, normal wear and tear, vandalism, weather or other acts of God, settling of walls or foundations, abuse of Maintained Equipment or Parts, malfunctions caused by the work of anyone other than the Company Parties, telephone line failures, electrical failures, internet failures, etc.); or (D) damage arising from movement of the Maintained Equipment or Parts not performed by the Company Parties.

SECTION VIII

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:
Christine Wells, Community Director

Meeting Date: August 21, 2023



Events and Activities

Staff and the Lake Ashton Activities Advisory Group are busy planning 2024 activities at the Clubhouse and HFC. The Entertainment Series will go on sale October 2 after Monday Coffee. A poster advertising the shows will go out in the September edition of the LA Times.

The online ticketing software went live on August 1 with Karaoke and Oktoberfest (on sale 8/14) being our first events to test out online payments being received. The online sign-ups for Camp Lake Ashton and other events have been going exceptionally well. Staff is planning classes for residents that are interested in learning more about how to use the online system. Volunteers and staff are learning the system quickly and love the features that allows for a smoother transaction at the Activities Office. A QR code for residents to sign up for activities on the display in the Lobby has been added to this area.



The following events are scheduled for August – September:

- 8/18 - Woodstock Party
- 8/24 – Camp LA Kumihimo Friendship Bracelets
- 8/31 – Camp LA Block Party Jamboree
- 9/6 - Lancôme Makeup and Skincare Class
- 9/8 – Brushes & Beverages 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

Newsletter:



The August Lake Ashton community magazine was sent out via email blast along with the monthly calendar of events on July 30. This issue featured a front beauty cover taken by Brad Kirwin, Lake Ashton resident. This photo was submitted for the photo contest last year. The back cover promoted the Woodstock Party on August 18. The September *LA Times* magazine will be distributed on **Friday, September 1.**



Monday Coffee:

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

- August 28 – Meals on Wheels
- September 11 – American Red Cross
- September 25 – Winter Haven Chamber of Commerce
- October 2 – United Way Reading Pals
- October 9 – Central Florida Breast Cancer Foundation

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 reached out to City of Lake Wales to adjust the water bill for the Clubhouse for when the Pool and Spa were being filled. They will adjust the sewer amount for this time.
- Staff is working with Spies to get larger amounts of pool chemicals delivered which will decrease the amounts we are spending on pool/spa chemicals.
- 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.
- The addition of the water fountain and water bottle filler in the Fitness Center Restroom area and the elimination of cups, lids, and straws has saved the District approximately \$2000 per year.
- The repair to the dressing room drywall that was damaged due to water intrusion and repaired by staff saved the District approximately \$1,500. This project also involved rerouting condensate lines, sealing the faux window, and reinstalling drywall and baseboard. All was done in house by our facility maintenance team.

Other Information:

- Signs have been added to the doors of all amenities advising anyone in the Clubhouse that the amenities are for Residents only. It also advises that anyone using the rooms must be in possession of a Resident ID or valid guest pass to access. Information on how to obtain a Resident ID is listed in the LA Times magazine each month.
- Staff is working with security on ways to educate non-residents entering the community of the areas that are for Residents only.
- Staff is working with residents that are planning a Fall 5K charity run on October 28 at 8 am. The route has been submitted to staff and CERT for feedback. District Counsel reviewed the waiver and all feedback has been implemented.
- Staff has reached out to the LWPD to schedule a meeting to discuss the parking issues that we are experiencing at Lake Ashton and what we can do to remedy the issues.
- 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.
- Lisa Harris, Polk County Code Compliance Officer, has been in contact with staff regarding the failures in the fencing bordering Lake Ashton. She has met with the property owner to obtain photos from his property to view the repairs that were made. We have been informed that the cows have been removed from his property.
- LACDD's portion of Constant Contact for August 1, 2023 – August 1, 2024 was approved for payment. It is for a total cost of \$786.84 (\$65.57 per month). The total fees were split evenly among the Golf Course, LACDD, and LAICDD.

- The Shuffleboard Court gutter replacement is scheduled to be completed the week of 8/14/23.
- The Operations Manager has included an update regarding the Pool/Spa refurbishment project in his report.
- The treadmills that were approved for purchase at the July Board of Supervisors meeting have been ordered.
- The preventative maintenance agreement with Fitness Machine Technicians has been signed and executed. The first quarterly maintenance visit will not occur until October 2023.
- Staff is working with District Counsel and Securitas to complete the agreement for the replacement of the 4 barrier arm operators at the Thompson Nursery Road entrance.
- Staff is working on sign options for the main entrance. Options with pricing will be presented at an upcoming 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 September BOS meeting.
- Staff has started the switch of the Card Room and Media Center.
 - The Media Center was closed on August 3 to remove bookshelves, carpeting and counters.
 - The Media Center and bookshelves will be painted August 14-15.
 - The Card Room will be started on August 16. Carpet needs to be removed and other wall repairs need to be made and then the room will be painted.
 - All groups meeting in the Card Room have been moved for 2 weeks starting August 16.
 - An email will be going out on Monday, August 14 advising residents of the change in rooms during the refurbishment project.
 - Flooring is tentatively scheduled to be installed on August 22.

**Lake Ashton Community Development District Project Tracking List
FY 2023**

Project Name	Budget	Final Cost	Board Approval	Scheduled Completion	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Clubhouse and Other Grounds Projects								
Outdoor Pool/Spa Refurbishment	\$116,354.00		5/15/2023		The Pool and Spa refurbishment project is near completion. A ring needs to be replaced on the LED light in the Spa and some touch up work needs to be done to the surface in the gutter areas. In addition they need to acid wash some additional areas, as identified by Matt. The Pool and Spa were opened for resident use on August 11 at 7 am.	8/14/2023		
Replacement of 4 Barrier Gate Arms	\$36,850.80		7/24/2023		Staff is coordinating the contract agreement between District Counsel and Securitas. The Board approved of a monthly payment for 60 months. The monthly payment will be \$614.18. This includes preventative maintenance for 5 years. The amount is \$211.33 for this (included in the monthly amount of \$614.18).	8/14/2023		
Replacement of 2 Treadmills in the Fitness Center	\$12,963.22		7/24/2023		Treadmills were ordered on 7/28/23. Staff was able to work out a \$200 trade in credit for the treadmills we are replacing.	8/14/2023		
Media Center/Game Room Switch	\$41,250.00		7/24/2023		This project includes flooring replacement in the Card Room, Bowling Alley, Media Center and Club Office. The Media Center was closed on August 3 to remove bookshelves, carpeting and other counters. The Media Center and bookshelves will be painted August 14-15. The Card Room will be started on August 16. Carpet needs to be removed and other wall repairs need to be made and then the room will be painted. All groups meeting in the Card Room have been moved for 2 weeks starting August 16. Flooring is tentatively scheduled to be installed on August 22.	8/14/2023		

**Lake Ashton Community Development District Project Tracking List
FY 2023**

Project Name	Budget	Final Cost	Board Approval	Scheduled Completion	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<i>Pavement Management Stormwater Management Bridges and Pathways</i>								
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		
Slow Drainage on Ventana Lane					The Engineer is reviewing the area for possible causes	7/17/2023		
<i>Completed Projects</i>								
Installation of Water Fountain with Bottle Filler Near Fitness Center	\$1,000.00	\$881.58	5/15/2023	7/21/2023	Water fountain arrived on 7/7/23. Work was completed on 7/21/23.	8/14/2023	\$881.58	
Pressure Wash/Seal Bridges	\$13,335.50	\$13,335.00	6/19/2023	7/24/2023	Work was completed on 7/28/23	8/14/2023		\$13,335.00
Replacement of Canvas Awning on Restaurant Patio	\$24,000.00	\$24,000.00	2/27/2023	7/28/2023	Work is tentatively scheduled to begin on 7/21/23. Work was completed on 7/28/23	8/14/2023		\$24,000.00
Replacement of the Panic Bar System on the Foyer Doors	\$5,476.20	\$5,476.20	5/15/2023	8/1/2023	The panic bar system has been replaced.	8/14/2023		\$5,476.20

SECTION 1



Quote

Averett Septic Tank Co., Inc.

PO Box 266 Eaton Park 33840 **Phone:** (863) 665-1748
Mobile: 863-581-7525 **Fax:** 863-667-1748 **Email:** scott@averettseptic.com

Date: 19-Jun-2023 07:49 AM
QUOTATION NO: 183346
To: **Lake Ashton Golf Club**
4141 Ashton Club Drive
Lake Wales, 33859
Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	PCHD Repair permit	400.00	0.00	400.00
1.00	Grease Trap & Installation	79,587.19	0.00	79,587.19
Sub Total:				\$ 79,987.19
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 79,987.19

Site Name: Main Address

**Contact
Name:**

**Quote
Description**

Pull necessary permit to install grease trap tank.
Pump out, abandon and haul off existing grease trap tank.
Install 2 - 1250 gal H-20, concrete grease trap tank W/ Steel MH ring & covers.
New grease trap tanks will have epoxy coating on inside of tank only.
Per plumbing code, install clean outs on the inlet and outlet side of tank. W/ steel rings & covers.
Install downspouts per plumbing code, inside of tank.
Back fill around new tanks and compact dirt back in 12" lifts, to prevent settling.

Note: Restaurant will remain open during installation.

Terms 50% Down before start of job and the balance is due at completion of the job!

Exclusions: No sampling tank. Averett Septic Tank Co will not be responsible for any damage to underground utilities not marked by 811 locate. Averett Septic Tank Co will call in for 811 locate before digging.

Thank you for the opportunity to bid this project.

Scott Bryant

Customer Acceptance: By signing below you agree with all of the information and job details outlined above and accept the terms and conditions listed below.

X _____

Averett Septic Tank Co. Inc is not responsible for any damages in the installation area or access area.
Locating services (811) will be on site prior to any work performed. Averett Septic Tank Co. Inc. will nt be responsible for
unmarked underground, unforeseen site conditions; any sprinklers, water, electrical gas, telephone, or cable lines
All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings, in compliance
with all permits, and Chapter 64E-6 Code submitted for the above work and completed in a substantial workmanlike manner for
the quotation total. If not paid within the above terms, I agree to pay any collection cost, court fees, and 10% Interests

Note: This Quotation is only valid for a 30 day period from the date on

BROOKER

SEPTIC SERVICE, INC.

149 EAST BAY BLVD. SOUTH * LAKE WALES, FL 33859
PHONE: (863) 676-1645 * E-MAIL: BrookerSeptic@yahoo.com

JOB PROPOSAL

DATE: 8/8/23	
PROPOSAL SUBMITTED TO: Lake Ashton	PHONE:
STREET: 4140 Ashton Club Dr	JOB NAME:
CITY, STATE & ZIP: Lake Wales, FL 33859	JOB LOCATION:
CONTACT NAME:	
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:	
Replace 1250 gallon grease trap with traffic lid	
Install 1250 gallon grease trap with traffic lid	

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF: DOLLARS (\$ 38500.00)

PAYMENT TO BE MADE AS FOLLOWS: 1/2 OF PAYMENT DUE AT SCHEDULING AND 1/2 DUE UPON COMPLETION

- X ☒ ANY INVOICE PAST 30 DAYS WILL HAVE A 1.5% FINANCE CHARGE ADDED, AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY'S FEES.
- X ☒ NOTICE: BROOKER SEPTIC SERVICE, INC. IS NOT RESPONSIBLE FOR THE FOLLOWING: BROKEN TREE LIMBS, SOD, SHRUBBERY, DAMAGE TO DRIVES/SIDEWALKS, UNMARKED UNDERGROUND LINES, BROKEN IRRIGATION, OR ANY OBSTACLE THAT INTERFERES WITH THE COMPLETION OF WORK.
- X ☒ BROOKER SEPTIC SERVICE, INC. WILL NOT BE RESPONSIBLE FOR ANY TRACKS LEFT BY HEAVY MACHINERY, ANY CHANGES REQUESTED BY CUSTOMER, ARE NOT COVERED BY THIS AGREEMENT AND MUST BE ADDED SUBSEQUENTLY AT THE COST AGREED UPON BY BOTH PARTIES. BROOKER SEPTIC SERVICE, INC. HAS THE RIGHT TO CHANGE THE LOCATION OF ANY WORK IF WE FEEL IT WOULD MAKE THE SYSTEM WORK MORE EFFECIENTLY. QUOTES ARE GOOD FOR 30 DAYS FROM PROPOSAL DATE UNLESS SPECIFIED ABOVE.

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TO BE MADE AS OUTLINED.

DATE: _____ CUSTOMER SIGNATURE _____

DATE: 8/8/23 CONTRACTOR SIGNATURE 

BROOKER

SEPTIC SERVICE, INC.

149 EAST BAY BLVD. SOUTH * LAKE WALES, FL 33859
PHONE: (863) 676-1645 * E-MAIL: BrookerSeptic@yahoo.com

JOB PROPOSAL

DATE: 8/8/23	
PROPOSAL SUBMITTED TO: Lake Ashton	PHONE:
STREET: 4140 Ashton Club Drive	JOB NAME:
CITY, STATE & ZIP: Lake Wales, FL 33859	JOB LOCATION:
CONTACT NAME: mfisher@lakeashtonclub.com	
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:	
Install 1250 gallon grease trap with traffic lid	

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF: DOLLARS (\$ 19250.00)

PAYMENT TO BE MADE AS FOLLOWS: 1/2 OF PAYMENT DUE AT SCHEDULING AND
1/2 DUE UPON COMPLETION

- X ☒ ANY INVOICE PAST 30 DAYS WILL HAVE A 1.5% FINANCE CHARGE ADDED, AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY'S FEES.
- X ☒ NOTICE: BROOKER SEPTIC SERVICE, INC. IS NOT RESPONSIBLE FOR THE FOLLOWING: BROKEN TREE LIMBS, SOD, SHRUBBERY, DAMAGE TO DRIVES/SIDEWALKS, UNMARKED UNDERGROUND LINES, BROKEN IRRIGATION, OR ANY OBSTACLE THAT INTERFERES WITH THE COMPLETION OF WORK.
- X ☒ BROOKER SEPTIC SERVICE, INC. WILL NOT BE RESPONSIBLE FOR ANY TRACKS LEFT BY HEAVY MACHINERY, ANY CHANGES REQUESTED BY CUSTOMER, ARE NOT COVERED BY THIS AGREEMENT AND MUST BE ADDED SUBSEQUENTLY AT THE COST AGREED UPON BY BOTH PARTIES. BROOKER SEPTIC SERVICE, INC. HAS THE RIGHT TO CHANGE THE LOCATION OF ANY WORK IF WE FEEL IT WOULD MAKE THE SYSTEM WORK MORE EFFICIENTLY. QUOTES ARE GOOD FOR 30 DAYS FROM PROPOSAL DATE UNLESS SPECIFIED ABOVE.

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TO BE MADE AS OUTLINED.

DATE: _____ CUSTOMER SIGNATURE _____

DATE: 8/8/23 CONTRACTOR SIGNATURE 

SECTION D



Lake Ashton Community Development District Operations Manager Report

DATE: August 21, 2023

FROM: Matthew Fisher
Operations Manager

RE: Lake Ashton CDD Monthly Managers Report – August 21, 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 August issue of the LA Times, an article was included informing residents the negative effects grass clippings have in our ponds.

Pool/Spa Updates

Below is a project highlight of the Pool and Spa renovation.

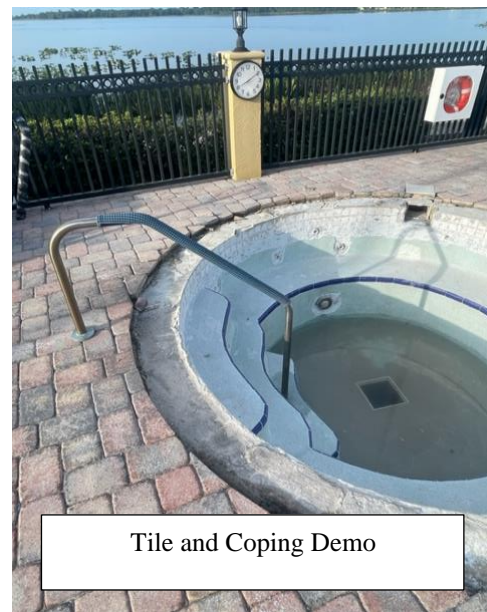
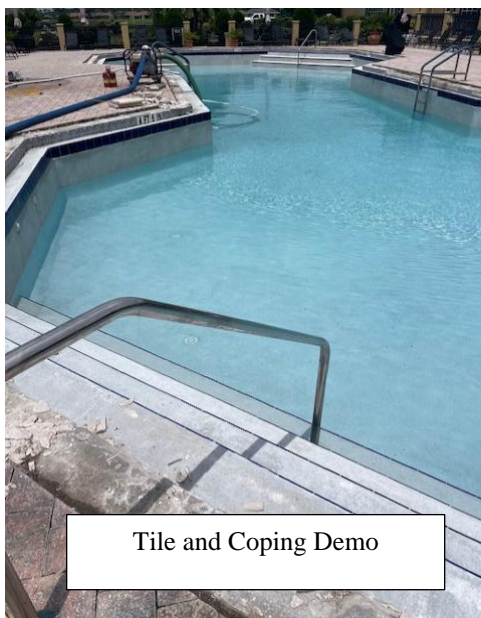
- The Pool and Spa renovation project was approved at the May 15th Board of Supervisors meeting. The total amount approved was \$116,354.
- Spies Pools was granted the contract and began work on July 10th.
- Spies replastered the Pool and the Spa, replaced all tiles, replaced identified submersed lights, installed additional handrails in the Pool, and replaced the coping.

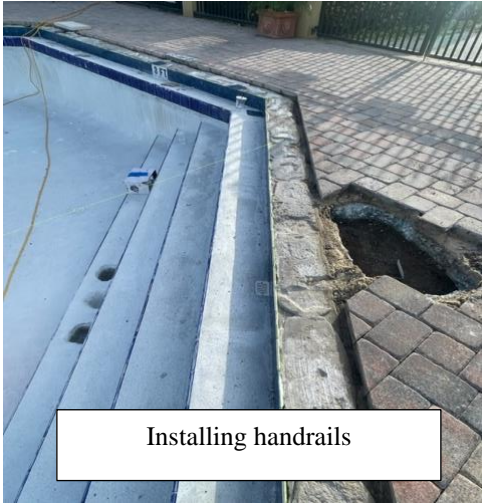
- Staff detailed all the light fixtures, painted all the cast aluminum chairs, tables, and side tables, pressure washed the pavers, installed umbrella stands with bolted bases, placed new plants on the pool deck, installed a new Pool and Spa rules sign, and installed new cool handrail grips while the pool was closed.



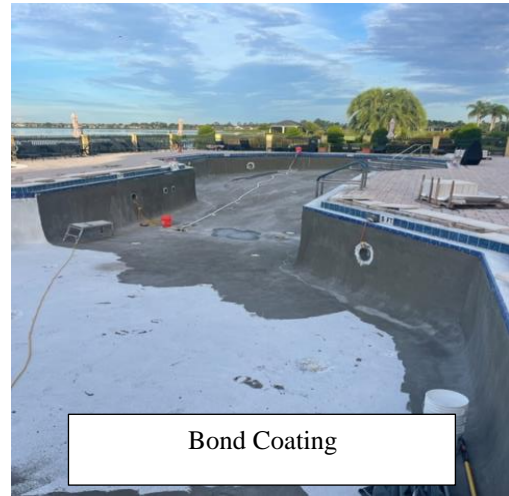
- Staff was given information on caring for the Pool and Spa during the curing of the new surface.

Progress of Work from Beginning to End

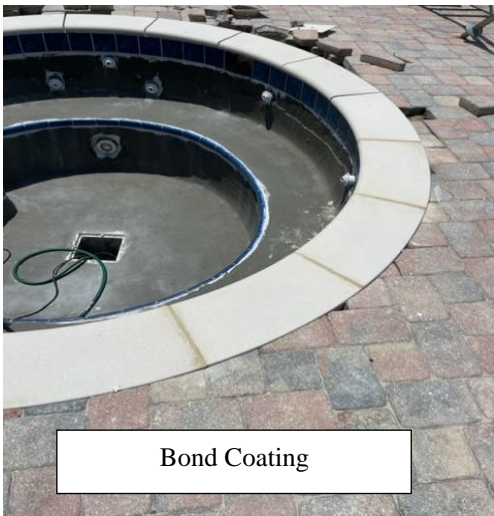




Installing handrails



Bond Coating



Bond Coating



Plaster Application



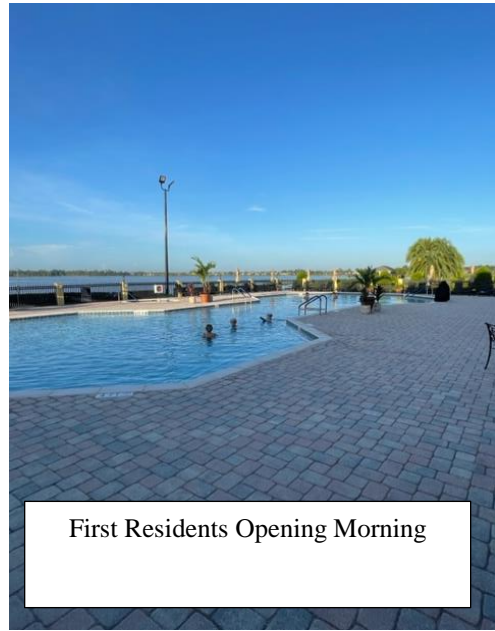
Leveling Pavers



Polishing



Staff pressure washing pavers



First Residents Opening Morning

Staff and Spies conducted a final inspection of the Pool and Spa. Following are areas requiring attention:

- Stains on coping from grouting.
- Areas along the gutter that are not smooth.
- Chrome ring around the Spa light needs to be replaced.

Staff is in contact with Spies to get this work scheduled.

Landscaping Updates

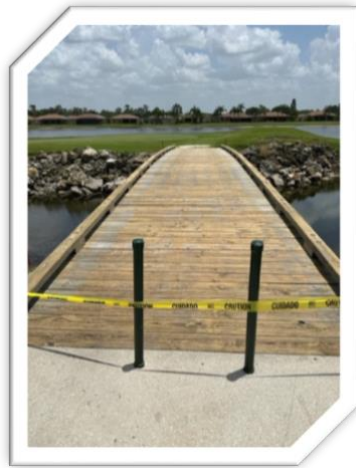
Staff's site visit report with Yellowstone on August 14, 2023 is attached.

Yellowstone provided quote to install plants near the north entrance of the Ballroom next to the Cinema. This area is also referred to as the voter's entrance.

Yellowstone provided a revised quote for planting perennials in the east and west flowerbeds at the Thompson Nursey Road entrance.

Facility Maintenance

Bridge sealing is complete. An additive was applied on the bridge leading to the island green to prevent slipping.



Staff replaced the flag pole rope adjacent to the Gate House.

The new panic bars were installed in the Clubhouse Foyer.

- New hinges will be installed to all 4 doors 8/17/23.

Baynard Plumbing repaired toilet in the woman's handicap restroom.

Staff replaced broken electrical outlet cover at the fountain adjacent to the Gate House.

Staff began demoing the Media Center. Currently the drywall is being repaired and textured. Painting the walls and baseboard will be completed 8/15/23.

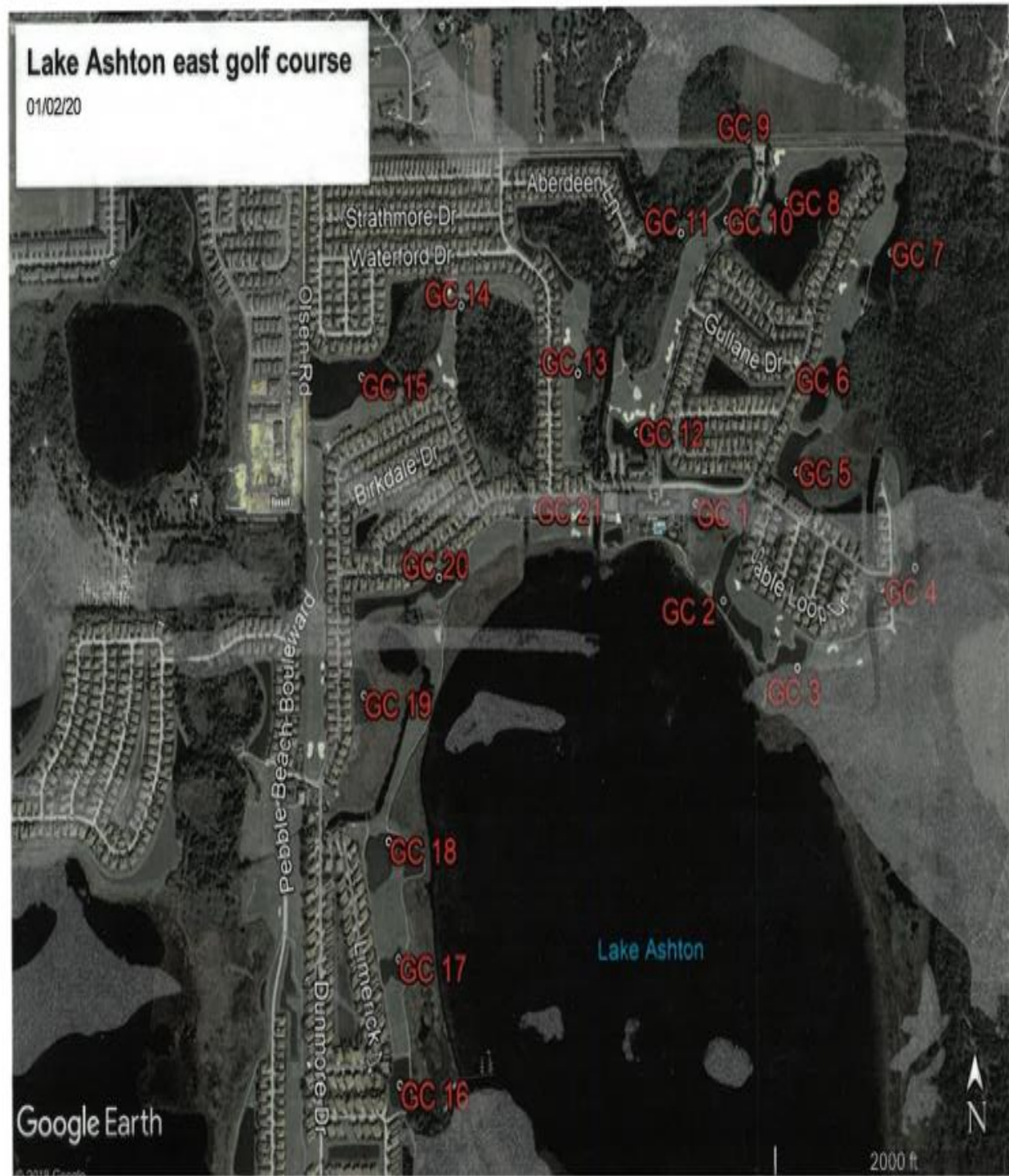
Maintenance Project Forecaster

Demo and paint Card Room. Start Date: 8/16/23

Applied Aquatic Compliance Checklist: 8/14/23

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to Report
E2	Good		Minor spike rush. No algae present
E3	Good		Nothing to report
E4	Fair	Yes	Algae bloom noted. Treated 8/7/23
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 back side
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. Minor Hydrilla treated
GC3	Good		Eelgrass treated
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	Fair		Algae present. Minor submersed Spike Rush
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. Torpedo grass present
GC19	Good	Yes	Minor algae. Eelgrass present

GC20	Good		Nothing to report
GC21	Good		Water level is low



Lake Ashton East CDD

8/9/19



SECTION 1



Proposal #340138

Date: 08/14/2023

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 - Option 2

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	18.00	\$67.799	\$1,220.38
Shrub, 1 GAL Blue Daze	100.00	\$8.571	\$857.13
Shrub, 3 GAL Fire Cracker	42.00	\$16.428	\$689.99
Pine Fines	20.00	\$10.000	\$200.00

Client Notes

This Proposal includes removal and haul off old plant material.

Signature

x

SUBTOTAL \$2,967.50

SALES TAX \$0.00

TOTAL \$2,967.50

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Jose Romero
Office:
jromero@yellowstonelandscape.com

SECTION 2



Proposal #340143

Date: 08/14/2023

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

Voting Door Entrance Install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	16.00	\$67.799	\$1,084.78
Red Hibiscus - 7 gal	3.00	\$54.283	\$162.85
Gold Mound Duranta - 3 gal	9.00	\$16.428	\$147.85
Philodendron - 7 gal	1.00	\$51.430	\$51.43
Blue Daze - 1 gal	10.00	\$8.571	\$85.71
Purple Salvia - 1 gal	6.00	\$15.713	\$94.28
Stone/River Rock (bags)	10.00	\$17.143	\$171.43
Stump Grinding	1.00	\$450.000	\$450.00

Client Notes

Labor and materials to grind stumps, remove remaining plant material, and replant following garden club recommendations.

Signature

X

SUBTOTAL	\$2,248.33
SALES TAX	\$0.00
TOTAL	\$2,248.33

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Jose Romero
Office:
jromero@yellowstonelandscape.com

SECTION IX

SECTION A

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

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$467,245	---	\$137,927	\$605,172
Due from Other Funds	\$528	\$16,005	\$1,582	\$18,115
Investment - State Board	\$2,045	---	---	\$2,045
Investment - State Board Capital Reserve	---	---	\$421,155	\$421,155
Investments:				
Series 2015				
Reserve A	---	\$207,750	---	\$207,750
Revenue A	---	\$83,749	---	\$83,749
Prepayment A-1	---	\$31,134	---	\$31,134
Prepayment A-2	---	\$46	---	\$46
Prepaid Expenses	\$656	---	---	\$656
TOTAL ASSETS	\$470,474	\$338,684	\$560,664	\$1,369,822
LIABILITIES:				
Accounts Payable	\$60,245	---	---	\$60,245
Due to Other Funds	\$17,587	---	\$528	\$18,115
Deposits-Restaurant	\$5,000	---	---	\$5,000
Deposits-Room Rentals	\$5,225	---	---	\$5,225
TOTAL LIABILITIES	\$88,056	\$0	\$528	\$88,584
FUND BALANCES:				
Restricted:				
Debt Service	---	\$338,684	---	\$338,684
Assigned:				
Capital Reserve	---	---	\$560,136	\$560,136
Assigned	\$31,431	---	---	\$31,431
Unassigned	\$350,330	---	---	\$350,330
TOTAL FUND BALANCES	\$382,417	\$338,684	\$560,136	\$1,281,237
TOTAL LIABILITIES & FUND BALANCES	\$470,474	\$338,684	\$560,664	\$1,369,822

SECTION B

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
REVENUES:				
Interest Income	\$1,000	\$833	\$14,359	\$13,526
Capital Reserve-Transfer In FY 22	\$455,901	\$455,901	\$455,901	\$0
TOTAL REVENUES	\$456,901	\$456,734	\$470,260	\$13,526
EXPENDITURES:				
Adopted FY 2023 Capital Projects:				
Ballroom Renovation	\$11,500	\$9,583	\$0	\$9,583
Treadsmills (2)	\$10,000	\$8,333	\$0	\$8,333
Outdoor Pool/Spa Refurbishment	\$66,800	\$55,667	\$58,675	(\$3,008)
Lake Ashton Shoreline Restoration	\$16,000	\$13,333	\$0	\$13,333
Gate Operators with LED Gate Arms	\$10,000	\$8,333	\$0	\$8,333
Bocce Court Refurbishment	\$20,000	\$16,667	\$0	\$16,667
HVAC	\$27,000	\$22,500	\$21,861	\$639
Asphalt and Curblin repairs	\$20,000	\$16,667	\$0	\$16,667
Golf Course Pathways	\$10,000	\$8,333	\$0	\$8,333
Golf Course Bridge Maintenance	\$30,000	\$25,000	\$0	\$25,000
Pond Repairs	\$10,000	\$8,333	\$0	\$8,333
Paver Maintenance	\$11,500	\$9,583	\$0	\$9,583
Restaurant Equipment	\$16,000	\$13,333	\$0	\$13,333
Other Current Charges	\$650	\$542	\$39	\$503
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)
Amenity Room Refurbishment	\$0	\$0	\$13,265	(\$13,265)
Restaurant Patio Awning	\$0	\$0	\$12,000	(\$12,000)
TOTAL EXPENDITURES	\$259,450	\$216,208	\$219,251	(\$3,043)
Excess (deficiency) of revenues over (under) expenditures	\$197,451	\$240,526	\$251,009	\$10,483
Net change in fund balance	\$197,451	\$240,526	\$251,009	\$10,483
FUND BALANCE - Beginning	\$273,754		\$309,127	
FUND BALANCE - Ending	<u>\$471,205</u>		<u>\$560,136</u>	

SECTION C

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$2,055,306	\$2,055,306	\$2,086,060	\$30,754
Rental Income	\$40,000	\$33,333	\$48,823	\$15,489
Rental Income-Restaurant	\$0	\$0	\$300	\$300
Special Events Revenue	\$130,000	\$130,000	\$185,436	\$55,436
Newsletter Ad Revenue	\$95,000	\$79,167	\$86,559	\$7,392
Interest Income	\$1,000	\$833	\$7,929	\$7,096
Insurance Proceeds	\$0	\$0	\$32,721	\$32,721
Miscellaneous Income	\$5,000	\$4,167	\$14,992	\$10,826
TOTAL REVENUES	\$2,326,306	\$2,302,806	\$2,462,820	\$160,014
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$3,333	\$5,558	(\$2,224)
FICA Expense	\$306	\$255	\$425	(\$170)
Engineering	\$60,000	\$50,000	\$21,416	\$28,584
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,500	\$1,250	\$1,250	\$0
Dissemination-Amort Schedules	\$0	\$0	\$600	(\$600)
Attorney	\$30,000	\$25,000	\$28,394	(\$3,394)
Annual Audit	\$3,850	\$3,208	\$0	\$3,208
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$63,248	\$52,707	\$52,707	\$0
Computer Time	\$1,000	\$833	\$833	\$0
Postage	\$2,500	\$2,083	\$2,346	(\$263)
Printing & Binding	\$1,000	\$833	\$400	\$434
Newsletter Printing	\$50,000	\$41,667	\$47,648	(\$5,982)
Rentals & Leases	\$5,500	\$4,583	\$3,005	\$1,578
Insurance	\$60,823	\$60,823	\$61,372	(\$549)
Legal Advertising	\$1,500	\$1,250	\$2,205	(\$955)
Other Current Charges	\$1,250	\$1,042	\$302	\$740
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$175	\$146	\$294	(\$148)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$291,737	\$254,099	\$233,840	\$20,259

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>Field:</u>				
Field Management Services	\$408,176	\$340,147	\$363,480	(\$23,333)
Gate/Patrol/Pool Officers	\$310,273	\$258,561	\$261,666	(\$3,106)
Pest Control	\$4,690	\$3,908	\$2,965	\$943
Security/Fire Alarm/Gate Repairs	\$7,500	\$6,250	\$10,521	(\$4,271)
Telephone/Internet	\$13,600	\$11,333	\$10,065	\$1,269
Electric	\$220,000	\$183,333	\$192,817	(\$9,483)
Water	\$16,000	\$13,333	\$9,476	\$3,857
Gas-Pool	\$25,000	\$20,833	\$16,527	\$4,306
Refuse	\$14,000	\$11,667	\$3,050	\$8,617
Repairs & Maintenance-Clubhouse	\$57,600	\$48,000	\$54,637	(\$6,637)
Repairs & Maintenance-Fitness Center	\$3,000	\$2,500	\$1,877	\$623
Repairs & Maintenance-Bowling Lanes	\$17,000	\$14,167	\$12,215	\$1,951
Repairs & Maintenance-Restaurant	\$0	\$0	\$12,556	(\$12,556)
Furniture, Fixtures, Equipment	\$15,000	\$12,500	\$6,152	\$6,348
Repairs & Maintenance-Golf Cart	\$5,400	\$4,500	\$3,670	\$830
Repairs & Maintenance-Pool	\$20,000	\$16,667	\$26,950	(\$10,283)
Landscape Maintenance-Contract	\$194,520	\$162,100	\$161,210	\$890
Landscape Maintenance-Other	\$0	\$0	\$8,135	(\$8,135)
Plant Replacement	\$7,000	\$5,833	\$410	\$5,423
Irrigation Repairs	\$3,500	\$2,917	\$5,440	(\$2,523)
Lake Maintenance-Contract	\$49,545	\$41,288	\$35,055	\$6,233
Lake Maintenance-Other	\$0	\$0	\$1,200	(\$1,200)
Wetland Mitigation and Maintenance	\$41,595	\$34,663	\$7,300	\$27,363
Permits/Inspections	\$2,200	\$1,833	\$3,969	(\$2,135)
Office Supplies/Printing/Binding	\$5,000	\$4,167	\$2,944	\$1,223
Operating Supplies	\$23,000	\$19,167	\$13,354	\$5,813
Credit Card Processing Fees	\$5,500	\$4,583	\$4,199	\$385
Dues & Subscriptions	\$9,000	\$7,500	\$7,812	(\$312)
Decorations	\$2,000	\$1,667	\$1,245	\$422
Special Events	\$130,000	\$108,333	\$184,437	(\$76,104)
Traffic Accident Repairs	\$0	\$0	\$6,085	(\$6,085)
Storm Damage	\$0	\$0	\$5,337	(\$5,337)
TOTAL FIELD	\$1,610,099	\$1,341,749	\$1,436,756	(\$95,007)
TOTAL EXPENDITURES	\$1,901,836	\$1,595,848	\$1,670,596	(\$74,747)
Excess (deficiency) of revenues over (under) expenditures	\$424,469	\$706,957	\$792,224	\$85,267
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)	\$251,057	\$336,324	\$85,267
FUND BALANCE - Beginning	\$31,431		\$46,094	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$382,417</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 July 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$417	\$10,118	\$9,701
Assessments - Levy	\$435,837	\$435,837	\$427,622	(\$8,216)
Assessments - Prepayments A-1	\$0	\$0	\$59,423	\$59,423
TOTAL REVENUES	\$436,337	\$436,254	\$497,162	\$60,908
<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	\$18,504	(\$60,588)	(\$79,092)
Net change in fund balance	\$18,587	\$18,504	(\$60,588)	(\$79,092)
FUND BALANCE - Beginning	\$153,012		\$399,271	
FUND BALANCE - Ending	\$171,600		\$338,684	

**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
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LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

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

Revenues

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JULY 2021	AUG 2021	SEP 2021	TOTAL
Maintenance Assessments	\$0	\$456,778	\$1,456,638	\$57,942	\$39,180	\$15,490	\$41,859	\$11,340	\$6,782	\$50	\$0	\$0	\$2,086,060
Rental Income	\$9,000	\$3,650	\$6,373	\$2,300	\$3,800	\$1,800	\$5,050	\$4,800	\$6,600	\$5,450	\$0	\$0	\$48,823
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	\$4,078	\$0	\$0	\$185,436
Newsletter Ad Revenue	\$10,866	\$5,790	\$12,492	\$14,210	\$5,420	\$14,955	\$4,795	\$4,955	\$4,105	\$8,971	\$0	\$0	\$86,559
Interest Income	\$113	\$0	\$0	\$1,909	\$3,862	\$2,009	\$8	\$9	\$9	\$9	\$0	\$0	\$7,929
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	\$751	\$0	\$0	\$14,992
Total Revenues	\$122,124	\$491,160	\$1,489,620	\$120,998	\$61,680	\$49,228	\$57,350	\$25,431	\$25,919	\$0	\$0	\$0	\$2,462,820

ADMINISTRATIVE:

Supervisor Fees	\$417	\$0	\$208	\$1,075	\$0	\$808	\$650	\$650	\$650	\$1,100	\$0	\$0	\$5,558
FICA Expense	\$32	\$0	\$16	\$82	\$0	\$62	\$50	\$50	\$50	\$84	\$0	\$0	\$425
Engineering	\$1,724	\$1,289	\$1,790	\$1,598	\$1,790	\$5,077	\$2,734	\$2,091	\$1,705	\$1,616	\$0	\$0	\$21,416
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$1,250
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	\$2,324	\$0	\$0	\$0	\$28,394
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	\$5,271	\$0	\$0	\$52,707
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Postage	\$133	\$88	\$92	\$749	\$203	\$158	\$156	\$96	\$96	\$575	\$0	\$0	\$2,346
Printing & Binding	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$0	\$0	\$400
Newsletter Printing	\$4,480	\$4,532	\$4,621	\$4,693	\$4,980	\$4,908	\$4,287	\$4,215	\$3,887	\$7,045	\$0	\$0	\$47,648
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	\$1,831	\$0	\$0	\$2,205
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	\$147	\$0	\$0	\$294
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	\$14,340	\$18,274	\$0	\$0	\$233,840

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	\$38,681	\$0	\$0	\$363,480
Gate/Patrol/Pool Officers	\$25,292	\$24,950	\$26,975	\$27,303	\$23,924	\$26,405	\$26,054	\$26,872	\$26,677	\$27,215	\$0	\$0	\$261,666
Pest Control	\$0	\$450	\$365	\$305	\$450	\$250	\$250	\$250	\$395	\$250	\$0	\$0	\$2,965
Security/Fire Alarm/Gate Repairs	\$248	\$683	\$2,100	\$1,580	\$2,321	\$322	\$1,985	\$468	\$637	\$178	\$0	\$0	\$10,521
Telephone/Internet	\$1,162	\$1,164	\$827	\$1,858	\$305	\$1,082	\$1,103	\$1,341	\$1,167	\$56	\$0	\$0	\$10,065
Electric	\$17,707	\$18,977	\$17,947	\$19,877	\$19,342	\$16,817	\$19,642	\$19,526	\$20,468	\$22,513	\$0	\$0	\$192,817
Water	\$965	\$772	\$657	\$383	\$1,357	\$860	\$1,567	\$1,155	\$1,759	\$0	\$0	\$0	\$9,476
Gas-Pool	\$2,164	\$2,153	\$2,057	\$3,324	\$1,766	\$2,175	\$1,631	\$647	\$343	\$267	\$0	\$0	\$16,527
Refuse	\$217	\$344	\$344	\$397	\$281	\$281	\$217	\$408	\$217	\$344	\$0	\$0	\$3,050
Repairs & Maintenance-Clubhouse	\$2,963	\$5,843	\$1,710	\$5,912	\$9,178	\$9,364	\$767	\$11,796	\$3,059	\$4,045	\$0	\$0	\$54,637
Repairs & Maintenance-Fitness Center	\$185	\$0	\$0	\$514	\$52	\$320	\$0	\$621	\$0	\$185	\$0	\$0	\$1,877
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	\$400	\$0	\$0	\$0	\$12,556
Furniture, Fixtures, Equipment	\$0	\$0	\$0	\$0	\$0	\$1,500	\$2,646	\$542	\$1,464	\$0	\$0	\$0	\$6,152
Repairs & Maintenance-Golf Cart	\$572	\$173	\$514	\$173	\$173	\$1,117	\$173	\$173	\$433	\$173	\$0	\$0	\$3,670
Repairs & Maintenance-Pool	\$3,075	\$5,695	\$756	\$4,347	\$1,550	\$3,610	\$2,979	\$3,028	\$1,318	\$593	\$0	\$0	\$26,950
Landscape Maintenance-Contract	\$16,210	\$16,210	\$16,210	\$15,970	\$15,560	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$0	\$0	\$161,210
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	\$452	\$112	\$0	\$0	\$2,944
Operating Supplies	\$2,027	\$730	\$538	\$498	\$2,201	\$2,008	\$2,870	\$534	\$1,639	\$309	\$0	\$0	\$13,354
Credit Card Processing Fees	\$235	\$1,314	\$521	\$341	\$373	\$386	\$267	\$334	\$209	\$218	\$0	\$0	\$4,199
Dues & Subscriptions	\$380	\$165	\$1,072	\$444	\$1,028	\$598	\$619	\$3,201	\$175	\$131	\$0	\$0	\$7,812
Decorations	\$0	\$0	\$769	\$57	\$0	\$0	\$400	\$0	\$20	\$0	\$0	\$0	\$1,245
Special Events	\$27,314	\$1,251	\$10,661	\$25,076	\$56,268	\$50,935	\$6,904	\$1,947	\$1,973	\$2,110	\$0	\$0	\$184,437
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	\$140,070	\$148,059	\$187,260	\$193,156	\$131,772	\$137,465	\$122,882	\$113,590	\$0	\$0	\$1,436,756
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	\$876,090	(\$46,683)	(\$142,219)	(\$164,309)	(\$95,962)	(\$127,680)	(\$111,304)	(\$131,864)	\$0	\$0	\$336,324

SECTION D

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 21, 2023

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>General Fund</u>		
7/21/23	8748-8765	\$102,868.37
7/26/23	8766-8771	\$4,173.81
8/1/23	8772-8773	\$1,527.76
8/8/23	8774-8791	\$50,507.61
8/14/23	8792	\$22,513.06
General Fund Total		<u><u>\$181,590.61</u></u>
<u>Capital Projects Fund</u>		
7/26/23	358	\$13,265.15
Capital Projects Fund Total		<u><u>\$13,265.15</u></u>

AP300R
*** CHECK NOS. 008748-050000

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

RUN 8/14/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/21/23	00522	7/11/23 31526250 PROPANE	202307 320-57200-43200		*	187.37	
		7/14/23 31527443 PROPANE	202307 320-57200-43200		*	79.38	
				AMERIGAS			266.75 008748
7/21/23	00057	6/30/23 212525 SVCS-06/23	202306 320-53800-46800		*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 008749
7/21/23	00673	7/03/23 56302464 SUPPLIES	202307 320-57200-54500		*	44.41	
		7/10/23 56302505 SUPPLIES	202307 320-57200-54500		*	44.41	
				ARAMARK			88.82 008750
7/21/23	00755	6/26/23 06262023 EVENT-08/18/23 WOODSTOCK	202308 320-57200-49400		*	1,200.00	
				MARTIN BEDNAR			1,200.00 008751
7/21/23	00756	7/05/23 07052023 EVENT-4TH JULY PARTY	202307 320-57200-49400		*	960.00	
				CHARM CITY			960.00 008752
7/21/23	00757	7/09/23 97 CONDENSER FAN BLADE	202307 320-57200-54500		*	357.48	
		7/11/23 104 UV GERMICIDAL LIGHT SYSTE	202307 320-57200-54500		*	935.00	
		7/13/23 106 MAINT/SVCS-07/23	202307 320-57200-54500		*	1,350.00	
				CLIMATEGUARD COOLING SERVICES LLC			2,642.48 008753
7/21/23	00741	7/10/23 5 MGMT FEES-07/23	202307 320-57200-34000		*	38,681.33	
				COMMUNITY ASSOCIATIONS AND			38,681.33 008754
7/21/23	00621	6/27/23 963724 SVCS-06/23	202306 320-57200-54501		*	145.00	
				COUNTRY BOY PEST CONTROL			145.00 008755
7/21/23	00466	6/30/23 48187 07/23 LA TIMES NEWSLETTER	202307 310-51300-42501		*	3,508.00	
				CUSTOMTRADEPRINTING.COM			3,508.00 008756
7/21/23	00214	6/14/23 AR957780 COPIER LEASE	202306 320-57200-51000		*	417.59	
				DEX IMAGING			417.59 008757
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 008748-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
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RUN 8/14/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/21/23	00067	6/29/23 3722162	202306 320-57200-34500	SVCS-06/23	*	458.75	
				THE HARTLINE ALARM COMPANY, INC.			458.75 008758
7/21/23	00758	5/22/23 05222023	202308 320-57200-49400	EVENT-08/31/23 CAMP LA JA	*	600.00	
				JOEY KIRKLAND			600.00 008759
7/21/23	00164	7/05/23 118578	202306 310-51300-31500	SVCS-06/23	*	2,323.97	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,323.97 008760
7/21/23	00753	7/03/23 10107033	202307 320-57200-45300	SUPPLIES	*	382.40	
		7/07/23 10222443	202307 320-57200-45300	SUPPLIES	*	48.13	
				POOL & PATIO CENTER			430.53 008761
7/21/23	00631	7/05/23 1916542	202306 310-51300-31100	SVCS-06/23	*	1,705.12	
				RAYL ENGINEERING & SURVEYING, LLC			1,705.12 008762
7/21/23	00696	6/30/23 11343387	202306 320-57200-34501	SVCS-06/23	*	26,542.05	
				SECURITAS SECURITY SERVICES USA,INC			26,542.05 008763
7/21/23	00664	7/03/23 1561-062	202306 320-57200-52000	CC PURCHASES-06/23	*	2,792.98	
				WELLS FARGO			2,792.98 008764
7/21/23	00445	7/01/23 OS548857	202307 320-57200-46200	MAINT-07/23	*	16,210.00	
				YELLOWSTONE LANDSCAPE			16,210.00 008765
7/26/23	00673	7/17/23 56302544	202307 320-57200-54500	SUPPLIES	*	44.41	
				ARAMARK			44.41 008766
7/26/23	00055	7/15/23 20735-06	202306 320-57200-43100	SVCS-06/23	*	845.24	
		7/15/23 20740-06	202306 320-57200-43100	SVCS-06/23	*	25.32	
		7/15/23 37767-06	202306 320-57200-43100	SVCS-06/23	*	888.91	
				CITY OF LAKE WALES-UTILITIES DEPT			1,759.47 008767
				LAKA LAKE ASHTON			
				SHENNING			

AP300R
*** CHECK NOS. 008748-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
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RUN 8/14/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/26/23	00003	7/18/23 81959827	202307 310-51300-42000	DELIVERIES THRU 07/11/23	*	35.29	
							35.29 008768

7/26/23	00067	6/29/23 3721976	202306 320-57200-34500	SVCS-06/23	*	178.00	
							178.00 008769

7/26/23	00098	6/08/23 3524032	202306 320-57200-52000	SUPPLIES	*	151.80	
		6/13/23 8025609	202306 320-57200-52000	SUPPLIES	*	366.59	
		6/22/23 9620229	202306 320-57200-52000	SUPPLIES	*	113.64	
		6/26/23 5020075	202306 320-57200-52000	SUPPLIES	*	183.54	
		6/28/23 3020275	202306 320-57200-52000	SUPPLIES	*	433.72	
		6/29/23 2520776	202306 320-57200-52000	SUPPLIES	*	204.00	
		6/30/23 1511430	202306 320-57200-52000	SUPPLIES	*	53.35	
							1,506.64 008770

7/26/23	00759	6/23/23 062023	202306 320-57200-54500	SVCS-06/23	*	650.00	
							650.00 008771

8/01/23	00760	7/31/23 9075634	202307 310-51300-42000	SVCS-07/23	*	512.52	
		7/31/23 9075634	202307 310-51300-51000	SVCS-07/23	*	146.53	
		7/31/23 9075634	202307 310-51300-42500	SVCS-07/23	*	397.44	
							1,056.49 008772

8/01/23	00695	7/21/23 16744750	202308 320-57200-41000	SVCS-08/23	*	471.27	
							471.27 008773

8/08/23	00673	7/24/23 56302588	202307 320-57200-54500	SUPPLIES	*	44.41	
		7/31/23 56302628	202307 320-57200-54500	SUPPLIES	*	44.41	
							88.82 008774

				ARAMARK			
				LAKA LAKE ASHTON	SHENNING		

AP300R
*** CHECK NOS. 008748-050000

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

RUN 8/14/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/08/23	00075	6/02/23 42366	202306 320-57200-54506	SUPPLIES	*	260.00	
				ARTS GOLF CARS, INC.			260.00 008775
8/08/23	00678	7/31/23 5748429	202307 310-51300-48000	LEGAL AD#9088971	*	1,725.60	
		7/31/23 5748429	202307 310-51300-48000	LEGAL AD#9026338	*	105.28	
				CA FLORIDA HOLDINGS LLC			1,830.88 008776
8/08/23	00740	12/12/22 111632	202212 320-57200-45300	SIGNS	*	456.25	
		7/12/23 112151	202307 320-57200-54500	SIGNS	*	120.00	
		7/18/23 112166	202307 320-57200-45300	SIGNS	*	162.00	
				CHILTON LED LLC			738.25 008777
8/08/23	00757	8/01/23 127	202308 320-57200-54500	SVCS-08/23 A/C INSPECTION	*	155.42	
				CLIMATEGUARD COOLING SERVICES LLC			155.42 008778
8/08/23	00741	8/01/23 6	202308 320-57200-34000	MGMT FEES-08/23	*	38,681.33	
				COMMUNITY ASSOCIATIONS AND			38,681.33 008779
8/08/23	00621	7/25/23 966623	202307 320-57200-54501	SVCS-07/23	*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 008780
8/08/23	00466	7/31/23 48273	202307 310-51300-42501	08/23 LA TIMES NEWSLETTER	*	3,537.00	
				CUSTOMTRADEPRINTING.COM			3,537.00 008781
8/08/23	00330	7/30/23 16531	202307 320-57200-54500	STOP SIGN	*	1,060.00	
				EXTREME GRAPHICS			1,060.00 008782
8/08/23	00610	7/25/23 INV96374	202307 320-57200-54510	PREVENT MAINT-07/23	*	185.00	
				FITNESSMITH			185.00 008783
8/08/23	00067	7/10/23 3726018	202307 320-57200-34500	SVCS-07/23	*	178.00	
		8/01/23 3734793	202308 320-57200-34500	MONITOR-08/23	*	195.00	
				THE HARTLINE ALARM COMPANY, INC.			373.00 008784
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 008748-050000

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

RUN 8/14/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/08/23	00512	8/01/23 2490336	202308 320-57200-41000		*	55.58	
		SVCS-08/23		KINGS III OF AMERICA, INC.			55.58 008785
8/08/23	00031	7/31/23 3	202307 320-57200-54000		*	131.14	
		CONSTANT CONTRACT 1YR SVC					
		7/31/23 3	202307 300-15500-10100		*	655.70	
		CONSTANT CONTRACT 1YR SVC		LAKE ASHTON II CDD			786.84 008786
8/08/23	00720	7/12/23 22	202308 320-57200-49400		*	150.00	
		KARAOKE-08/09/23		WAYNE A. MORSE			150.00 008787
8/08/23	00538	7/01/23 10125	202307 320-57200-54506		*	172.50	
		SVCS-07/23		PERFORMAMCE PLUS CARTS			172.50 008788
8/08/23	00631	8/02/23 1916543	202307 310-51300-31100		*	1,616.27	
		SVCS-07/23		RAYL ENGINEERING & SURVEYING, LLC			1,616.27 008789
8/08/23	00234	7/25/23 16500974	202307 320-57200-52000		*	309.36	
		SUPPLIES					
		7/25/23 16500974	202307 320-57200-51000		*	112.46	
		SUPPLIES		STAPLES BUSINESS CREDIT			421.82 008790
8/08/23	00430	7/13/23 50259117	202308 310-51300-42502		*	144.90	
		COPIER LEASE		WELLS FARGO VENDOR FINANCIAL SVCS			144.90 008791
8/14/23	00061	7/14/23 JULY-23	202307 320-57200-43000		*	22,513.06	
		SERVICE THRU 07/10/2023		TECO-ACH			22,513.06 008792
				TOTAL FOR BANK A		181,590.61	
				TOTAL FOR REGISTER		181,590.61	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/26/23	00005	7/25/23	Q3700-DE 202307 600-53800-68001 50% DEPOSIT-FLOORING	BLACKBURN'S INTERIORS, INC.	*	13,265.15	
							13,265.15 000358
						TOTAL FOR BANK B	13,265.15
						TOTAL FOR REGISTER	13,265.15

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
07/31/23	INTEREST	\$ -	\$ 50.29	\$ -	\$ -	\$ -	\$ -	\$ 50.29	\$ 50.29	\$ -	\$ 50.29
										\$	-
		\$ 2,207,918.58	\$ 4,350.83	\$ 453,442.81	\$ 84,033.79	\$ 17,157.80	\$ 50,838.91	\$ 2,513,681.72	\$ 2,086,059.96	\$ 427,621.76	\$ 2,513,681.72
BALANCE REMAINING		\$2,087.42		\$3,528.63							

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