

Lake Ashton
Community Development District

Meeting Agenda

November 20, 2023

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 13, 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, November 20, 2023 at 9:00 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, November 17, 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 October 16, 2023 Board of Supervisors Meeting
5. Landscaping Update
 - A. Presentation of Monthly Landscaping Checklist and Report
6. Old Business
 - A. Discussion Regarding Access Credential Fees and Policies
7. New Business

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

- A. Update on Security Items (*requested by Supervisor Costello*—**NOT A CLOSED SESSION**)
- B. Discussion Regarding Reduced Ballroom Rental Fee for Victory Ridge (*requested by Supervisor Costello*)
- C. Consideration of Resolution 2024-02 Approving the Amended Fiscal Year 2023 Budget
- 8. Monthly Reports
 - A. Attorney
 - I. Presentation of Ordinance 2023-34 Regarding Recent Boundary Amendment
 - B. Engineer
 - C. Lake Ashton Community Director
 - D. Operations Manager
 - E. District Manager's Report
- 9. Financial Report
 - A. Presentation of Updated Year End Financial Statements for Fiscal Year 2023 (September 2023)
 - B. Combined Balance Sheet
 - C. Capital Projects Reserve Fund
 - D. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - E. 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, **October 16, 2023** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	Latham Luna, District Counsel
Garret Posten	District Engineer, Rayl Engineering
Christine Wells	Community Director
Matt Fisher	Operations Manager
Jose Lopez	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the October 16, 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 9:00 a.m., called roll, and the pledge of allegiance was recited. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Howison asked for any comments on the agenda. Hearing none,

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

Mr. Howison opened the public comment period. There were no forms submitted and no members on Zoom. There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
September 18, 2023 Board of
Supervisors Meeting**

Mr. Howison presented the minutes from the September 18, 2023 Board of Supervisors meeting. He asked for any comments or corrections to the minutes.

Ms. Burns noted there were a couple of comments from Ms. VanSickle that were incorporated in the signed version and were minimal in nature.

On MOTION by Ms. VanSickle seconded by Mr. Costello, with all in favor, the Minutes of the September 18, 2023 Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Landscaping Update

A. Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the landscape report to the Board. The landscape report included the installation of some Podocarpus hedges in this area to block the AC units, weeds around the clubhouse, trying to locate established Weeping Bottle Brush trees to install around the Veterans Memorial and a quote for the Pet Play Park, but this will be investigated further.

Mr. Lopez reviewed the landscaping report as well. His review of the report included annual replacements, proposal for the dog park, their schedule change from the summer to winter season and the weather conditions. He stated that he was going to start making some phone calls about the weeping willow.

Ms. VanSickle noted concerns which included missing plants, ivy growing on top of shrubberies, and topiaries in back garden. She pointed out that she realized that they were going a different route with the topiaries, but they were not taken care of to begin with. She continued noting concerns which included the new flower bed that was just put

in, which had a patch of grass in the middle of it. She also noted concern for the weeds around the northeast corner of the clubhouse. She asked to see a big improvement in these landscaping concerns by next month.

Mr. Fisher asked if the Board had any questions for him. Mr. Realmuto responded that the paver patio at the dog park was a great idea. He asked about inquiring about the spare block left from the developer's renovations. Mr. Fisher responded that they did inquire about this already and they were told that the developer already had a plan for those spare blocks, and they were not allowed to have them. Hearing no more questions, Mr. Fishers concluded his report and thanked the Board.

SIXTH ORDER OF BUSINESS

Old Business

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

Mr. Howison opened discussion regarding revised joint amenity facilities policies. Mr. Realmuto stated that his first and only comment was on page seven of the joint amenity policy. He noted concerns of some changes made to the policies. His concerns included the second paragraph under roman numeral "ii. *Health, Safety, Welfare*" where "*maximum*" was removed and "*of at least*" was added because it seemed to take away discretion from the amenity manager for a penalty that was appropriate to the offense or concern. He noted that since it was subject to appeal, he didn't have any concern about limiting the timeframe, but he would like to see the removal of the words "*at least*". Mr. Howison shared Mr. Realmuto's concern of the wording "*of at least 30 days*".

Discussion ensued on the specific wording of this policy to protect the health, safety and welfare of their Board, staff and residents. It was decided to further discuss this policy in the joint meeting.

Mr. Howison noted an issue on page eight of the joint amenity policies where there is a first, second, third, and fourth offense. He suggested that the amenity manager should have discretion to move immediately to a higher offense, if needed. Ms. Burns pointed out that the statement to cover his suggestion was on page seven and nine of the joint amenity policies.

Ms. VanSickle pointed out that she was struggling with the definition of "*guest*" and it being anyone who residents invite to use the amenities and the residents don't have to

go with their guest. She pointed out that having a “*house guest*”, such as children or grandchildren, was different. She suggested that they address this because they shouldn’t have guest coming to visit that aren’t visiting and just coming to use the amenities. She also recommended changing “*You*” to “*Individuals*” on page 26 of the joint amenity policies under Spa number three to be consistent with the rest of the policies. She commented on the wording of the policy on page nine where it says, “*in which they reside*”. They discussed previously that it should say “*in which the individual lived*” instead. Ms. Burns also comment on a change on page nine where there was an addition of the “*Joint Boards*”. She explained that procedurally it was a problem because they only meet every four months and if the Boards don’t agree, there is no mechanism of recourse. Mr. Realmuto agreed and stated that it was contrary to what they decided at the Joint Board meeting, and it should be “*the District in which the resident lives.*”

Mr. Howison stated that these were items that they would be raising at the joint meeting.

SEVENTH ORDER OF BUSINESS

New Business

A. Ratification of Resolution 2023-10 Revised Designated Spending Authority Resolution

Mr. Howison stated that this resolution was voted on at the last meeting and it needed to be ratified. Ms. Burns explained that this was so they have an adopted resolution that has the new policy.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Resolution 2023-10 Revised Designated Spending Authority Resolution, was ratified.

B. Consideration of Resolution 2023-11 Setting a Public Hearing on Amended District Rates and Fees

Ms. Carpenter explained that this resolution was also a ratification and the Board set this hearing into motion in August.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, Resolution 2023-11 Setting a Public Hearing on Amended District Rates and Fees, was ratified.

C. Public Hearing

Ms. Burns asked to open the public hearing.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, Opening the Public Hearing, was approved.

She explained that this was their public hearing adopted amended policies and rates. She noted that the rates were included in the agenda package for review. She asked for any public comments. Hearing no comments, Ms. Burns asked to close the public comment period.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, Closing the Public Hearing, was approved.

1. Consideration of Resolution 2024-01 Adopting Amended District Rates and Fees

Mr. Howison asked for any discussion on the rates. Mr. Realmuto commented on the fee that was labeled, "*Fees for Amenity Access*". He explained that he didn't like the description because it sounded like they were charging a fee to access the amenity. He also commented that he didn't see anything for I.D. cards. Ms. Burns explained that they kept it vague to keep it general so that if it went from cards to fobs, wristbands or I.D. Mr. Realmuto suggested for it to be "*Fees for Amenity Access, I.D. Cards and Access Devices*". He noted his concern was that someone could argue that they don't have a rate schedule to charge for I.D. cards because I.D. cards are not amenity. Mr. Howison suggested to call it, "*Devices and Credentials*". Mr. Realmuto agreed that wording suggested by Mr. Howison would work.

Mr. Howison asked for any further discussion or concerns about these rates as published. Hearing no further discussion, the motion was approved.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, Resolution 2024-01 Adopting Amended District Rates and Fees, was approved as amended.

D. Update Regarding Security *(requested by Supervisor Costello – NOT A CLOSED SESSION)*

Mr. Costello updated the Board on the security. He explained that the new gate operators were installed on October 3rd and 4th, and everything seemed to be working fine. The contract for the RFID readers, the amenity access controls, and additional cameras was executed on September 28th. He noted that all equipment at this point was ordered. He stated that a quote was approved for the electrical needed for the installation of the amenity access controls and additional cameras. He pointed out that staff would work with Spectrum on internet upgrades to support the additional cameras. He noted that Securitas was asked for a timeline of implementation so they can complete their timeline. Right now, they are looking at an implementation date of around January or February. Techwave was contacted and asked to provide training documents and to schedule a presentation on the functionality of the system for staff and residents. He noted that everybody should have got a copy of the registration form that was approved to be sent out to start gathering information on Techwave. There are a couple of moderate changes needed. He explained that this would be sent out electronically and residents who do not have access to a computer can complete it with either Sheila at the Clubhouse or Crystal at the HFC. He noted that each resident should complete a form and list all vehicles owned that they would like an RFID tag for. He explained that everything would be confirmed when RFID tags and access devices were issued. Residents will be asked to show a government issued I.D. with the Lake Ashton address listed and vehicle registration for every vehicle listed. He further explained that if they do not have a Lake Ashton address on their I.D., they will be asked to provide a current utility bill with their name on it.

Mr. Costello stated that they were beginning to work on policies and procedures for implementation and the issuance of the RFID tags and amenity access cards. He also stated that the policies that they come up with would be presented to the Board for review at the November meeting. He noted that if anyone had any input to let Ms. Wells know. He asked if there were any questions. Mr. Realmuto asked if Mr. Costello could provide a copy of what he just reviewed for the Boards review. He also asked for the electrical

quote that was approved. Mr. Howison noted that it was \$6,859. Mr. Costello responded that they had a not to exceed and that they came in under that amount.

Mr. Realmuto commented on the information form stating that there was spaces for one email and one phone number. He asked if it would be prudent to allow residents, if they choose, to provide additional emails and phone numbers. Mr. Costello responded that there was plenty of room to provide two, three or four email addresses in it. Ms. Wells explained that the intent was to have each resident fill out a form, but they could have it to where the household fills it out. After Board discussion on resident acknowledgment of the amenities policies and rates being checked on this form, it was decided that it would be better for each resident to sign individually so that everyone gives their information and then signs the acknowledgement. Ms. Burns noted that she had a template that she could provide, but it did not have the vehicle information and they would need to add that. Mr. Realmuto noted that it could be problematic to list multiple emails. He recommended putting some thought into how to get multiple phone numbers or email addresses. He also noted concern that since this was being done individually, the problem now was the relationship with vehicles. After further discussion, it was decided for Ms. Wells to go ahead and implement from their discussion today.

Mr. Howison asked if Techwave or Securitas provided them any information or guidance regarding database. Mr. Costello responded that they have not yet. Ms. Well stated that Ethan emailed her this morning that as soon as they get ship dates on the products, he will give her a timeline. Mr. Realmuto noted the importance of understanding from Techwave what fields are required within that database because it will drive the design of the data they collect. Ms. Wells stated that they were told the database was created based on what they want.

Mr. Costello asked if anyone had any other questions on this item. Mr. Realmuto responded that he didn't have any other questions, but he pointed out that he added to the joint agenda coordinating some of the details. Brief discussion ensued and it was decided to save this discussion for the joint meeting and move to the next item.

E. Presentation of Fiscal Year 2022 Audit Report

Ms. Burns stated that the audit report was included in the agenda package for review. She pointed out that page 36 was the management letter, which summarizes the audit. She noted that the District did not meet any of the conditions for financial emergency. There was one finding on the audit related to the use of capital reserves funds. She explained that it was related to using reserve funds for restaurant shortages. She explained that the auditor felt like that was not a capital improvement. This finding will go away for the 2023 audit. She stated that this finding was submitted to the state but was significantly late. It was supposed to be submitted to the state by June 30th and they just got it within the last couple of weeks. She explained that there was no penalty, but they go on a list for having a late audit. She stated that this firm accounted for 95% of the late audits that they had.

Mr. Realmuto referred to the bottom of page 38 of the audit report where it says *"Additional Matters"* and *"In connection with our audit, we did note the following finding."* He further explained that following that statement no finding was listed. Ms. Carpenter explained that it was because they didn't have additional findings.

Mr. Howison asked if they should be looking for a different firm, based on them being late. Ms. Burns responded that they could rebid it.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS**Monthly Reports****A. Attorney**

Ms. Carpenter had nothing to report to the Board.

B. Engineer**I. Consideration of Quotes from Consolidated Land Services, Inc. (CLS) for Shoreline Stabilization Investigation**

Mr. Posten presented the quotes from Consolidated Land Services, Inc. for the shoreline stabilization investigation to the Board. He reviewed the three options available. It was recommended to go with option #1. After brief Board discussion, it was decided to go with option #1, as recommended.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Proposal Option #1 from Consolidated Land Services, Inc. for Shoreline Stabilization Investigation, was approved.

Mr. Howison asked for clarification that they were ready to move within a few days. Mr. Posten responded that they did say that on the quote, but he was going to confirm that with them. Mr. Howison asked Mr. Posten to coordinate with Mr. Fisher and Ms. Wells to make certain for scheduling because it would be disruptive along that stretch.

Mr. Posten reviewed the second item on the Engineer report stating that the Board approved AAA to do the drainage investigation at Ventana and it would happen the second week of November. He stated that the Board also approved EMC Docks for the bridge board replacements but did not have the schedule for that yet. He also updated the Board on the ADA clubhouse entry.

C. Lake Ashton Community Director

Ms. Wells reviewed the community director report with the Board. She stated that the Good Neighbor Day Potluck was a success, and there would be a Community Social Potluck every month moving forward. They will be alternating between the Clubhouse and HFC. The next scheduled potluck is October 19, 2023 at the HFC. She stated that the Home Improvement Expo was scheduled for November 29, 2023. They have over 30 vendors signed up to attend the event. She noted that staff introduced an additional revenue stream this year in the form of publishing a vendor's logo and contact information in the program for an additional fee of \$100.

Ms. Wells discussed the cost savings analysis stating that they were still working with TECO, and it would be a slow process. They are evaluating their contracts right now to see if they can change the poles and/or light fixtures to realize the savings on their streetlight contracts. She pointed out that they were over on their water bills when they had some leaks. She submitted leak adjustments to the City of Lake Wales, and they will get those credits, but it takes about 90-days. She also noted that on the filling of the pool, they will give them a credit on the sewage line item for that.

Ms. Wells stated that they were still working with Spectrum to identify all outstanding credits and to discuss internet options. She pointed out that staff was continuing to work on bringing natural gas into the community. She stated that Mr. Fisher asked the person doing the fire extinguishers at the restaurant for a quote and they were able to save about \$350 for the annual fire extinguisher inspection.

Ms. Wells reviewed the safety and security item stating that staff noticed that there were underlying damages to the gate arms that were being hit by vehicles coming through the gate. Board discussion ensued on the damage to the gate and how the people hitting the gate and knocking the arm off should be liable for the gate arm replacement and not just a \$50 charge. Mr. Realmuto stated that he agreed that they should charge every time the gate is hit because there is damage to the gate. He noted that his concern was that the higher the amount charged, the more resistance there will be, and they may end up spending more money on attorney fees, letters going back and forth and potentially in litigation. He asked what the cost of the gate was. Ms. Wells responded that she couldn't give an exact number, but it was around \$1,700. Discussion ensued on the gate damages and the increase in charges for the damage. It was decided that if someone hits the gate and it's knocked off, they will file a report through their insurance for the replacement cost of the gate arm. Ms. VanSickle suggested that they put out this information to the residents that this is coming.

Ms. Wells provided an update on the ballroom marketing stating that staff booked three ballroom rentals from the Bridal Expo that staff attended in September. The staff scheduled a Bridal Expo on Saturday June 1, 2024. It was noted that staff would be working with local event planners and vendors to promote this event. She explained that this would generate additional revenue. She also reviewed a general update stating that they set up two mandatory facilitator meetings, one at the Clubhouse on 10/25 and one at the HFC on 10/26 to advise them of the policies in place governing clubs in addition to the resources available to them to promote their activities and events to residents.

Ms. Wells stated that the two treadmills were set to be there by the end of October. Mr. Fisher is still working on the grease trap installation and the permit was still being processed. The bocce ball court refurbishment is moving along, and they were looking at a little over \$16,000 for the project right now. She updated the Board on the media

center/game room switch stating that they were going to hold off on that right now because it's tight to install a wall that will be functional and not really do much. She noted that if the wall isn't there, there is no purpose for a second door. She explained that her plan was to get with Securitas and take that additional card reader off from the second door that is not going to be installed right now. It was noted that they can always add it later if they decide they want an additional door. Mr. Costello asked about replacing the rotting wood on the chess board. He suggested replacing it with plastic lumber. Ms. Wells responded that they were coming up with what they feel will be the best solution and they may have a more economical way of doing it without having to do the plastic lumber.

D. Operations Manager

Mr. Fisher reviewed the Operations Manager Report which was included in the agenda package for review. His report review included landscaping, aquatic management, and updates on the facility maintenance.

E. District Manager's Report

Ms. Burns provided an update received from counsel from Lake Ashton II that the boundary amendment hearing was scheduled for tomorrow at the City of Lake Wales at 6:00 p.m. and the second hearing was scheduled for November.

NINTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

B. Capital Projects Reserve Fund

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

D. Approval of Check Run Summary

The financials were included in the agenda package for review. Mr. Howison asked for any discussion or concerns. Hearing none,

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

TENTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

A member of the public asked how much money it was for the erosion project. Mr. Howison responded that it was \$37,000.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

Mr. Howison asked for any Supervisor comments or open discussion. Ms. Burns asked about changing the time for the next joint meeting because they moved their meeting time, but not the joint meeting time. They decided to discuss this further in the joint meeting following this meeting today.

Mr. Realmuto asked if they needed to decide at a Board meeting on the fees that they may charge for access credentials. After Board discussion, it was decided to add this item to the next agenda for discussion regarding access credential fees.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

Yellowstone Compliance Checklist: 11/13/23

Task		Remarks (Including Specific Areas for improvement)
Mowing	Satisfactory	Mow with the chute pointed away from the ponds. Blow off after mowing areas at a time. <ul style="list-style-type: none"> Bi Weekly mowing will begin first week in Nov.
	Unsatisfactory	
Edging Completed	Satisfactory	
	Unsatisfactory	
String Trimming	Satisfactory	
	Unsatisfactory	
Weed Control Turf/Beds	Satisfactory	Staff is working with Yellowstone to finetune a Pet Play Park maintenance plan. Weeds present in many beds. Mulching will help reduce presence of weeds. <ul style="list-style-type: none"> Mulching is scheduled this month (November).
	Unsatisfactory	
Shrubs/Ground Cover Care	Satisfactory	Many missing Red Ixora along the Blvd. <ul style="list-style-type: none"> Mario to get a count. Bromeliads in the west parking remove dead ones + count. Indian Hawthorne along the Blvd is being removed. Due to the age of the shrub, it is unsightly. Replacement options are being discussed with Yellowstone.
	Unsatisfactory	
Tree Care	Satisfactory	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. Japanese Blueberry tress along the Blvd are not going to be hedge trimmed for some time to allow for growth.
	Unsatisfactory	
Litter and Debris	Satisfactory	
	Unsatisfactory	
Pond Maintenance	Satisfactory	String trim the correct direction around ponds.
	Unsatisfactory	

NOTES

Yellowstone will be trimming the tree limbs that are hanging into the berms around pond GC 7 and GC 11. Once this is completed these areas can me mowed per the contracted frequency. Staff followed up with Yellowstone about when the work will be started. 10/2/23

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. Followed up 10/2/23 via email.



Yellowstone is monitoring several Queen Palm trees that appear to be declining.

Example of a Queen Palm being monitored



Podocarpus has been planted around the AC units near the east entrance to the Clubhouse.



SECTION VI

SECTION A

DRAFT – FOR SUPERVISOR DISCUSSION



LACDD Policies for Issuance of RFID Tags and Amenity Access Cards **November 13, 2023**

RFID Tags

RFID tags will be issued to residents, long-term renters (more than 6 months), and CDD staff only.

Residents and long-term renters will be asked to bring the following documents to confirm residency and vehicle information submitted on the information form:

- Vehicle registration (for each vehicle being registered to have a RFID tag installed)
- Government issued photo ID with a Lake Ashton address listed
- Warranty Deed - Residents that do not have access to their warranty deed will have their residency verified through the Polk Property Appraiser using information on the government issued ID provided.

The RFID tag will be affixed to the car by LACDD staff or volunteer. Vehicle information will be verified again before the tag is affixed.

Residents and long-term renters will be charged a fee of XX for each RFID tags (if applicable).

Residents and long-term renters will be charged a fee of XX for each replacement RFID tag (if applicable). Previous RFID tag number will be deleted and replaced with the new RFID tag number. An updated vehicle registration will need to be provided as verification. This is for any damaged or new RFID tags needed.

LACDD staff will issue RFID tags to Lake Wales residents only.

All guests, delivery drivers and vendors will be processed as visitors.

LACDD staff will work with the HOA and Lake Ashton realtors to determine residents that have moved. The barcode associated with residents that have moved will be deleted upon notification.

Long-term renters will be deleted from the system at the end of the verified lease agreement.

DRAFT – FOR SUPERVISOR DISCUSSION

Amenity Access Devices

Amenity Access Devices shall mean any device issued by the District to access amenities (Excerpt from the Joint Amenity Facilities Policies - adopted October 16, 2023)

Amenity Access Cards will be issued to residents, renters, guests, CDD staff, and Restaurant leasee (2). A fee of XX will be charged (if applicable).

LACDD staff will issue Amenity Access Cards to Lake Wales and Winter Haven residents.

- **Residents**

- Residents will be asked to bring the following documents to confirm residency:
 - Government issued photo ID with a Lake Ashton address listed
 - Warranty Deed - Residents that do not have access to their warranty deed will have their residency verified through the Polk Property Appraiser using information on the government issued ID provided.
- Residents will be charged a fee of XX for initial card (if applicable)
- Residents will be charged a fee of XX for replacement cards (lost) (if applicable)
- Residents will be charged a fee of XX for replacement cards (damaged-returned) (if applicable)

- **Renters**

- Renters will be asked to provide the following documents:
 - Government issued ID.
 - Current lease agreement listing homeowners and Lake Ashton address.
 - Only renters staying at least 30 consecutive days, in accordance with the Joint Amenity Facilities Policies, will be issued an Amenity Access Card*
- Renters will be charged a fee of XX for initial card (if applicable)
- Renters will be charged a fee of XX for replacement cards (lost) (if applicable)
- Renters will be charged a fee of XX for replacement cards (damaged-returned) (if applicable)

*Excerpt from the Joint Amenity Facilities Policies-Adopted October 18, 2023:

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.

DRAFT – FOR SUPERVISOR DISCUSSION

- **Guests**

- Homeowners will be issued a card for each guest over the age of 18 based on registration with the guest(s) present. **(Do Supervisors want to limit how long a guest can be registered?)**
- The card will be active for the length of stay upon registration.
- Upon registration, staff will enter the visit end date and the card will automatically deactivate at that time.
- If not returned, the homeowner will be assessed a fee of XX/card. (if applicable)
- Any extensions to the stay will require the guest and homeowner to register again. The card will be reactivated when the registration is complete.

- **Staff and Other Stakeholders**

- Staff and the Restaurant leasee will be issued an Amenity Access Card.
- One card per staff member will be issued.
- If staff issued cards are not returned upon the end of employment, a fee of XX will be deducted from the final check (if applicable). The Amenity Access Card for staff will be deactivated immediately upon end of employment.
- The Restaurant leasee will be issued two cards.
- If Restaurant leasee cards are not returned upon end of lease with LACDD a fee of XX will be deducted from the security deposit on file (if applicable). The Amenity Access Card for the Restaurant leasee will be deactivated immediately upon end of lease agreement.

The following policies regarding Amenity Access Devices are listed in the Joint Amenity Facilities Policies -Adopted October 18, 2023:

- Lake Ashton Resident Photo ID cards (or similar access devices) may be issued to all members of each Resident's household and/or Non-Resident Members.
- 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 amenities immediately.
- Individuals may be charged a fee in accordance with LA CDD and LAll CDD Chapter III: Rules for Amenities Rates, (respectively) to purchase an Amenity Access Device.
- All lost or stolen Amenity Access Devices should be reported immediately to the Amenity Manager's office.
- A fee will be assessed for any replacement Amenity Access Devices.
- Unauthorized use of Proper Credentials may result in suspension of an Individual's privileges based on the suspension policy herein.

SECTION VII

SECTION C

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2022/2023, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Lake Ashton Community Development District ("**Board**"), previously adopted the District's Fiscal Year 2022/2023 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the "**Adoption Resolution**") authorizes the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Lake Ashton Community Development District for the fiscal year ending September 30, 2023, as amended and adopted by the Board of Supervisors effective November 8, 2023."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth

below, which sums are deemed by the Board of Supervisors 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

See Attached Exhibit A

CAPITAL PROJECTS FUND

See Attached Exhibit A

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER 2023.

ATTEST:

**LAKE ASHTON COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2022/2023 Budget General Fund and Capital Projects Fund

Exhibit A

Amended Fiscal Year 022/2023 Budget General Fund and Capital Projects Fund

Lake Ashton

Community Development District

Budget Amendment
Exhibit A
FY 2023

General Fund

Category	Current Budget	Proposed (Increase/ Decrease)	Amended Budget
<u>Revenues</u>			
Special Assessments - Levy	\$2,055,306	\$14,224	\$2,069,530
Rental Income	\$40,000	\$13,869	\$53,869
Rental Income-Restaurant	\$0	\$300	\$300
Special Events Revenue	\$130,000	\$59,639	\$189,639
Newsletter Ad Revenue	\$95,000	\$1,934	\$96,934
Interest Income	\$1,000	\$6,948	\$7,948
Insurance Proceeds	\$0	\$34,404	\$34,404
Miscellaneous Income	\$5,000	\$13,354	\$18,354
Total Revenues	\$2,326,306	\$144,672	\$2,470,978
<u>Expenditures</u>			
Field Management Services	\$408,176	\$32,667	\$440,843
Repairs & Maintenance-Pool	\$20,000	\$19,676	\$39,676
Repairs & Maintenance-Clubhouse	\$57,600	\$10,116	\$67,716
Repairs & Maintenance-Restaurant	\$0	\$12,556	\$12,556
Special Events	\$130,000	\$58,235	\$188,235
Traffic Accident Repairs	\$0	\$6,085	\$6,085
Storm Damage	\$0	\$5,337	\$5,337
Total Expenditures	\$615,776	\$144,672	\$760,448

Lake Ashton
Community Development District
 Budget Amendment
 Exhibit A
 FY 2023

Capital Projects Fund

Category	Current Budget	Proposed (Increase/ Decrease)	Amended Budget
<u>Revenues</u>			
Interest Income	\$1,000	\$17,298	\$18,298
Carryforward Surplus	\$273,754	\$57,680	\$331,434
Total Revenues	\$274,754	\$74,978	\$349,732
<u>Expenditures</u>			
<u>FY 2023 Capital Projects:</u>			
Ballroom Renovation	\$11,500	(\$4,515)	\$6,985
Treadmills (2)	\$10,000	(\$10,000)	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$54,249	\$121,049
Lake Ashton Shoreline Restoration	\$16,000	(\$16,000)	\$0
Gate Operators with LED Gate Arms	\$10,000	(\$10,000)	\$0
Bocce Court Refurbishment	\$20,000	(\$20,000)	\$0
HVAC	\$27,000	(\$232)	\$26,768
Asphalt and Curblin repairs	\$20,000	(\$20,000)	\$0
Golf Course Pathways	\$10,000	(\$10,000)	\$0
Golf Course Bridge Maintenance	\$30,000	(\$16,665)	\$13,335
Pond Repairs	\$10,000	(\$10,000)	\$0
Paver Maintenance	\$11,500	(\$11,500)	\$0
Restaurant Equipment	\$16,000	(\$16,000)	\$0
Other Capital Reserves	\$0	\$10,771	\$10,771
Other Current Charges	\$650	(\$611)	\$39
<u>Other BOS Approved Capital Projects</u>			
LA Blvd. Refurbishment	\$0	\$80,430	\$80,430
Fence Repairs	\$0	\$3,500	\$3,500
Stormwater Management	\$0	\$29,481	\$29,481
Amenity Room Refurbishment	\$0	\$18,070	\$18,070
Restaurant Patio Awning	\$0	\$24,000	\$24,000
Total Expenditures	\$259,450	\$74,978	\$334,428

SECTION VIII

SECTION A

SECTION 1

ORDINANCE NO. 2023-34

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING ORDINANCE 2000-11, AS AMENDED BY ORDINANCES 2002-06 AND 2005-11; CONTRACTING APPROXIMATELY 16.78 +/- ACRES FROM THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; CONSENTING TO THE ADDITION OF THE CONTRACTED LANDS TO THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in accordance with the requirements of the “Uniform Community Development Act of 1980”, Chapter 190, *Florida Statutes* (“**Act**”), the City of Lake Wales, Florida (“**City**”) established the Lake Ashton Community Development District (“**District**”) by enactment of Ordinance 2000-11, as amended by Ordinances 2001-01, 2002-06, and 2005-11 (collectively, “**Establishment Ordinance**”); and

WHEREAS, in accordance with Fla. Stat. 190.046 of the Act, the District, by and through its Board of Supervisors, filed with the City a *Petition to Amend the Boundaries of the Lake Ashton Community Development District* (“**Petition**”) requesting removal of approximately 16.78 +/- acres as described in **Exhibit A** attached hereto and incorporated herein (“**Boundary Amendment Parcel**”) from the District’s boundaries, which Boundary Amendment Parcel is located wholly within the City; and

WHEREAS, the District adopted Resolution No. 2022-04 in support of the Petition and authorizing its filing; and

WHEREAS, Lake Ashton II Community Development District (“**Lake Ashton II CDD**” and together with the District, the “**CDDs**”) is the sole owner of one hundred percent (100%) of the Boundary Amendment Parcel and has provided consent and joinder to the District in support of the Petition; and

WHEREAS, as additionally stated in the Petition, upon the removal of the Boundary Amendment Parcel from the District’s boundaries, Lake Ashton II CDD intends to petition its establishing local government, Polk County (“**County**”), to add the Boundary Amendment Parcels to Lake Ashton II CDD’s boundaries, which the CDDs acknowledge to be in the best interests of both CDDs and their shared community; and

WHEREAS, as Section 190.046(1)(b), Florida Statutes, provides the County may not amend Lake Ashton II CDD’s boundaries to add the Boundary Amendment Parcel without the City’s support and consent, the District’s Petition also requests the City consent to the addition of the Boundary Amendment Parcels to Lake Ashton II CDD’s boundaries; and

WHEREAS, in accordance with the requirements and procedures of Section 190.046, *Florida Statutes*, the City Commission of the City ("**City Commission**") held a duly noticed local public hearing on the proposed ordinance to grant the Petition where all interested persons were afforded an opportunity to present oral and written comments regarding the proposed ordinance, Petition, and amending the District's boundaries; and

WHEREAS, the City Commission has considered the record of the public hearing, the information contained within the Petition, and the factors set forth in the Act and, based upon such, the City has decided to grant the Petition.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA:

SECTION 1: RECITALS INCORPORATED. The above Recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2: AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3: AMENDMENT TO ESTABLISHMENT ORDINANCE. The City hereby grants the Petition and amends the Establishment Ordinance as provided herein.

SECTION 4: REVISED EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are hereby amended to remove the Boundary Amendment Parcel. The total area of the District, as hereby amended, shall encompass approximately 455.37 acres, more or less, as described in **Exhibit B**, attached hereto and incorporated herein.

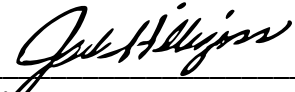
SECTION 5: CITY APPROVAL OF LAKE ASHTON II CDD BOUNDARY AMENDMENT. The City hereby approves and consents to the addition of the Boundary Amendment Parcels to Lake Ashton II CDD by the County.

SECTION 6: CONFLICT. Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict. All other terms and conditions of the Establishment Ordinance not amended hereby shall remain unchanged and in full force and effect.

SECTION 7: SEVERABILITY. If any provision of this Ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid, or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption pursuant to general law.

INTRODUCED, PASSED AND DULY ADOPTED by the City Commission of the City of Lake Wales, Florida, meeting in Regular Session this 7th day of November 2023.



Jack Hillgoss, Mayor

ATTEST:

Jennifer Nanek, City Clerk

Passed: October 17, 2023

Adopted: November 7,, 2023

EXHIBIT A:
Legal Description of Boundary Amendment Parcel

Legal Description for PID 27-29-19-865202-011980

A tract of land known as Tract GC-17, depicted on Lake Ashton Golf Club Plat Phase IV, Plat Book 144, Pages 12-14, Polk County, Florida.

Containing 15.07 acres, more or less.

 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET OFFICE: (863) 537-7901 BARTOW, FL 33630 www.raylengineering.com FL LS REG# 25620 © 2022 FL LS REG# 7770	PREPARED FOR:	LAKE ASHTON II CDD WINTER HAVEN, FLORIDA	SCALE:	NTS	 NORTH
			JOB NO.	17-101	
	SHEET TITLE:	LEGAL DESCRIPTION PARCEL - 27-29-19-865202-011980	DATE:	JUNE, 2022	
			DRAWN BY:	VR	
			8 OF 22		

Legal Description for PID 27-29-19-865201-010660

A tract of land being a portion of Tract GC-16 as depicted on Lake Ashton Golf Club Plat Phase V, Plat Book 143, Pages 22-24, Polk County, Florida, said tract being more particularly described as follows:

Beginning at the Southwest corner of said Tract GC-16; thence North 89°29'39" East, along the South line of said plot of Lake Ashton Golf Club Phase V, 1319.41 feet; thence North 49°15'56" West, 33.52 feet; thence North 62°23'09", 32.48 feet; thence North 89°26'26" West, along a building, 900.40 feet; thence South 70°50'25" West, 38.27 feet; thence North 89°00'51" West, 35.27 feet; thence South 66°39'43" West, 63.77 feet; thence North 81°10'41" West, 20.73 feet; thence South 89°49'23" West, 90.80 feet; thence North 84°03'45" West, 31.42 feet; thence North 75°05'29" West, 87.86 feet; thence South 89°41'54" West, 7.66 feet to the West line of said Tract GC-16; thence South 00°17'21" East, along said West line, 48.86 feet to the Point of Beginning.

Containing 1.24 acres, more or less.

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			JOB NO.	17-101	
	SHEET TITLE:	LEGAL DESCRIPTION PARCEL - 27-29-19-865201-010660	DATE:	JUNE, 2022	
			DRAWN BY:	VR	
					10 OF 22

Legal Description for PID 27-29-19-865200-005400

A tract of land being a part of Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida, said tract being more particularly described as follows:

All of Lot 540 and all of Lot 541 as depicted on said Plat and a portion of Lot 542 as depicted on said Plat, said portion being more particularly described as follows:

Commence at the northeast corner of Tract GC-2 as depicted on Lake Ashton West Phase I, Plat Book 138, Pages 11-21, Polk County, Florida; thence South 00°51'50" East, along the westerly line of said Lot 542, 23.84 feet to the **Point of Beginning**; thence South 73°10'06" East, 81.19 feet; thence South 76°12'18" East, 54.76 feet to the westerly right-of-way of Dunmore Drive, also being a point on a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 4°47'20", a chord bearing of South 01°31'50" West, and a chord length of 7.52 feet; thence along the arc of said curve and said westerly right-of-way, 7.52 feet; thence South 00°51'50" East, 2.58 feet to the south line of said Lot 542; thence South 89°08'10" West, along said south line, 130.00 feet to the west line of said Lot 542; thence North 00°51'50" West, along said west line, 48.63 feet to the Point of Beginning.

Containing 0.44 acres, more or less.

 <p>RAYL ENGINEERING & SURVEYING, LLC</p> <p>810 EAST MAIN STREET BARTOW, FL 33830 OFFICE: (863) 587-7901 www.raylengineering.com</p> <p>FL LS REG# 28620 © 2022 FL LS REG# 77710</p>	PREPARED FOR:	LAKE ASHTON II CDD WINTER HAVEN, FLORIDA	SCALE:	NTS	 <p>NORTH</p>
	SHEET TITLE:	LEGAL DESCRIPTION PARCEL - 27-29-19-865200-005400	JOB NO.	17-101	
			DATE:	JUNE, 2022	
			DRAWN BY:	VR	
			12 OF 22		

Legal Description for PID 27-29-19-865200-005940

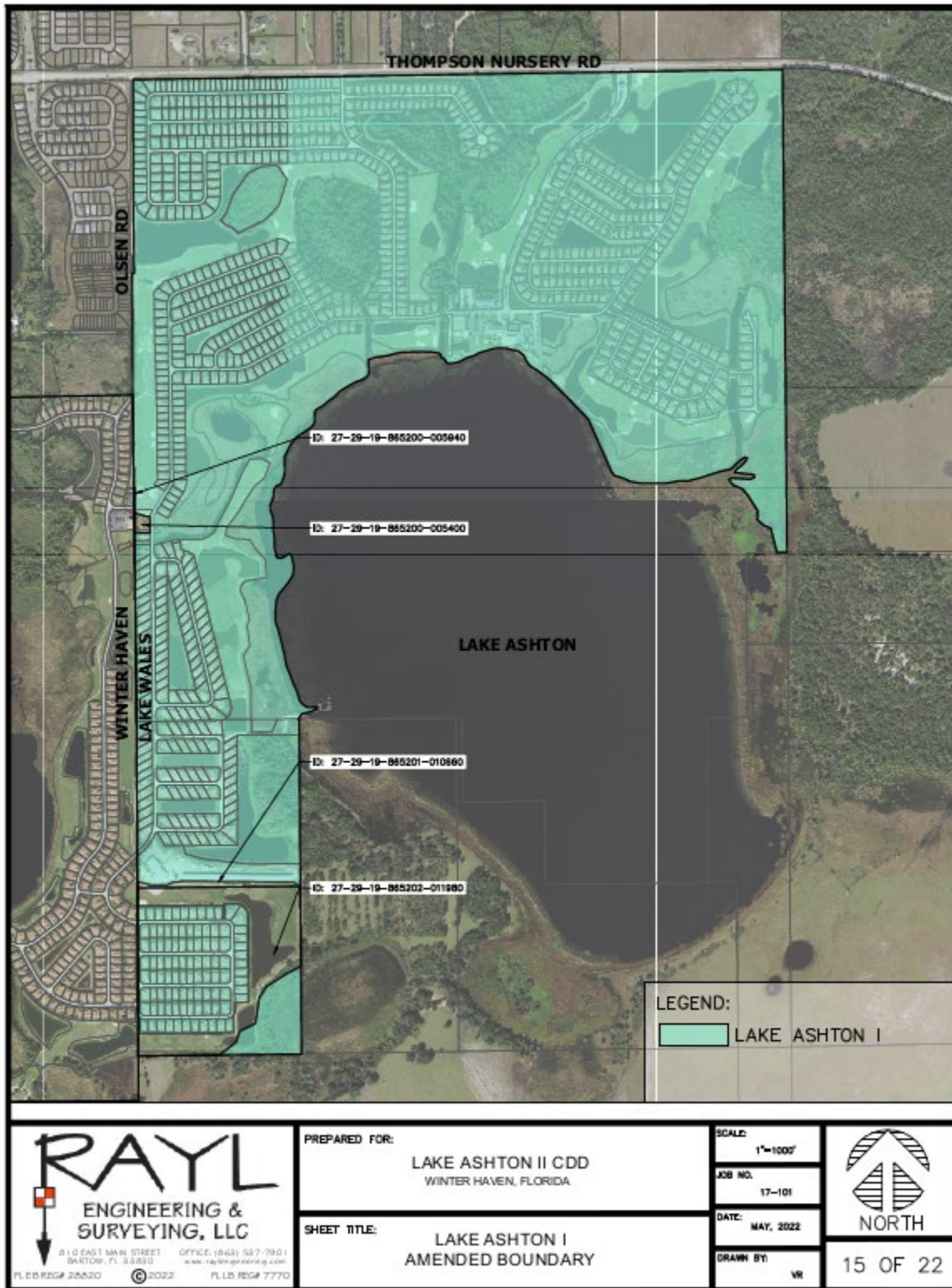
A tract of land being a portion of Tract GC-12 as depicted on Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida, said tract being more particularly described as follows:

Commence at the southwest corner of said Tract GC-12; thence North 00°51'50" West, along the West line of said Tract GC-12, 32.47 feet to the **Point of Beginning**; thence continue along said west line, 150.50 feet; thence South 89°57'43" East, 7.42 feet; thence South 09°54'54" East, 48.17 feet; thence South 07°26'07" West, 103.91 feet to the Point of Beginning.

Containing 0.03 acres, more or less.

 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET DAKOTA, FL 33530 FL LS REG# 25520 © 2022 OFFICE: (863) 537-7901 www.raylengineering.com FL LS REG# 7770	PREPARED FOR:	LAKE ASHTON II CDD WINTER HAVEN, FLORIDA	SCALE:	NTS	 NORTH
			JOB NO.	17-101	
	SHEET TITLE:	LEGAL DESCRIPTION PARCEL - 27-29-19-865200-005940	DATE:	JUNE, 2022	
			DRAWN BY:	VR	
			14 OF 22		

EXHIBIT B:
LEGAL DESCRIPTION, AS AMENDED



LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

Those certain parcels of land located in Sections 18 and 19, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

The South 1/2 of Section 18, Township 29 South, Range 27 East, Polk County, Florida, LESS Thompson Nursery Road right-of-way and LESS Olson Road right-of-way

AND

The North 1/2 of Section 19, Township 29 South, Range 27 East, Polk County, Florida, LESS the East 1/4 of the Southeast 1/4 of the Northeast 1/4 and LESS those sovereign lands identified as Lake Ashton

AND

The West 1/2 of the Southwest 1/4 of Section 19, Township 29 South, Range 27 East, Polk County, Florida.

LESS AND EXCEPT all of the following lands:

A tract of land known as Tract GC-17, depicted on Lake Ashton Golf Club Plat Phase IV, Plat Book 144, Pages 12-14, Polk County, Florida.

AND

A tract of land being a portion of Tract GC-16 as depicted on Lake Ashton Golf Club Plat Phase V, Plat Book 143, Pages 22-24, Polk County, Florida, said tract being more particularly described as follows:

Beginning at the Southwest corner of said Tract GC-16; thence North 89°29'39" East, along the South line of said plot of Lake Ashton Golf Club Phase V, 1319.41 feet; thence North 49°15'56" West, 33.52 feet; thence North 62°23'09", 32.48 feet; thence North 89°26'26" West, along a building, 900.40 feet; thence South 70°50'25" West, 38.27 feet; thence North 89°00'51" West, 35.27 feet; thence South 66°39'43" West, 63.77 feet; thence North 81°10'41" West, 20.73 feet; thence South 89°49'23" West, 90.80 feet; thence North 84°03'45" West, 31.42 feet; thence North 75°05'29" West, 87.86 feet; thence South 89°41'54" West, 7.66 feet to the West line of said Tract GC-16; thence South 00°17'21" East, along said West line, 48.86 feet to the Point of Beginning.


AND

A tract of land being a portion of Tract GC-12 as depicted on Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida, said tract being more particularly described as follows:

Commence at the southwest corner of said Tract GC-12; thence North 00°51'50" West, along the West line of said Tract GC-12, 32.47 feet to the Point of Beginning; thence continue along said west line, 150.50 feet; thence South 89°57'43" East, 7.42 feet; thence South 09°54'54" East, 48.17 feet; thence South 07°26'07" West, 103.91 feet to the Point of Beginning.

AND



A tract of land being a part of Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida, said tract being more particularly described as follows:

 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET BARTOW, FL 33530 FL ES REG# 25520 © 2022 OFFICE: (863) 537-7901 www.raylengineering.com FL LS REG# 7770	PREPARED FOR:	LAKE ASHTON II CDD WINTER HAVEN, FLORIDA	SCALE:	NTS	 NORTH
	SHEET TITLE:	LAKE ASHTON I AMENDED BOUNDARY LEGAL DESCRIPTION	JOB NO.	17-101	
			DATE:	MAY, 2022	
			DRAWN BY:	VR	
					16 OF 22

All of Lot 540 and all of Lot 541 as depicted on said Plat AND a portion of Lot 542 as depicted on said Plat, said portion being more particularly described as follows:

Commence at the northwest corner of said Lot 542; thence South 00°51'50" East, along the westerly line of said Lot 542, 27.37 feet to the Point of Beginning; thence South 73°10'06" East, 81.19 feet; thence South 76°12'18" East, 54.76 feet to the westerly right-of-way of Dunmore Drive, also being a point on a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 4°47'20", a chord bearing of South 01°31'50" West, and a chord length of 7.52 feet; thence along the arc of said curve and said westerly right-of-way, 7.52 feet; thence South 00°51'50" East, 2.58 feet to the south line of said Lot 542; thence South 89°08'10" West, along said south line, 130.00 feet to the west line of said Lot 542; thence North 00°51'50" West, along said west line, 48.63 feet to the Point of Beginning.

Containing 455.37 acres, more or less.

 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET BARTON, FL 33430 FL LS REG# 26620 © 2022 OFFICE: (863) 537-7901 www.raylengrdsurvey.com FL LS REG# 7770	PREPARED FOR:	LAKE ASHTON II CDD WINTER HAVEN, FLORIDA	SCALE:	NTS	 NORTH
	SHEET TITLE:	LAKE ASHTON I AMENDED BOUNDARY LEGAL DESCRIPTION CONT.	JOB NO.	17-401	
			DATE:	MAY, 2022	
			DRAWN BY:	VR	
					17 OF 22

SECTION B



11/20/2023

**Lake Ashton I CDD Meeting
Engineering Report**

- 1) Lake Ashton Shoreline Stabilization**

- 2) 4444-4445 Ventana Pavement Repairs**

- 3) Bridge Board Replacements**
 - Awaiting schedule from EMC Docks.
 - Boards have been ordered.

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:

Christine Wells, Community Director

Meeting Date: November 20, 2023

Events and Activities

Staff is excited to now offer chair yoga and free meditation as part of a partnership with Yoga Haven in Winter Haven. This is part of a Simply Healthy campaign that staff is working on with residents and other partners. We are hoping to add some night classes for those that may not be able to attend the morning classes.

The Home Improvement Expo is scheduled for November 29. Staff introduced an additional revenue stream this year in the form of publishing a vendor's logo and contact information in the program for an additional fee of \$100. Fifteen vendors took advantage of this option. In addition, we have over 34 vendors that have signed up and paid to be part of this event.

Simply Healthy
Everything is Connected

Check out the new upcoming offerings in this section that cater to your Mind, Body, and Soul at the Clubhouse and the HFC.

CLUBHOUSE BALLROOM

- Chair Yoga: Tuesdays at 9 am starting on November 28. \$5/ class (payable at class, min. 10)
- Water Aerobics: Tuesdays – Saturdays at 8:30 am
- Free Virtual Meditation Session: Mondays at 3 pm, email yogawinterhaven@gmail.com to sign up.
- Learn about the newest and most effective way to get fit: Virtual Coaching! Sign up for a free information session on November 13 at 4:30 pm in the Cinema.

Don't miss the rest of the Mind & Body Section of the newsletter, as well as the two calendar inserts included in this issue for many other classes and activities.

HFC

- Beginning Chair & Balance: Mondays at 10 am
- Classical Stretch: Mondays & Thursdays at 11 am
- Aqua Reloaded: Mondays at 12 pm, Wednesdays & Fridays at 10 am
- Cardio Swing & Yoga Cool: Tuesdays & Thursdays at 9 AM
- Triple B (Bat Wings, Bellies, & Bulges): Wednesdays at 9 am
- Basic Fitness & Cardio: Tuesdays & Thursdays at 10 am
- Aqua Motion: Tuesdays & Thursdays at 4 pm
- Back To Basics: Fridays at 9 am

Sign up at either Activities Office or scan the QR code to sign up online.

The following events are scheduled for November - January

11/20: Top Dog Food Truck
 11/21: Holiday Crafting w/Carmen
 11/27: Smartphone Tips and Tricks
 11/28: Electronics Recycling
 11/29: Home Improvement Expo
 11/29: Community Social Potluck
 11/30: Ticketleap Info Session
 12/4: Macramé Ornaments
 12/5: Seasonal Floral Frames
 12/12: Crafting w/ Carmen
 12/12: Menorah Lighting
 12/13: Ticketleap Info Session
 12/13: Karaoke w/ DJ Wayne
 12/29: Ticketleap Informational Session
 12/31: New Year's Eve Party
 1/9: Crafting with Carmen
 1/10: Karaoke w/ DJ Wayne
 1/14: LA Cruise-In Car Show
 1/17: Community Social Potluck
 1/18: ETS Show: Rhinestone Cowgirls
 1/24: LA Club Expo
 1/30: ETS Show: Soul of Broadway

Lake Ashton's 2023 Home Improvement Expo
November 29 from 10 am to 1 pm
Clubhouse Ballroom

Meeting a potential contractor personally is the most valuable way to select a professional and reliable expert for home improvement projects.

VENDORS → **DEMOS** → **PRIZES**

VENDORS INCLUDE:

- The Glass Door Store
- Performance Floor Coating, LLC
- ClimateGuard Cooling Services, LLC
- Cabinet Country, LLC
- Garagify
- Window World of Polk County
- Dramatic Design & Decor, LLC
- Jim's Floor Depot
- Sun Protection of Florida

Art's Golf Cars
 SGD Garage Doors and Screen
 Custom Edge Landscape Curbing, LLC
 State Farm - Kevin Wirtlin
 Jack Hall Jr's Construction & Aluminum In Power, and more!

There will also be presentations in the Cinema throughout the event, and this event is FREE to attend!

For more information, contact the Lake Ashton Activities Office
 4141 Ashton Club Drive
 Lake Wales, FL 33859
 863-324-8032
clawell@lakeashtonclub.com

Bus Trips Scheduled

11/26 – 12/2: Myrtle Beach Bus Trip

11/28: Henry B. Plant Museum

12/5: Holiday Lights in the Garden Bus Trip

12/16 - 12/17: Amelia Island & Dinner Cruise Bus Trip

Holly with Small World Tours will announce trips for January through June at Monday Coffee on December 11.

Newsletter:



The November Lake Ashton community magazine was sent out via email blast along with the monthly calendar of events. This issue featured an inspirational front cover for the holidays. The back cover promoted the Lake Ashton Woodworkers Yard and Craft Sale Fundraiser. The December *LA Times* magazine will be distributed on **Friday, December 1.**



Monday Coffee:

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

- November 27: Lake Wales Art Council
- December 4: Lake Ashton Community Action Committee
- December 11: Small World Bus Tours and the Ashtones

Cost Savings Analysis:

- Contact was made with all utility companies to determine any cost savings.
 - TECO
 - Staff is continuing to work with a TECO rep on the possibility of changing our light fixtures and/or poles to realize savings on our streetlight contracts.
 - Spectrum
 - Staff is working with Spectrum to identify all outstanding credits. Credits for phone equipment is still pending.

- Staff has upgraded internet services for the Clubhouse to support the installation of the new security cameras and amenity access controls. The upgrade to the internet was at no additional cost to the District.
- Staff upgraded the internet service to the Guard House at no additional cost.
- Staff is continuing to work on bringing natural gas into the community. The gas line has been run in front of the Lake Ashton, along Thompson Nursery Road. A call is being scheduled to collect additional information to conduct a feasibility to extend the main line.

Safety and Security:

- There has been 2 gate strikes since the last Board of Supervisors meeting that resulted in the gate arm being damaged. Securitas is evaluating to give a cost for all damages incurred so the residents can be billed.
- The form to gather information from residents for the new access controls database will be sent out on November 14 via email. Emails will go out weekly for one month to gather information from residents. Residents that do not have access to a computer can come in and volunteers and staff can assist in completion online.
- Securitas has informed staff that most of the equipment has arrived and a kick-off meeting is scheduled for Wednesday, November 15 to discuss next steps. January 4 is the tentative date to begin installation of CCTV cameras, amenity access control devices, visitor management systems, and RFID readers. They estimate installation will take a month to complete once started.
- A draft version of the policies for issuance of amenity access cards and RFID tags is included in the agenda packet for Supervisors' consideration.

New Business:

- A corporate partnership sponsorship request has been submitted to a vendor partner for consideration.
- Staff received an update from Polk County Roads and Drainage in regards to the temporary traffic signal being installed at the entrance of Lake Ashton on Thompson Nursery Road. They are in the design phase and will be conducting a traffic analysis to determine the initial timing for the signal based on volumes along Lake Ashton Blvd and Thompson Nursery Road. They are looking at the ability to install part or all of the ultimate signal at this location, so they don't have to start from scratch when we widen the road but that has yet to be determined.
- Holiday Lighting will be installed starting on November 15. The Lobby tree has been installed. Hanukkah decorations will be installed the first week in December. Thank you to the volunteers that put the Hanukkah display up each year.

General Updates:

- There were two mandatory facilitator meetings executed on 10/25 (Clubhouse) and 10/26 (HFC). Every Club was asked to complete an application to keep on file. Everyone was issued a certificate of completion and this along with the application was required in order to renew their recurring reservation for 2024.
- The Operations Manager will give an update on the Bocce Court refurbishment project in his report.
- Brooker Septic is still waiting on permits for the installation of the grease traps.
- The Joint Amenity Facilities Policies have been updated and posted on the website. Changes to the suspension policies and non-resident user rate will be discussed at the January Joint Board of Supervisors Meeting.
- Staff has installed the first photo display in the main hallway of the Clubhouse. Dennis Krupinski was our first featured Lake Ashton artist. His photos will be displayed throughout the month of November. Staff is working with the Fine Arts and Photography Group to set a couple of months aside to showcase the winners of the 2023 Fine Arts and Photography Show to promote the 2024 Show.
- 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 an upcoming meeting.

Shoreline Restoration Project:



The project started on November 1. The pathway will remain closed until construction is complete. There were two places where the concrete pathways were damaged during construction. These will be repaired after sod installation. Emails have been sent informing residents of the closure and cones have been placed to block the area from traffic.

Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<i>Clubhouse and Other Grounds Projects</i>							
Installation of Additional Security Options	\$347,000.00		8/21/2023	<p>The contract was executed on September 28. A quote has been approved for the installation of electric. Internet has been upgraded to a higher speed to accommodate the additional security cameras. Securitas has estimated that installation will start the beginning of January and should be completed by the end of January.</p> <p>A form is being sent to residents on 11/14 to gather the needed information for the database.</p> <p>A not to exceed amount of \$5,200 monthly and one-time not to exceed amount of \$35K for amenity access cards and RFID tags was approved by the Board of Supervisors.</p>	10/9/2023		
Grease Trap Installation	\$40,000.00		8/21/2023	<p>The quote was signed and returned to the vendor. The permit application has been submitted. The vendor has been contacted weekly and the latest update was that the permit is still being processed.</p>	10/9/2023		
Bocce Ball Court Refurbishment	\$22,000.00		9/18/2023	<p>Staff has approved a proposal for \$2,492.78 for the composite side boards, \$12,000 for the carpet (15 year warranty), and \$4,600 for the installation of the concrete curbing. Staff is in the process of scheduling all the vendors based on the boards estimated time of arrival.</p>	11/13/2023		

Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<i>Pavement Management, Stormwater Management Bridges and Pathways</i>							
Lake Ashton Shoreline Restoration	\$37,771.32		10/16/2023	Project has commenced. Sod is scheduled to be installed the week of 11/13. After that the two areas on the golf cart pathway that were damaged during construction will be repaired.	11/13/2023		
Replacement of Bridge Boards on Bridge 1 and 11	\$10,000.00		9/18/2023	The agreement and proposal was signed. The amount approved was \$9,420. A deposit of \$4,000 was sent on October 3 as requested in the contract. The Boards have been ordered and the project will be scheduled once the boards arrive.	11/13/2023		
Slow Drainage on Ventana Lane	\$14,500.00		8/21/2023	A quote from AAA was approved at the August BOS Meeting. Construction is scheduled to begin the week of 11/13/23.	11/13/2023		
<i>Completed Projects</i>							
Replacement of 2 Treadmills in the Fitness Center	\$12,963.22	\$12,963.22	7/24/2023	The treadmills were delivered on 11/7/23 (Funded in FY 23 but will come out in FY 24 Budget)	11/13/2023		\$12,963.22
Media Center/Game Room Switch	\$41,250.00	\$29,447.07	7/24/2023	This project is complete (FY 23 and FY 24)	11/13/2023	\$11,377.44	\$18,069.63
Installation of Plants at the Voting Entrance in Front of the Clubhouse	\$2,500.00	\$2,296.20	8/21/2023	This project is complete (FY 23)	11/13/2023	\$2,296.20	
Outdoor Pool/Spa Refurbishment	\$116,354.00	\$116,354.00	5/15/2023	This project is complete (FY 23)	11/13/2023		\$116,354.00

SECTION D

Lake Ashton

Community Development District



November 20, 2023
Matthew Fisher – Operations Manager

Contracted Services

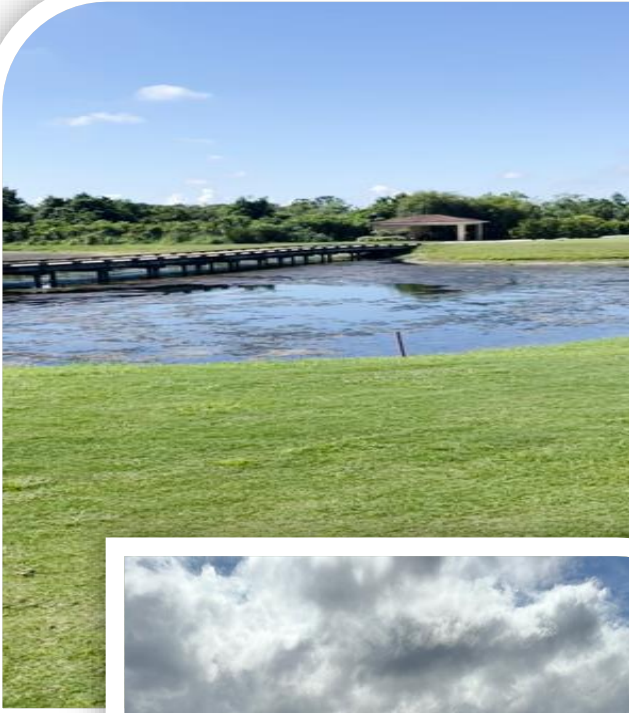
Landscaping



- + The most recent site visit report is included.
- + Trees and shrubs around the front of the Clubhouse were trimmed for the install of Christmas lights.
- + A full mulching will be completed this month. Expected start date is November 27th and will be completed by the 30th.
- + Perennials were rearranged to original design.

Contracted Services

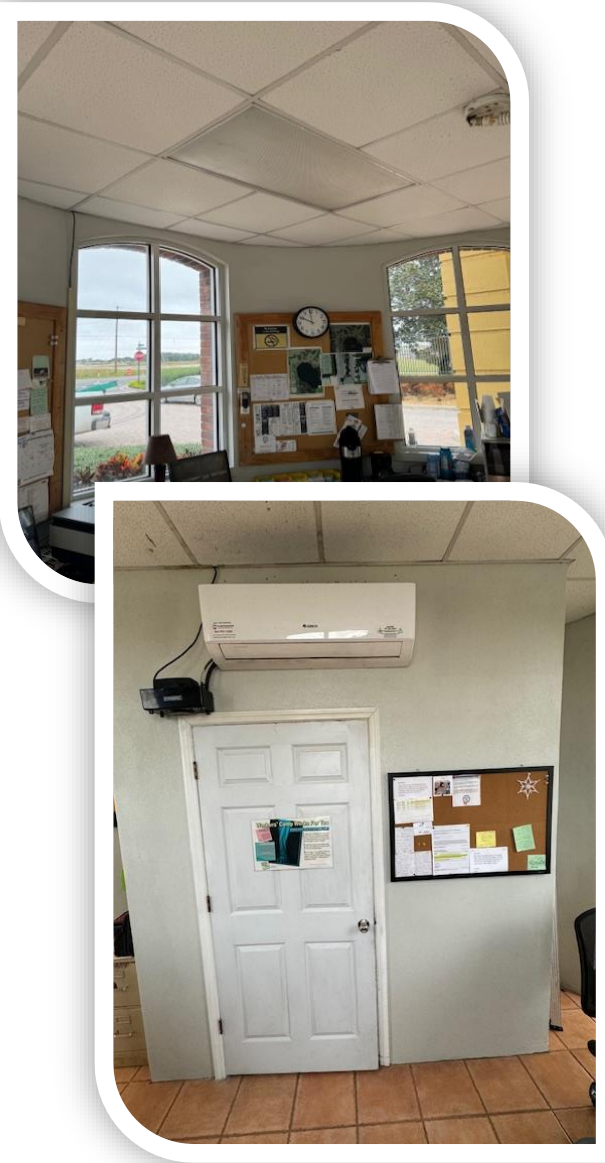
Aquatic Management



- + Ponds were reviewed with Applied Aquatics.
- + The most recent pond inspection checklist is included.
- + An article was included in the November LA Times highlighting wetlands and conservation areas of Lake Ashton.
- + Applied Aquatic has done a great job getting the algae bloom in pond GC7 under control.

Facility Maintenance

Updates



- + Clubhouse fire inspection completed by Lake Wales Fire Inspector.
- + Staff painted the interior of the Gate House.
- + Staff replaced stained ceiling tiles in the Gate House.
- + Kincaid Electrical Services installed new LED pole lights at the Shuffleboard Ct.
- + Burnt bulbs were replaced to the Blvd median palm trees.
- + Gate House exterior detailed.
- + **Bocce Ball Ct. refurbishment update:** Composite board arrival and the curbing install is tentatively scheduled for the week of Nov 13th. Carpeting installation is scheduled for Nov. 16th-17th. Residents will be notified of closures.

Facility Maintenance Forecaster

- ✚ Install a paver border around the resident entry gate and the right-hand side exit gate. Expected start date: week of 11/20/23.
- ✚ Replace bad palm up lighting fixtures along the Blvd. Expected start date: week of 11/27/23.
- ✚ Install solar lights at the Palms Entrance columns. Expected start date: week of 11/20/23.
- ✚ Detail clean the Shuffleboard Ct. area. Expected start date: week of 12/4/23.
- ✚ Pressure wash Reflection Garden pavers. Expected start date: week of 12/4/23.

For any questions or comments regarding the above information, please contact me by phone at (863) 956-6207, or by email at mfisher@lakeshtoncdd.com. Thank you.

Respectfully,
Matthew Fisher

Applied Aquatic Compliance Checklist: 11/13/23

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to Report.
E2	Good	Yes	Minor spike rush. Minor algae.
E3	Fair	Yes	Algae present in the middle of the pond. Applied Aquatic treated 11/9/23 with the air boat.
E4	Fair	Yes	Minor algae present along the banks between Spike Rush.
E5	Good		Torpedo Grass treated.
E6	Good		Nothing to report.
E7	Fair	Yes	Minor algae north side of ponds edge. Spike Rush being treated.
E8	Good	Yes	Minor algae. Torpedo grass treated. Minor Spike Rush present.
E9	Fair		Nothing to report.
E10	Good		Spike Rush present. Applied Aquatic treated with Sonar. Treating grasses in the dried up portion of the pond.
E11	Good		Nothing to report.
E12	Good		North side treated for invasive growth.
E13	Good		Nothing to report.
E14	Fair		Nothing to report.
GC1	Good		Nothing to report.
GC2	Good		Minor Hydrilla treated.
GC3	Good		Eelgrass treated. Still present.
GC4	Good		East side on pond treated.
GC5	Good	Yes	Eelgrass is present. Minor algae.
GC6	Good	Yes	Minor algae present.
GC7	Bad	Yes	Submersed algae present. Continued copper treatment every two weeks. Periodic black dye treatments.
GC8	Good	Yes	Minor algae and Eelgrass present.
GC9	Fair		Nothing to report.
GC10	Good		Nothing to report.
GC11	Fair	Yes	Minor Algae present; treated 11/13/23. Minor submersed Spike Rush.
GC12	Good	Yes	Minor algae present; treated 11/13/23.
GC13	Good		Nothing to report.
GC14	Good		Nothing to report.
GC15	Good	Yes	Minor algae and Eelgrass present. East side of pond treated with air boat.
GC16	Good		Minor Eelgrass present.
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.

LACDD EAST POND MAP



An aerial photograph of Lake Ashton, a large body of water in the center of the image. Surrounding the lake are residential neighborhoods with visible streets and houses. A road labeled 'Lake Ashton' runs along the bottom left. Twenty-one specific locations are marked with red text and circled in black: GC 1 through GC 21. The locations are distributed around the lake's perimeter, with a higher concentration on the eastern and northern shores. A small white box in the top left corner contains the text 'Source'.

SECTION IX

SECTION A

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
September 30, 2023

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

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
<u>ASSETS:</u>				
Cash-Wells Fargo	\$62,983	---	\$96,107	\$159,091
Assessments Receivable	\$5,121	\$1,053	---	\$6,174
Accounts Receivable	---	---	---	\$0
Due from Other Funds	\$528	---	\$1,582	\$2,110
Accrued Interest Receivable	---	\$1,561	---	\$1,561
Investment - State Board	\$2,064	---	---	\$2,064
Investment - State Board Capital Reserve	---	---	\$425,094	\$425,094
Investments:				
Series 2015				
Reserve A	---	\$207,750	---	\$207,750
Revenue A	---	\$97,702	---	\$97,702
Prepayment A-1	---	\$49,404	---	\$49,404
Prepayment A-2	---	\$3,951	---	\$3,951
Prepaid Expenses	\$95,541	---	---	\$95,541
TOTAL ASSETS	\$166,237	\$361,422	\$522,783	\$1,050,443
<u>LIABILITIES:</u>				
Accounts Payable	\$88,102	---	\$62,587	\$150,688
Due to Other Funds	\$1,582	\$0	\$528	\$2,110
Deposits-Restaurant	\$5,000	---	---	\$5,000
Deposits-Room Rentals	\$7,225	---	---	\$7,225
Deferred Revenue	\$19,928	---	---	\$19,928
TOTAL LIABILITIES	\$121,836	\$0	\$63,115	\$184,951
<u>FUND BALANCES:</u>				
Nonspendable:				
Deposits and prepaid items	\$95,541	---	---	\$95,541
Restricted:				
Debt Service	---	\$361,422	---	\$361,422
Assigned:				
Capital Reserve	---	---	\$459,669	\$459,669
Assigned	\$31,431	---	---	\$31,431
Unassigned	(\$82,571)	---	---	(\$82,571)
TOTAL FUND BALANCES	\$44,401	\$361,422	\$459,669	\$865,492
TOTAL LIABILITIES & FUND BALANCES	\$166,237	\$361,422	\$522,783	\$1,050,443

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Levy ⁽¹⁾	\$2,055,306	\$2,055,306	\$2,069,530	\$14,224
Rental Income	\$40,000	\$40,000	\$53,869	\$13,869
Rental Income-Restaurant	\$0	\$0	\$300	\$300
Special Events Revenue	\$130,000	\$130,000	\$189,639	\$59,639
Newsletter Ad Revenue	\$95,000	\$95,000	\$96,934	\$1,934
Interest Income	\$1,000	\$1,000	\$7,948	\$6,948
Insurance Proceeds	\$0	\$0	\$34,404	\$34,404
Miscellaneous Income	\$5,000	\$5,000	\$18,354	\$13,354
TOTAL REVENUES	\$2,326,306	\$2,326,306	\$2,470,978	\$144,672
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$4,000	\$4,000	\$6,858	(\$2,858)
FICA Expense	\$306	\$306	\$525	(\$219)
Engineering	\$60,000	\$60,000	\$24,198	\$35,802
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,500	\$1,500	\$1,500	\$0
Dissemination-Amort Schedules	\$0	\$0	\$950	(\$950)
Attorney	\$30,000	\$30,000	\$39,794	(\$9,794)
Annual Audit	\$3,850	\$3,850	\$3,750	\$100
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$63,248	\$63,248	\$63,248	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Postage	\$2,500	\$2,500	\$2,754	(\$254)
Printing & Binding	\$1,000	\$1,000	\$896	\$104
Newsletter Printing	\$50,000	\$50,000	\$51,563	(\$1,563)
Rentals & Leases	\$5,500	\$5,500	\$3,295	\$2,205
Insurance	\$60,823	\$60,823	\$61,372	(\$549)
Legal Advertising	\$1,500	\$1,500	\$3,956	(\$2,456)
Other Current Charges	\$1,250	\$1,250	\$1,005	\$245
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$175	\$175	\$374	(\$199)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$291,737	\$291,737	\$272,124	\$19,613

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>Field:</u>				
Field Management Services	\$408,176	\$408,176	\$440,843	(\$32,667)
Gate/Patrol/Pool Officers	\$310,273	\$310,273	\$314,394	(\$4,121)
Pest Control	\$4,690	\$4,690	\$3,540	\$1,150
Security/Fire Alarm/Gate Repairs	\$7,500	\$7,500	\$12,297	(\$4,797)
Telephone/Internet	\$13,600	\$13,600	\$11,000	\$2,600
Electric	\$220,000	\$220,000	\$236,731	(\$16,731)
Water	\$16,000	\$16,000	\$21,986	(\$5,986)
Gas-Pool	\$25,000	\$25,000	\$16,690	\$8,310
Refuse	\$14,000	\$14,000	\$3,989	\$10,011
Repairs & Maintenance-Clubhouse	\$57,600	\$57,600	\$67,716	(\$10,116)
Repairs & Maintenance-Fitness Center	\$3,000	\$3,000	\$2,174	\$826
Repairs & Maintenance-Bowling Lanes	\$17,000	\$17,000	\$17,111	(\$111)
Repairs & Maintenance-Restaurant	\$0	\$0	\$12,556	(\$12,556)
Furniture, Fixtures, Equipment	\$15,000	\$15,000	\$16,088	(\$1,088)
Repairs & Maintenance-Golf Cart	\$5,400	\$5,400	\$4,015	\$1,385
Repairs & Maintenance-Pool	\$20,000	\$20,000	\$36,955	(\$16,955)
Landscape Maintenance-Contract	\$194,520	\$194,520	\$193,630	\$890
Landscape Maintenance-Other	\$0	\$0	\$11,426	(\$11,426)
Plant Replacement	\$7,000	\$7,000	\$994	\$6,006
Irrigation Repairs	\$3,500	\$3,500	\$5,440	(\$1,940)
Lake Maintenance-Contract	\$49,545	\$49,545	\$46,740	\$2,805
Lake Maintenance-Other	\$0	\$0	\$1,200	(\$1,200)
Wetland Mitigation and Maintenance	\$41,595	\$41,595	\$24,700	\$16,895
Permits/Inspections	\$2,200	\$2,200	\$3,969	(\$1,769)
Office Supplies/Printing/Binding	\$5,000	\$5,000	\$3,109	\$1,891
Operating Supplies	\$23,000	\$23,000	\$19,954	\$3,046
Credit Card Processing Fees	\$5,500	\$5,500	\$4,654	\$846
Dues & Subscriptions	\$9,000	\$9,000	\$9,325	(\$325)
Decorations	\$2,000	\$2,000	\$1,762	\$238
Special Events	\$130,000	\$130,000	\$188,235	(\$58,235)
Traffic Accident Repairs	\$0	\$0	\$6,085	(\$6,085)
Storm Damage	\$0	\$0	\$5,337	(\$5,337)
TOTAL FIELD	\$1,610,099	\$1,610,099	\$1,744,646	(\$134,547)
TOTAL EXPENDITURES	\$1,901,836	\$1,901,836	\$2,016,770	(\$114,934)
Excess (deficiency) of revenues over (under) expenditures	\$424,469	\$424,469	\$454,208	\$29,738
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)	(\$31,431)	(\$1,693)	\$29,738
FUND BALANCE - Beginning	\$31,431		\$46,094	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$44,401</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
REVENUES:				
Interest Income	\$1,000	\$1,000	\$18,298	\$17,298
Capital Reserve-Transfer In FY 22	\$455,901	\$455,901	\$455,901	\$0
TOTAL REVENUES	\$456,901	\$456,901	\$474,199	\$17,298
EXPENDITURES:				
Adopted FY 2023 Capital Projects:				
Ballroom Renovation	\$11,500	\$11,500	\$6,985	\$4,515
Treadmills (2)	\$10,000	\$10,000	\$0	\$10,000
Outdoor Pool/Spa Refurbishment	\$66,800	\$66,800	\$121,049	(\$54,249)
Lake Ashton Shoreline Restoration	\$16,000	\$16,000	\$0	\$16,000
Gate Operators with LED Gate Arms	\$10,000	\$10,000	\$0	\$10,000
Bocce Court Refurbishment	\$20,000	\$20,000	\$0	\$20,000
HVAC	\$27,000	\$27,000	\$26,768	\$232
Asphalt and Curblin repairs	\$20,000	\$20,000	\$0	\$20,000
Golf Course Pathways	\$10,000	\$10,000	\$0	\$10,000
Golf Course Bridge Maintenance	\$30,000	\$30,000	\$13,335	\$16,665
Pond Repairs	\$10,000	\$10,000	\$0	\$10,000
Paver Maintenance	\$11,500	\$11,500	\$0	\$11,500
Restaurant Equipment	\$16,000	\$16,000	\$0	\$16,000
Other Current Charges	\$650	\$650	\$39	\$611
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	\$18,070	(\$18,070)
Restaurant Patio Awning	\$0	\$0	\$24,000	(\$24,000)
TOTAL EXPENDITURES	\$259,450	\$259,450	\$323,657	(\$64,207)
Excess (deficiency) of revenues over (under) expenditures	\$197,451	\$197,451	\$150,542	(\$46,909)
Net change in fund balance	\$197,451	\$197,451	\$150,542	(\$46,909)
FUND BALANCE - Beginning	\$273,754		\$309,127	
FUND BALANCE - Ending	<u>\$471,205</u>		<u>\$459,669</u>	

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015

DEBT SERVICE FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$500	\$14,365	\$13,865
Assessments - Levy	\$435,837	\$435,837	\$424,221	(\$11,616)
Assessments - Prepayments A-1	\$0	\$0	\$77,427	\$77,427
Assessments - Prepayments A-2	\$0	\$0	\$3,887	\$3,887
TOTAL REVENUES	<u>\$436,337</u>	<u>\$436,337</u>	<u>\$519,901</u>	<u>\$83,564</u>
<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	<u>\$417,750</u>	<u>\$417,750</u>	<u>\$557,750</u>	<u>(\$140,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$18,587</u>	<u>\$18,587</u>	<u>(\$37,849)</u>	<u>(\$56,436)</u>
Net change in fund balance	<u>\$18,587</u>	<u>\$18,587</u>	<u>(\$37,849)</u>	<u>(\$56,436)</u>
FUND BALANCE - Beginning	\$153,012		\$399,271	
FUND BALANCE - Ending	<u>\$171,600</u>		<u>\$361,422</u>	

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

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$400,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2022		\$2,900,000.00
	November 1, 2022 (Special Call)	\$0.00
	May 1, 2023 (Mandatory)	(\$230,000.00)
	May 1, 2023 (Special Call)	(\$130,000.00)
Current Bonds Outstanding		\$2,540,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$20,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2022		\$455,000.00
	November 1, 2022 (Special Call)	\$0.00
	May 1, 2023 (Mandatory)	(\$20,000.00)
	May 1, 2021 (Special Call)	(\$10,000.00)
Current Bonds Outstanding		\$425,000.00

Total Current Bonds Outstanding		\$2,965,000.00
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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 2023	AUG 2023	SEP 2023	TOTAL
Maintenance Assessments	\$0	\$456,778	\$1,456,638	\$57,942	\$39,180	\$15,490	\$41,859	\$11,340	\$6,782	\$50	(\$21,651)	\$5,121	\$2,069,530
Rental Income	\$9,000	\$3,650	\$6,373	\$2,300	\$3,800	\$1,800	\$5,050	\$4,800	\$6,600	\$5,450	\$3,600	\$1,446	\$53,869
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	\$2,037	\$2,167	\$189,639
Newsletter Ad Revenue	\$10,866	\$5,790	\$12,492	\$14,210	\$5,420	\$14,955	\$4,795	\$4,955	\$4,105	\$8,971	\$10,175	\$200	\$96,934
Interest Income	\$113	\$0	\$0	\$1,909	\$3,862	\$2,009	\$8	\$9	\$9	\$9	\$10	\$9	\$7,948
Insurance Proceeds	\$0	\$0	\$6,085	\$26,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,683	\$34,404
Miscellaneous Income	\$2,361	\$834	\$881	\$1,626	\$1,197	\$2,552	\$811	\$2,241	\$1,738	\$751	\$3,056	\$305	\$18,354
Total Revenues	\$122,124	\$491,160	\$1,489,620	\$120,998	\$61,680	\$49,228	\$57,350	\$25,431	\$25,919	\$0	(\$2,774)	\$10,932	\$2,470,978

ADMINISTRATIVE:

Supervisor Fees	\$417	\$0	\$208	\$1,075	\$0	\$808	\$650	\$650	\$650	\$1,100	\$650	\$650	\$6,858
FICA Expense	\$32	\$0	\$16	\$82	\$0	\$62	\$50	\$50	\$50	\$84	\$50	\$50	\$525
Engineering	\$1,724	\$1,289	\$1,790	\$1,598	\$1,790	\$5,077	\$2,734	\$2,091	\$1,705	\$1,616	\$1,408	\$1,374	\$24,198
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	\$125	\$125	\$1,500
Dissemination-Amort Schedules	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$350	\$950
Attorney	\$2,909	\$1,601	\$3,975	\$5,161	\$3,704	\$3,726	\$2,254	\$2,740	\$2,324	\$2,922	\$4,546	\$3,931	\$39,794
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	\$3,750
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	\$5,271	\$5,271	\$63,248
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Postage	\$133	\$88	\$92	\$749	\$203	\$158	\$156	\$96	\$96	\$671	\$82	\$230	\$2,754
Printing & Binding	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$0	\$497	\$896
Newsletter Printing	\$4,480	\$4,532	\$4,621	\$4,693	\$4,980	\$4,908	\$4,287	\$4,215	\$3,887	\$3,508	\$3,537	\$3,915	\$51,563
Rentals & Leases	\$163	\$163	\$1,253	\$224	\$386	\$163	\$220	\$290	\$145	\$145	\$0	\$145	\$3,295
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	\$189	\$1,562	\$3,956
Other Current Charges	\$81	\$0	\$125	\$0	\$0	\$0	\$96	\$0	\$0	\$0	\$665	\$38	\$1,005
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	\$60	\$21	\$374
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	\$17,901	\$16,666	\$21,992	\$272,124

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 2023	AUG 2023	SEP 2023	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	\$38,681	\$38,681	\$440,843
Gate/Patrol/Pool Officers	\$25,292	\$24,950	\$26,975	\$27,303	\$23,924	\$26,405	\$26,054	\$26,872	\$26,542	\$27,350	\$26,492	\$26,236	\$314,394
Pest Control	\$0	\$450	\$365	\$305	\$450	\$250	\$250	\$250	\$395	\$250	\$250	\$325	\$3,540
Security/Fire Alarm/Gate Repairs	\$248	\$683	\$2,100	\$1,580	\$2,321	\$322	\$1,985	\$468	\$637	\$178	\$1,557	\$219	\$12,297
Telephone/Internet	\$1,162	\$1,164	\$827	\$1,858	\$305	\$1,082	\$1,103	\$1,341	\$1,167	\$56	\$527	\$409	\$11,000
Electric	\$17,707	\$18,977	\$17,947	\$19,877	\$19,342	\$16,817	\$19,642	\$19,526	\$20,468	\$22,513	\$21,787	\$22,128	\$236,731
Water	\$965	\$772	\$657	\$383	\$1,357	\$860	\$1,567	\$1,155	\$1,759	\$3,027	\$3,027	\$6,455	\$21,986
Gas-Pool	\$2,164	\$2,153	\$2,057	\$3,324	\$1,766	\$2,175	\$1,631	\$647	\$343	\$267	\$163	\$0	\$16,690
Refuse	\$217	\$344	\$344	\$397	\$281	\$281	\$217	\$408	\$217	\$344	\$349	\$591	\$3,989
Repairs & Maintenance-Clubhouse	\$2,963	\$5,843	\$1,710	\$5,912	\$9,178	\$9,364	\$767	\$11,796	\$5,259	\$7,821	\$5,186	\$1,917	\$67,716
Repairs & Maintenance-Fitness Center	\$185	\$0	\$0	\$514	\$52	\$320	\$0	\$621	\$0	\$185	\$0	\$297	\$2,174
Repairs & Maintenance-Bowling Lanes	\$1,245	\$962	\$1,519	\$1,193	\$1,106	\$2,262	\$1,707	\$1,528	\$1,694	\$1,326	\$960	\$1,610	\$17,111
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	\$10,177	(\$241)	\$16,088
Repairs & Maintenance-Golf Cart	\$572	\$173	\$514	\$173	\$173	\$1,117	\$173	\$173	\$433	\$173	\$173	\$173	\$4,015
Repairs & Maintenance-Pool	\$3,075	\$5,695	\$756	\$4,347	\$1,550	\$3,610	\$2,979	\$3,028	\$1,318	\$593	\$2,960	\$7,046	\$36,955
Landscape Maintenance-Contract	\$16,210	\$16,210	\$16,210	\$15,970	\$15,560	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$193,630
Landscape Maintenance-Other	\$0	\$0	\$3,904	\$0	\$4,231	\$0	\$0	\$0	\$0	\$0	\$3,291	\$0	\$11,426
Plant Replacement	\$0	\$0	\$410	\$0	\$0	\$0	\$0	\$0	\$0	\$426	\$158	\$0	\$994
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	\$3,895	\$3,895	\$3,895	\$46,740
Lake Maintenance-Other	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Wetland Mitigation and Maintenance	\$0	\$0	\$2,800	\$0	\$0	\$7,300	\$0	\$0	\$0	\$7,300	\$0	\$7,300	\$24,700
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	\$505	\$112	\$52	\$59	\$3,109
Operating Supplies	\$2,027	\$730	\$538	\$498	\$2,201	\$2,008	\$2,870	\$534	\$1,639	\$2,999	\$1,520	\$2,389	\$19,954
Credit Card Processing Fees	\$235	\$1,314	\$521	\$341	\$373	\$386	\$267	\$334	\$209	\$218	\$226	\$230	\$4,654
Dues & Subscriptions	\$380	\$165	\$1,072	\$444	\$1,028	\$598	\$619	\$3,201	\$432	\$714	\$626	\$46	\$9,325
Decorations	\$0	\$0	\$769	\$57	\$0	\$0	\$400	\$0	\$20	\$0	\$0	\$517	\$1,762
Special Events	\$27,314	\$1,251	\$10,436	\$25,076	\$56,268	\$50,935	\$6,904	\$1,947	\$1,973	\$2,110	\$1,582	\$2,442	\$188,235
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	\$142,645	\$148,059	\$187,260	\$193,156	\$131,772	\$137,465	\$126,258	\$136,747	\$139,849	\$138,933	\$1,744,646
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	\$873,515	(\$46,683)	(\$142,219)	(\$164,309)	(\$95,962)	(\$127,680)	(\$114,679)	(\$154,649)	(\$159,289)	(\$149,993)	(\$1,693)

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
08/11/23	07/01/23-07/31/23	\$ 2,446.18	\$ -	\$ -	\$ -	\$ -	\$ 48.92	\$ 2,397.26	\$ 2,397.26	\$ -	\$ 2,397.26
08/09/23	PROP APPRAISER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,502.41)	\$ (24,048.16)	\$ (4,454.25)	\$ (28,502.41)
10/30/23	INTEREST	\$ -	\$ 26.19	\$ -	\$ -	\$ -	\$ -	\$ 26.19	\$ 26.19	\$ -	\$ 26.19
10/31/23	EXCESS FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,148.07)	\$ 6,148.07	\$ 5,094.63	\$ 1,053.44	\$ 6,148.07
		\$ 2,210,364.76	\$ 4,377.02	\$ 453,442.81	\$ 84,033.79	\$ 17,157.80	\$ 44,739.76	\$ 2,493,750.83	\$ 2,069,529.88	\$ 424,220.95	\$ 2,493,750.83

Gross Percent Collected	99.88%
Balance Due	\$3,169.87

SECTION B

Lake Ashton
Community Development District
Combined Balance Sheet
October 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 157,638	\$ -	\$ -	\$ 157,638
Capital Reserve Account	\$ -	\$ -	\$ 87,200	\$ 87,200
Assessments Receivable	\$ 5,095	\$ 1,053	\$ -	\$ 6,148
Due from General Fund	\$ -	\$ -	\$ 146,598	\$ 146,598
Prepaid Expenses	\$ 18,000	\$ -	\$ -	\$ 18,000
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 2,074	\$ -	\$ 276,933	\$ 279,007
<u>Series 2015</u>				
Reserve	\$ -	\$ 207,750	\$ -	\$ 207,750
Revenue	\$ -	\$ 99,045	\$ -	\$ 99,045
Prepayment 2015-1	\$ -	\$ 52,870	\$ -	\$ 52,870
Prepayment 2015-2	\$ -	\$ 3,968	\$ -	\$ 3,968
Total Assets	\$ 182,806	\$ 364,687	\$ 510,731	\$ 1,058,224
Liabilities:				
Accounts Payable	\$ 63,271	\$ -	\$ -	\$ 63,271
Due to Capital Projects	\$ 145,016	\$ -	\$ -	\$ 145,016
Due to Debt Service	\$ 1,582	\$ -	\$ -	\$ 1,582
Deposits Ballroom Rentals	\$ 6,225	\$ -	\$ -	\$ 6,225
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 221,094	\$ -	\$ -	\$ 221,094
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 18,000	\$ -	\$ -	\$ 18,000
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 364,687	\$ -	\$ 364,687
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 510,731	\$ 510,731
Unassigned	\$ (56,287)	\$ -	\$ -	\$ (56,287)
Total Fund Balances	\$ (38,287)	\$ 364,687	\$ 510,731	\$ 837,131
Total Liabilities & Fund Balance	\$ 182,806	\$ 364,687	\$ 510,731	\$ 1,058,224

SECTION C

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 42	\$ 1,839	\$ 1,798
Total Revenues	\$ 500	\$ 42	\$ 1,839	\$ 1,798
<u>Expenditures:</u>				
Capital Projects	\$ 450,850	\$ 64,407	\$ 8,456	\$ 55,951
Contingencies	\$ 82,200	\$ 11,743	\$ -	\$ 11,743
Other Current Charges	\$ 650	\$ 93	\$ -	\$ 93
Total Expenditures	\$ 533,700	\$ 76,243	\$ 8,456	\$ 67,787
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (6,617)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 449,420	\$ 64,203	\$ -	\$ (64,203)
Total Other Financing Sources (Uses)	\$ 449,420	\$ 64,203	\$ -	\$ (64,203)
Net Change in Fund Balance	\$ (83,780)		\$ (6,617)	
Fund Balance - Beginning	\$ 548,136		\$ 517,348	
Fund Balance - Ending	\$ 464,356		\$ 510,731	

SECTION D

Lake Ashton
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Special Assessments - Levy	\$ 2,145,886	\$ 178,824	\$ -	\$ (178,824)
Rental Income	\$ 40,000	\$ 3,333	\$ 11,475	\$ 8,142
Entertainment Fees	\$ 165,000	\$ 13,750	\$ 104,672	\$ 90,922
Newsletter Ad Revenue	\$ 95,000	\$ 7,917	\$ 17,030	\$ 9,113
Interest Income	\$ 8,000	\$ 667	\$ 10	\$ (657)
Restaurant Lease Income	\$ 19,600	\$ 1,633	\$ 1,646	\$ 13
Miscellaneous Income	\$ 5,000	\$ 417	\$ 2,064	\$ 1,648
Total Revenues	\$ 2,478,486	\$ 206,540	\$ 136,898	\$ (69,643)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 900	\$ 100
FICA Expense	\$ 918	\$ 77	\$ 69	\$ 8
Engineering	\$ 50,000	\$ 4,167	\$ 2,900	\$ 1,267
Arbitrage	\$ 600	\$ 50	\$ -	\$ 50
Dissemination	\$ 1,500	\$ 125	\$ 125	\$ -
Attorney	\$ 45,000	\$ 3,750	\$ -	\$ 3,750
Annual Audit	\$ 3,930	\$ 328	\$ -	\$ 328
Trustee Fees	\$ 4,310	\$ 359	\$ -	\$ 359
Management Fees	\$ 66,410	\$ 5,534	\$ 5,534	\$ 0
Accounting System Software	\$ 1,000	\$ 83	\$ 83	\$ 0
Postage	\$ 3,500	\$ 292	\$ 505	\$ (213)
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Newsletter Printing	\$ 50,000	\$ 4,167	\$ 4,400	\$ (233)
Marketing	\$ 3,000	\$ 250	\$ -	\$ 250
Rentals & Leases	\$ 5,500	\$ 458	\$ 290	\$ 169
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 125	\$ -	\$ 125
Other Current Charges	\$ 750	\$ 63	\$ -	\$ 63
Office Supplies	\$ 300	\$ 25	\$ 3	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 88,577	\$ 87,361	\$ 1,216

Lake Ashton
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 41,002	\$ 41,002	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 28,441	\$ 28,122	\$ 318
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 792	\$ -	\$ 792
Access Control System	\$ 64,235	\$ 5,353	\$ -	\$ 5,353
Pest Control	\$ 4,690	\$ 391	\$ 395	\$ (4)
Telephone/Internet	\$ 12,204	\$ 1,017	\$ 1,268	\$ (251)
Electric	\$ 240,000	\$ 20,000	\$ 21,603	\$ (1,603)
Water	\$ 16,000	\$ 1,333	\$ 3,733	\$ (2,399)
Gas-Pool	\$ 25,000	\$ 2,083	\$ 1,848	\$ 236
Refuse	\$ 8,000	\$ 667	\$ 687	\$ (21)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 7,133	\$ 6,233	\$ 900
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 250	\$ -	\$ 250
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 1,417	\$ 175	\$ 1,242
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 500	\$ -	\$ 500
Furniture, Fixtures, Equipment	\$ 10,000	\$ 833	\$ 66	\$ 767
Repairs and Maintenance-Pool	\$ 15,000	\$ 1,250	\$ 3,253	\$ (2,003)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 450	\$ 595	\$ (145)
Landscape Maintenance-Contract	\$ 194,700	\$ 16,225	\$ 15,738	\$ 487
Landscape Maintenance-Improvements	\$ 15,000	\$ 1,250	\$ 390	\$ 860
Irrigation Repairs	\$ 3,500	\$ 292	\$ -	\$ 292
Lake Maintenance-Contract	\$ 53,628	\$ 4,469	\$ -	\$ 4,469
Lake Maintenance-Other	\$ 2,000	\$ 167	\$ -	\$ 167
Wetland/Mitigation Maintenance	\$ 45,338	\$ 3,778	\$ -	\$ 3,778
Permits/Inspections	\$ 3,000	\$ 250	\$ -	\$ 250
Office Supplies/Printing/Binding	\$ 5,000	\$ 417	\$ 51	
Credit Card Processing Fees	\$ 5,500	\$ 458	\$ 651	\$ (192)
Dues & Subscriptions	\$ 9,500	\$ 792	\$ -	\$ 792
Decorations	\$ 2,000	\$ 167	\$ -	\$ 167
Special Events	\$ 165,000	\$ 13,750	\$ 6,414	\$ 7,336
Total Operations & Maintenance	\$ 1,859,108	\$ 154,926	\$ 132,224	\$ 22,336
Total Expenditures	\$ 2,177,511	\$ 243,503	\$ 219,586	\$ 23,552
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ (82,688)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (449,420)	\$ (37,452)	\$ -	\$ 37,452
Total Other Financing Sources/(Uses)	\$ (449,420)	\$ (37,452)	\$ -	\$ 37,452
Net Change in Fund Balance	\$ (148,445)		\$ (82,688)	
Fund Balance - Beginning	\$ 148,445		\$ 44,401	
Fund Balance - Ending	\$ 0		\$ (38,287)	

Lake Ashton
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 34,739	\$ -	\$ (34,739)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 3,264	\$ 3,264
Interest Income	\$ 500			\$ -
Total Revenues	\$ 417,371	\$ 34,739	\$ 3,264	\$ (31,475)
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 63,500	\$ -	\$ -	\$ -
Interest - 05/01	\$ 63,500	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Series 2015-2				
Interest - 11/01	\$ 10,625	\$ -	\$ -	\$ -
Interest - 05/01	\$ 10,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 398,250	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 19,121		\$ 3,264	
Net Change in Fund Balance	\$ 19,121		\$ 3,264	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 364,687	

Lake Ashton
Community Development District
Month to Month
FY 2024

	10/31/23	11/30/23	12/31/23	1/31/24	2/29/24	3/31/24	4/30/24	5/31/24	6/30/24	7/31/24	8/31/24	9/30/24	Total
<u>Revenues:</u>													
Special Assessments - Levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Rental Income	\$ 11,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,475
Entertainment Fees	\$ 104,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104,672
Newsletter Ad Revenue	\$ 17,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,030
Interest Income	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
Restaurant Lease Income	\$ 1,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,646
Miscellaneous Income	\$ 2,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,064
Total Revenues	\$ 136,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	136,898
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
FICA Expense	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69
Engineering	\$ 2,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,900
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,534
Accounting System Software	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83
Postage	\$ 505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	505
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Newsletter Printing	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,400
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Rentals & Leases	\$ 290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	290
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 87,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	87,361

Lake Ashton
Community Development District
Month to Month
FY 2024

	10/31/23	11/30/23	12/31/23	1/31/24	2/29/24	3/31/24	4/30/24	5/31/24	6/30/24	7/31/24	8/31/24	9/30/24	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management Services	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,002
Gate/Patrol/Pool Officers	\$ 28,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,122
Security/Fire Alarm/Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Control System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	395
Telephone/Internet	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,268
Electric	\$ 21,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,603
Water	\$ 3,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,733
Gas-Pool	\$ 1,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,848
Refuse	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	687
Repairs and Maintenance-Clubhouse	\$ 6,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,233
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs and Maintenance-Bowling Lanes	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures, Equipment	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	66
Repairs and Maintenance-Pool	\$ 3,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,253
Repairs and Maintenance-Golf Cart	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	595
Landscape Maintenance-Contract	\$ 15,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,738
Landscape Maintenance-Improvements	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	390
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance-Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51
Credit Card Processing Fees	\$ 651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	651
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 6,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,414
Total Operations & Maintenance	\$ 132,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132,224
Total Expenditures	\$ 219,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	219,586
Excess (Deficiency) of Revenues over Expenditures	\$ (82,688)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,688)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (82,688)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,688)

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report

FY 2024

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$40,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2023		\$2,540,000.00
	May 1, 2024 (Mandatory)	\$0.00
	May 1, 2024 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,540,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$45,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2023		\$425,000.00
	May 1, 2024 (Mandatory)	\$0.00
Current Bonds Outstanding		\$425,000.00

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

SECTION E

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

October 16, 2023

Date	Check Numbers	Amount
<u>General Fund</u>		
10/9/23	8892-8893	\$26,584.07
10/23/23	8894-8920	\$104,557.09
10/31/23	8921-8933	\$12,689.82
11/2/23	8934	\$23,190.24
11/3/23	8935-8942	\$15,823.21
11/13/23	8943-8945	\$3,541.91
General Fund Total		\$186,386.34

AP300R
*** CHECK NOS. 008892-050000

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

RUN 11/13/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/09/23	00061	10/05/23 SEPT23	202309 320-57200-43000		*	22,127.87	
			SERVICE THRU 09/08/2023				
				TECO-ACH			22,127.87 008892
10/09/23	00764	10/06/23 3522	202310 300-13100-10000		*	4,456.20	
			BOCCE COURT REFURBISHMENT				
		10/06/23 3522	202310 600-53800-68002		*	4,456.20	
			BOCCE COURT REFURBISHMENT				
		10/06/23 3522	202310 600-20700-10000		*	4,456.20-	
			BOCCE COURT REFURBISHMENT				
				TURF PRO SYNTHETICS			4,456.20 008893
10/23/23	00522	10/07/23 31558666	202310 320-57200-43200		*	1,194.54	
			PROPANE				
				AMERIGAS			1,194.54 008894
10/23/23	00673	10/09/23 56303048	202310 320-57200-54500		*	44.41	
			MOP/MAT/WIPER/LAUNDRY BAG				
		10/16/23 56303090	202310 320-57200-54500		*	44.41	
			MOP/MAT/WIPER/LAUNDRY BAG				
				ARAMARK			88.82 008895
10/23/23	00757	10/09/23 97	202310 320-57200-54500		*	244.15	
			CAPACITOR/LUGS/COVER				
				CLIMATEGUARD COOLING SERVICES LLC			244.15 008896
10/23/23	00741	10/17/23 8	202310 320-57200-34000		*	41,002.25	
			AMENITY MGMT-OCTOBER 2023				
				COMMUNITY ASSOCIATIONS AND			41,002.25 008897
10/23/23	00013	10/02/23 88585	202310 310-51300-54000		*	175.00	
			FY24 ANNUAL DISTRICT FEE				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 008898
10/23/23	00517	9/29/23 13	202309 310-51300-31300		*	350.00	
			AMORTIZATION SCHEDULES				
				DISCLOUSURE SERVICES, LLC			350.00 008899
10/23/23	00003	10/03/23 82745303	202309 310-51300-42000		*	36.77	
			DELIVERIES THRU 10/03/23				
				FEDEX			36.77 008900
10/23/23	00215	10/01/23 457	202310 310-51300-34000		*	5,534.17	
			OCT 2023 MGMT FEES				
		10/01/23 457	202310 310-51300-35100		*	83.33	
			OCT 2023 INFO TECHNOLOGY				

LAKA LAKE ASHTON SHENNING

AP300R
*** CHECK NOS. 008892-050000

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

RUN 11/13/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		10/01/23 457	202310 310-51300-31300		*	125.00	
		OCT 2023 DISSEMINATION					
		10/01/23 457	202310 310-51300-51000		*	2.50	
		OFFICE SUPPLIES					
				GMS-CENTRAL FLORIDA, LLC			5,745.00 008901
10/23/23 00067		11/01/23 3986948	202311 320-57200-34500		*	195.00	
		FIRE ALARM MONITORING					
				THE HARTLINE ALARM COMPANY, INC.			195.00 008902
10/23/23 00750		10/17/23 15522	202310 320-57200-54500		*	208.60	
		SUPPLIES					
				JANITORIAL SUPERSTORE INC			208.60 008903
10/23/23 00504		10/03/23 104374	202310 320-57200-54500		*	236.35	
		REWORK LIGHTING CONTROL					
				KINCAID ELECTRICAL SERVICES			236.35 008904
10/23/23 00164		10/05/23 121643	202309 310-51300-31500		*	3,930.97	
		LEGAL FEES THRU 09/30/23					
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			3,930.97 008905
10/23/23 00725		10/28/23 102823	202310 320-57200-49400		*	563.00	
		CARICATURES-10/28/2023					
				LEO'Z ART			563.00 008906
10/23/23 00720		11/01/23 24	202311 320-57200-49400		*	150.00	
		KARAOKE-11/08/2023					
				WAYNE A. MORSE			150.00 008907
10/23/23 00161		10/17/23 100794	202310 320-57200-46203		*	390.20	
		BROWN RIVER ROCK 3/4"					
				MULCH & MORE INC.			390.20 008908
10/23/23 00538		10/01/23 10131	202310 320-57200-54506		*	172.50	
		GOLF CART MAINTENANCE					
				PERFORMAMCE PLUS CARTS			172.50 008909
10/23/23 00586		10/18/23 102323	202310 320-57200-54530		*	175.00	
		BOWLING BALL RACK					
				S. FRED POWELL			175.00 008910
10/23/23 00345		9/21/23 AA000660	202309 320-57200-54500		*	37.50	
		SINGLE SIDED DUP KEY					
		10/04/23 00000476	202310 320-57200-54500		*	87.50	
		HARDWARE LSDA GRADE 2					
				PRECISION SAFE & LOCK, LLC			125.00 008911
				LAKA LAKE ASHTON			
				SHENNING			

AP300R
*** CHECK NOS. 008892-050000

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

RUN 11/13/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/23/23	00765	9/30/23 093023	202310 300-22000-10000	REFUND DAMAGE DEPOSIT	*	1,000.00	
				MARIE PROPHETE			1,000.00 008912
10/23/23	00631	10/02/23 1916545	202309 310-51300-31100	SERVICE THRU 09/30/2023	*	1,374.28	
				RAYL ENGINEERING & SURVEYING, LLC			1,374.28 008913
10/23/23	00748	9/29/23 1582	202309 320-57200-34500	EXTINGUISHER INSPECTION	*	219.00	
				RIDGE FIRE LLC			219.00 008914
10/23/23	00696	9/30/23 11455922	202309 320-57200-34501	SVCS-09/23	*	26,235.66	
				SECURITAS SECURITY SERVICES USA, INC			26,235.66 008915
10/23/23	00692	10/28/23 103	202310 320-57200-49400	FACE PAINTING-FALL FEST	*	50.00	
				CHERYL SHEPLEE			50.00 008916
10/23/23	00449	10/16/23 3848	202310 320-57200-54500	DEPOSIT HOLIDAY LIGHTS	*	1,750.00	
				SIGNATURE LIGHTING			1,750.00 008917
10/23/23	00449	10/16/23 3848-BAL	202310 320-57200-54500	BALANCE HOLIDAY LIGHTS	*	1,750.00	
				SIGNATURE LIGHTING			1,750.00 008918
10/23/23	00238	9/05/23 406979	202309 320-57200-45300	#2 TUBE ASSEMBLY W/ENDS	*	432.00	
		10/02/23 407919	202310 320-57200-45300	TANK BODY HOUSING MAX-E	*	1,025.00	
				SPIES POOL, LLC			1,457.00 008919
10/23/23	00445	10/01/23 OS605930	202310 320-57200-46200	OCT 2023 LANDSCAPE MAINT.	*	15,738.00	
				YELLOWSTONE LANDSCAPE			15,738.00 008920
10/31/23	00522	10/21/23 31563240	202310 320-57200-43200	PROPANE	*	653.26	
				AMERIGAS			653.26 008921
10/31/23	00057	9/30/23 214672	202309 320-53800-46800	SEPT 23 LAKE MAINTENANCE	*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 008922

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/31/23	00673	10/23/23 56303133	202310 320-57200-54500	MOP/WIPER	*	44.41	
				ARAMARK			44.41 008923
10/31/23	00075	10/09/23 238133	202310 320-57200-54506	BATTERY ISSUE	*	422.30	
				ARTS GOLF CARS, INC.			422.30 008924
10/31/23	00690	8/10/23 P6478998	202308 320-57200-45300	AUTO/3D CORE	*	125.45	
				BATTERIES PLUS BULBS #819			125.45 008925
10/31/23	00695	10/21/23 16744750	202311 320-57200-41000	SERVICE THRU 11/29/2023	*	231.13	
				CHARTER COMMUNICATIONS			231.13 008926
10/31/23	00055	10/16/23 20740-10	202310 320-57200-43100	SERVICE THRU 10/12/2023	*	3,732.72	
				CITY OF LAKE WALES-UTILITIES DEPT			3,732.72 008927
10/31/23	00621	10/23/23 976019	202310 320-57200-54501	PEST CONTROL	*	250.00	
		10/23/23 976020	202310 320-57200-54501	PEST CONTROL	*	145.00	
				COUNTRY BOY PEST CONTROL			395.00 008928
10/31/23	00003	10/24/23 82962840	202310 310-51300-42000	DELIVERIES THRU 10/24/23	*	162.71	
				FEDEX			162.71 008929
10/31/23	00098	9/08/23 1622857	202309 320-57200-52000	SUPPLIES	*	57.79	
		9/12/23 7522620	202309 320-57200-52000	SUPPLIES	*	640.39	
		9/15/23 4024857	202309 320-57200-52000	SUPPLIES	*	184.61	
		9/18/23 1523171	202309 320-57200-52000	SUPPLIES	*	184.35	
		9/21/23 8624106	202309 320-57200-52000	SUPPLIES	*	116.76	
		9/28/23 1523956	202309 320-57200-52000	SUPPLIES	*	419.05	
		9/29/23 624877	202309 320-57200-52000	SUPPLIES	*	280.35	
		10/03/23 6033643	202310 320-57200-52000	SUPPLIES	*	249.64	
				HOME DEPOT CREDIT SERVICES			2,132.94 008930
				LAKA LAKE ASHTON SHENNING			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/31/23	00752	10/31/23 103123	202310 320-57200-49400	DEPOSIT-PIRATE PARTY	*	750.00	
							750.00 008931
JAMES THOMSON							
10/31/23	00430	10/14/23 50271105	202310 310-51300-42502	COPIER LEASE	*	144.90	
							144.90 008932
WELLS FARGO VENDOR FINANCIAL SVCS							
10/31/23	00664	10/03/23 100323-1	202310 320-57200-49400	CC PURCHASES THRU 10/03	*	73.94	
		10/03/23 100323-1	202310 320-57200-52000	CC PURCHASES THRU 10/03	*	17.98	
		10/03/23 100323-1	202310 320-57200-52010	CC PURCHASES THRU 10/03	*	65.99	
		10/03/23 1561-100	202309 320-57200-54000	CC PURCHASES THRU 10/03	*	45.97	
		10/03/23 1561-100	202309 310-51300-42000	CC PURCHASES THRU 10/03	*	131.99	
		10/03/23 1561-100	202309 320-57200-49400	CC PURCHASES THRU 10/03	*	341.74	
		10/03/23 1561-100	202309 320-57200-52000	CC PURCHASES THRU 10/03	*	303.23	
		10/03/23 1561-100	202309 320-57200-52010	CC PURCHASES THRU 10/03	*	240.80	
		10/03/23 1561-100	202309 320-57200-54500	CC PURCHASES THRU 10/03	*	271.42	
		10/03/23 1561-100	202309 310-51300-51000	CC PURCHASES THRU 10/03	*	20.76	
		10/03/23 1561-100	202309 310-51300-48001	CC PURCHASES THRU 10/03	*	38.05	
		10/03/23 1561-100	202309 320-57200-52005	CC PURCHASES THRU 10/03	*	516.56	
							1,586.83 008933
WELLS FARGO-ACH							
11/02/23	00061	10/13/23 OCT-23	202310 320-57200-43000	SERVICE THRU 10/09/2023	*	21,603.41	
							21,603.41 008934
TECO-ACH							
11/03/23	00085	9/21/23 1164013	202309 320-57200-54500	SVCS-09/23	*	140.00	
							140.00 008935
A.D. BAYNARD PLUMBING, INC.							
11/03/23	00057	10/16/23 215189	202309 320-53800-46801	SVCS-09/23	*	7,300.00	
							7,300.00 008936
APPLIED AQUATIC MANAGEMENT, INC.							
LAKA LAKE ASHTON SHENNING							

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/03/23	00673	10/30/23 56303175	202310 320-57200-54500	SUPPLIES	*	44.41	
				ARAMARK			44.41 008937
11/03/23	00466	10/31/23 48657	202311 310-51300-42501	LA TIMES NEWSLETTER-11/23	*	4,944.00	
				CUSTOMTRADEPRINTING.COM			4,944.00 008938
11/03/23	00504	10/27/23 104459	202310 320-57200-54500	SVCS-10/23	*	450.04	
				KINCAID ELECTRICAL SERVICES			450.04 008939
11/03/23	00766	10/17/23 693	202310 320-57200-54500	SVCS-10/12/23	*	405.00	
				MERRICK PLUMBING SERVICES			405.00 008940
11/03/23	00238	10/23/23 408345	202310 320-57200-45300	SVCS-10/23	*	740.00	
		10/23/23 408590	202310 320-57200-45300	SVCS-10/23	*	1,487.50	
				SPIES POOL,LLC			2,227.50 008941
11/03/23	00234	10/25/23 16518318	202310 320-57200-51000	SUPPLIES	*	51.14	
		10/25/23 16518318	202310 320-57200-52000	SUPPLIES	*	261.12	
				STAPLES BUSINESS CREDIT			312.26 008942
11/13/23	00003	10/31/23 83034559	202310 310-51300-42000	DELIVERIES THRU 10/31/23	*	276.77	
		10/31/23 83034560	202310 310-51300-42000	DELIVERIES THRU 10/31/23	*	65.22	
				FEDEX			341.99 008943
11/13/23	00767	11/02/23 110223	202311 320-57200-52005	TREE DECORATING	*	300.00	
				TYRA HUNT			300.00 008944
11/13/23	00631	11/01/23 1916546	202310 310-51300-31100	SERVICE THRU 10/31/2023	*	2,899.92	
				RAYL ENGINEERING & SURVEYING, LLC			2,899.92 008945
				TOTAL FOR BANK A		186,386.34	
				TOTAL FOR REGISTER		186,386.34	
				LAKA LAKE ASHTON			
				SHENNING			