

*Lake Ashton
Community Development District*

Meeting Agenda

January 22, 2024

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 15, 2024

**Board of Supervisors
Lake Ashton
Community Development District**

Dear Board Members:

The next regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, January 22, 2024 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, January 19, 2024**.

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 November 20, 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
 - B. Update Regarding Security (*requested by Supervisor Costello*)—**NOT A CLOSED SESSION**
7. New Business

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

- A. Consideration of Resolution 2024-04 Authorizing the Use of Electronic Documents and Signatures
 - B. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
 - C. Ratification of Sponsorship Agreement with Advent Health
- 8. Monthly Reports
 - A. Attorney
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Discussion Regarding Converting to Natural Gas at the Clubhouse
 - D. Operations Manager
 - I. Consideration of Memo and Quotes for Spa Lift
 - E. District Manager's Report
- 9. Financial Report
 - A. Combined Balance Sheet
 - B. Capital Projects Reserve Fund
 - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **November 20, 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
Brenda VanSickle
Steve Realmuto
Mike Costello
Debby Landgrebe

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jan Carpenter
Alan Rayl
Christine Wells
Matt Fisher
Jose Lopez

District Manager, GMS
Latham Luna, District Counsel
District Engineer, Rayl Engineering
Community Director
Operations Manager
Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the November 20, 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. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Howison asked for any comments on the agenda. Hearing no comments, he asked for a motion to approve the agenda.

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

THIRD ORDER OF BUSINESS

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

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 October 16, 2023 Board of Supervisors Meeting

Mr. Howison presented the minutes from the October 16, 2023 Board of Supervisors meeting. He asked for any comments or corrections to the minutes. Ms. VanSickle questioned “weeping willow” on page two in the second paragraph under the landscape update. She commented on the statements documented in the minutes, “in which they reside” and “in which the individual lived”. She clarified that the concept they were discussing was the difference between where the individual lived and where the incident occurred. That difference needs to be portrayed in the minutes. Mr. Howison also clarified that the second comment, “in which the individual lived” should be “in which the incident occurred”.

On MOTION by Ms. VanSickle seconded by Ms. Landgrebe, with all in favor, the Minutes of the October 16, 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. He stated that they were keeping an eye on several more Queen Palm trees that appear to be declining and he will get a quote. He spoke with Mr. Lopez about alternative plantings for around Veterans Memorial and he is researching that with some of his vendors. He added that it was primarily some sort of oak, something that will add a little bit more shade so residents can

enjoy that area. He further explained that weeping bottlebrush wouldn't achieve that shade aspect. He pointed out that he was having Yellowstone pull out the declining shrubs down the boulevard. They are looking into replacement options.

Mr. Lopez provided updates to the Board stating that they would be doing mulch next week and it should be completed next week as well. He noted that he would be supervising to make sure everything gets done. He pointed out that he has maps to give his crew, so they know the areas. He explained that he was told to let the Japanese Blueberry trees along the boulevard grow, so his crew will stop trimming these trees to allow for growth. He stated that they did some detail throughout the Clubhouse for Christmas decoration. He added that they were now on every other week. They mow one week, and the other week is detail. They are doing a lot better now. Ms. Landgrebe asked if Mr. Lopez was typically there weekly with his crew. Mr. Lopez responded that he tries to come there once or twice a week. Ms. Landgrebe asked when he would have the information on the oak trees for the Memorial Service. He explained that the last time he checked it was probably about two or three weeks ago. He had some weeping willows, but they were not meeting the expectations. He is checking in other places, but once he gets all the information, he will get with Mr. Fisher. Ms. Landgrebe asked if it would be before the end of the year. Mr. Lopez agreed that it would be before the end of the year. Ms. Landgrebe commented that the trees along the boulevard were getting tall and stringy and they want them full. Mr. Lopez agreed.

Mr. Fisher stated that he would be getting with the turf technician because there were some areas of turf that have excess weeds. He will be meeting with the manager, Pete, about that and some other areas that need to be addressed. He explained that he knew the garden was a huge focal point and they would make it more presentable. He pointed out that the mulch will help with reducing the presence of weeds. He concluded his review of the landscape report and asked for any questions. Hearing no questions, the next item followed.

SIXTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding Access Credential Fees and Policies (*policies to be provided under separate cover*)

Mr. Howison opened discussion regarding access credential fees and policies. He noted the policies were presented to the Board on the 13th and a revised copy was dated on the 17th. Mr. Realmuto asked if they wanted to start with the fees. Mr. Howison agreed, but noted before they discuss the fees, he pointed out that they asked Ms. Wells to look into alternative means of funding things. He explained that they do have one company out there that is very interested in a multi-year agreement to provide funding in exchange for some consideration related to not only the security credentials, but other potential marketing opportunities for them. He stated that they could still talk about these fees, but he thought they were still a month or so from being able to bring details. He asked the Board to authorize someone to work with Ms. Wells and the vendor to move the negotiations forward. The question was asked if Mr. Howison was asking for a motion. Mr. Howison responded no and that it would just be staff direction at this point. He added that Mr. Realmuto had some numbers, and they would still want to discuss alternatives if it falls through, but it looked promising. Mr. Realmuto stated that the initiative was great and whoever they designate to help move things along was fine. He didn't see any issues.

After brief Board discussion on who to designate, Mr. Howison stated that he would hang in there for now and they will bring it back to the Board. Mr. Realmuto wanted to make sure this would not delay anything that was planned previously. Ms. Carpenter explained that they could adopt the fees and set a hearing for January. It was noted that they already did that at the last meeting. Ms. Burns stated that they had the hearing with the balance and if they were going to charge something, it needed to be under that amount. Mr. Realmuto responded that they would want to decide that at the meeting and as a Board. He added that they would still need to agree as to precisely how they were going get that under the fee. Ms. Burns asked if they want to go ahead and authorize it if this deal with somebody who wants to sponsor them is going forward and there is not going to be a fee to residents that they could move forward. Mr. Howison responded that because there was more to it than just the security fees, the Board would need to hear and approve it. Mr. Costello stated that until they have all the information in it, he couldn't see why they would move forward. He suggested to wait until they see what the offer is and decide whether they find it acceptable. At that point, they can set a price. The Board agreed, they all need to actual set the fees at this meeting.

Mr. Realmuto provided Supervisors with an analysis to help them understand what they were looking at. He explained that the analysis illustrates various funding. He further explained that they could go from funding the security enhancements 100% through assessments to funding it 100% through a one-time fee. He pointed out that the bottom line was the yellow boxes, which were the total savings. The most expensive option was funding it 100% through assessments. He noted that the total savings would be zero because they are against assessments. If they were to fund it on the last line of the row he reviewed, they could save up to \$130,500 in total funding. He noted that the credential fee was a one-time fee that is collected once per resident. Any assessment increase that covers the cost from assessments is likely to compound yearly. He pointed out the percentage of lots between LA CDD and LA II CDD. He concluded and was happy to answer any questions.

Ms. Landgrebe clarified that the one-time fee could have repetitive fees to those who buy another vehicle, etc. Mr. Realmuto agreed that it could, but they were talking about the portion of the fee essentially that is funding the security enhancements. They can choose to set the fee for replacement credentials much closer to costs. Ms. VanSickle asked Mr. Realmuto if he could explain further about this because there was some concern about the west not having to pay this and their residents may have to. She pointed out that the west increase went up \$200 on their assessment and theirs only went up \$100. Mr. Realmuto explained that he had this in mind when proposing that they reduce it because he knew there were potentially more costs such as the credential fees. Ms. VanSickle noted her second concern was a comment that they could charge whatever they want, which was stated at their last meeting. Ms. Carpenter noted that it had to be reasonable. She added that was a big consideration with these numbers. Mr. Realmuto responded that was true and was an issue at the rate hearing, which they held at the last meeting. The only substantive change regarding security was that they made it clear that it was for all access credentials. There was no change made to the amount. That amount was determined to be reasonable. The only thing they have left to do is set the amount at up to that amount. Ms. Landgrebe asked how Mr. Realmuto came up with the credential fees. Mr. Realmuto responded that it was a spreadsheet that he would be happy to supply to everybody. Discussion ensued on the credential fees. Mr. Realmuto

explained that as far as the gate credential fee, the current fee is \$37 and is related to the cost of the credentials. He didn't think they should charge more than that, so he included examples that were right around that. Mr. Realmuto explained that regarding the amenity credential fees, he didn't choose anything. He explained that this was information for the Supervisors to understand what the impact was on the budget that they, as a Board, were choosing. He noted that he pick various points along the spectrum to bring them from funding at 100% through assessment to funding it 100% through the fee. He added that those were the fees that do that, and they can see the effects in those columns. Mr. Landgrebe asked if the numbers were random. Mr. Realmuto responded that he wouldn't say they were random. He noted that he spaced the fees about \$10 apart and he stopped when it paid for the security. Mr. Howison stated that he was funding not just the credential fees here. He explained that if he takes the full funding, he was funding not just the credential fees, but funding the entire cost of the system. Mr. Realmuto responded that the credentials by themselves don't do anything. It's a system that is not just the physical card they purchase from Securitas, it's the monthly charge behind it. Mr. Howison stated that the question was where did the numbers come from, which Mr. Realmuto answered. He concluded that hopefully they have some alternatives coming.

Mr. Howison moved the discussion on to the policies for issuance of RFID tags and amenity access cards. Mr. Realmuto stated that he took the opportunity to go through in detail the last version that was provided to them. He noted that rather than talk about the changes he would like to see, he took the document and included his suggested changes in red. Discussion ensued on the document provided regarding the policies and the Supervisor's feedback from that document. Ms. Wells commented on the length of time for the renters. Mr. Costello agreed and stated that they came to a decision that with the RFID tags, they could cut someone off. He explained that if someone comes to them and says their lease for the property ends on January 31st, they can make it so that on February 1st, they will not get in unless they come through the guest line. He further explained that they could not stop any person from coming into their community, but they can slow it down. He noted that as far as limitations go on that, that should run consecutively with whatever is said as far as rental agreements. Mr. Howison asked the Board if it was necessary to approve these policies today or should they take the two

documents provided and address the suggestions in the next meeting. Ms. Wells asked for clarification if the Board wanted to keep what the Joint Amenity Policy says, which is to be classified as a renter, they must be there for at least thirty consecutive days. Mr. Costello responded that the day their lease ends, they will go into the RFID system and cut them off. Mr. Howison stated that he saw some comments provided in Mr. Realmuto's document that he found to be appropriate. Mr. Realmuto explained that this item was on the agenda for discussion. He further discussed some of the issues with the policies. Ms. VanSickle motioned to approve the policies provided by staff. Mr. Howison recommended that Ms. VanSickle rescind the motion and they allow staff to take the document provided by Mr. Realmuto and adjust as appropriate and as determined by the four people charged with responsibility for this considering the changes that Mr. Realmuto recommended and come back to the Board at a future date. Ms. VanSickle responded that she did not want to rescind the motion and she felt that they could move forward. She suggested they give staff and Mr. Costello authority to go ahead and agree with the other side because it needed to be worked out and they needed to get moving. Ms. Carpenter suggested that it be adopted in substantially final form so Ms. Wells can change it, if needed.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with Ms. VanSickle, Ms. Landgrebe, Mr. Costello, Mr. Howison in favor and Mr. Realmuto opposed, Adopting the Policy Document as it is Written and Authorizing Staff to work with Supervisors to Make Final Updates, and Delegating Authority to Staff for Any Necessary Changes was approved in substantially final form 4-1.
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SEVENTH ORDER OF BUSINESS**New Business****A. Update on Security Items (*requested by Supervisor Costello – NOT A CLOSED SESSION*)**

Mr. Costello explained that last Wednesday Ms. Wells and himself had a meeting on a computer with Securitas and Techwave. He further explained that they were looking at January 1st as far as starting to implement. They told them that they already sent out a page for people to fill out as far as information for the system. He noted that they had almost 300 responses, which they were happy about because they feel that the sooner they get the information, the better it's going to be. One of their biggest things was the

fact they feel that the CDD would customize their system to what they want. He was under the impression that they would start using the system by mid-February. He pointed out that there was some educational material that people will be able to get online, or they could have it there at the Clubhouse. He explained that as far as they can see right now, it looks like they would be moving forward as of January 1st. He asked for any questions. Mr. Howison asked for clarification that January 1st means the beginning of installation of the hardware and the actual adoption and beginning to use the system would be mid-February. Mr. Howison also pointed out that this item should have been an old business agenda item, not a new business agenda item. He asked that for future agendas, this item be added as an old business item. He also asked Ms. Wells to help guide Ms. Burns and her team through that.

**B. Discussion Regarding Reduced Ballroom Rental Fee for Victory Ridge
(requested by Supervisor Costello)**

Mr. Costello explained that he had a phone call from Donna Nobles who is the administrator for Victory Ridge Academy. He stated that Victory Ridge Academy is a school for challenged children. He noted that Ms. Nobles asked him if they could do something to give her a reduced rate or give them the ballroom. He pointed out that they offered Victory Ridge Academy the room once before and they never used the room because of Covid. He commented that personally he would like to be a good neighbor and allow them to use the room for the night. He asked for any questions. Mr. Howison responded that was a great thought, but his concern was that they were a valid 501(c)(3) organization and what if another 501(c)(3) organization asks the same. He noted that he doesn't have a problem if the rest of the Board doesn't in reducing a rate or giving it to them for free, but he thinks they need a policy in place to address this. He doesn't want organizations coming up out of the woodwork. Mr. Costello agreed with Mr. Howison's comments. Ms. Wells stated that they had a date on hold in April of 2024. She added to Mr. Costello's statements stating that it was brought to the Board and the Board voted to do a fee waiver for the room rental and they charged them a \$500 refundable damage deposit and they ended up not being able to hold their event because of Covid. It was a Board decision. Ms. VanSickle asked Ms. Carpenter if they could honor this one time. Ms. Carpenter responded that they could certainly try. Mr. Howison asked if it would make

sense to adopt a policy to have in place. Agreement was noted. Mr. Howison commented for Ms. Landgrebe to work with Ms. Wells and turn to Ms. Carpenter for legal advice and see if they can come up with a policy in the next ten days.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, Honoring a Previous Board's Approval to Allow Victory Ridge Academy to use the Ballroom in April of 2024 at No Cost with a \$500 Refundable Deposit, was approved.

C. Consideration of Resolution 2024-02 Approving the Amended Fiscal Year 2023 Budget

Mr. Howison presented Resolution 2024-02 to the Board. He asked for any discussion. Ms. Burns stated that Sharon sent a response to the question about which items were selected in the budget. She noted that Sharon said that she only amended a few items to not be over the total budget for Fiscal Year 2023. For the capital project funds she added \$10,771 in case anything comes up Fiscal Year 2023. She stated that had not come in yet because they need to do it within 60 days of the closing. She allocated those funds to be coded there in case they get additional that haven't come in. The auditor is looking at total expenditures. As long as the total expenditures are under the amended budget amount, that satisfies what they need to do for the audit.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Resolution 2024-02 Approving the Amended Fiscal Year 2023 Budget, was approved.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

I. Presentation of Ordinance 2023-04 Regarding Recent Boundary Amendment

Ms. Carpenter stated Lake Ashton II signed a lease that they were going to amend the boundaries of their District to make it smaller so the two golf holes, about 16 acres, goes into Lake Ashton II. She pointed out that this was a long process. The City of Lake Wales approved it and approved the acres going into west. They do have approved

ordinance changing the size of the District and it will now go to the county for the addition on the other side.

Mr. Howison clarified for residents that this change was approved in 2019 when LA CDD II acquired the golf course. He stated that this change has no impact on where the residents lots reside. The lots bordering holes 14, 15 and 16 on the west course, that are Lake Wales lots, are still within the boundaries of Lake Wales. The golf holes 14, 15 and 16, once approved by the county, will then reside within the boundaries of Lake Ashton II CDD. He noted no assessment changes, no residency changes, and no county changes. Everything remains the same.

B. Engineer

Mr. Rayl presented the engineering report to the Board. He reviewed some ongoing items, which included the Lake Ashton shoreline stabilization, 4444-4445 Ventana pavement repairs, and bridge board replacements. The Lake Ashton shoreline stabilization was not 100% complete when he was there Friday, but they are staying on top of that. He stated that the repaired areas looked good.

Mr. Rayl stated that for the Ventana pavement repairs the curb was repoured, but had not be cut yet. There is some pavement patching that goes along with that. It's ongoing, but due to the weather, they are a little behind.

Mr. Rayl reviewed the last on-going item, the bridge board replacement. He explained that the Board was ordered as of last week, but they have not been received yet. It will get scheduled when the boards come in.

Mr. Howison commented that this Board made the right decision in spending a little more money on this shoreline replacement. It's a long-term solution and it is much safer today than six weeks ago. The path is still closed. He asked for everyone to give them another week.

Ms. Landgrebe noted her concerns about the entrance for those with mobility issues and wheelchair issues, which often gets blocked because of the cars. She asked if they were in a situation where maybe they need to address the whole parking lot and do it all at once or is there something they can look to do just on this side. Mr. Rayl responded that they looked at the grade difference between these accesses and the

parking lot grades and trying to make them ADA accessible. He stated that it may involve modifying some of those ramps. He responded that they would look at that.

C. Lake Ashton Community Director

Ms. Wells reviewed the community director report with the Board. She reviewed the events and activities stating they have the Home Improvement Expo scheduled for November 29. They added an additional revenue sharing this year to include advertising the program they print for the actual event. She noted that 15 vendors took advantage of that \$100 advertising fee to put their logo and their contact information in the program. They have a total of 34 vendors scheduled for that event. She pointed out the list of events from November through January. They have a lot going on. She explained that Holly with Small World Tours would be there to go over trips for January through June at Monday Coffee on December 11. She stated that with the cost savings analysis, they were able to upgrade their internet services at no additional charge to the District. She also stated that TECO is evaluating each single light pole to see if there is any savings that they can do with changing out the light poles with them to see if they realize any savings that way. They will not allow them to buy out the contract, they won't allow them to buy the equipment, and they won't lower the amount. This is the only option to see if they want to change anything out to finding savings that way. She pointed out that they were working with a natural gas company to bring it into the community. She just had a meeting with them last Wednesday and they have given them all the information. They are doing a feasibility survey. They have been working on this for years and finally they have the gas line that goes right in front of Lake Ashton, so it will be better for them feasibility wise. She noted that he was hoping to get her all the information the week after Thanksgiving.

Regarding safety and security, Ms. Wells stated that James and herself would be working right after the meeting today on a blast to address some of the frequently asked questions that they have received from sending out the first wave of the form. One of the things she plans to address was the government issued I.D. with Lake Ashton address, which was the top question they received. Once they get the draft blasted out, she will send it to Jim and Mike to look at and they will be sending out another blast with a link to the form. She pointed out that when she last looked, they had over 600 responses. Ms.

Burns explained that the point of that was to verify that they are residents, so they usually do either a Lake Ashton address or the deed. She didn't think they needed both.

Mr. Realmuto pointed out some new wording that he had not seen before, and he was curious what the origin was and what the purpose was. He read the statement stating, *"I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes."* He was curious where that came from and what they were trying to achieve with that, and he asked if it could be made more specific to allay concerns. Ms. Burns responded that language came from a general amenity access form that they use for all Districts that don't have staff. She explained that was just a standard language that was provided. Mr. Realmuto stated that their concern was that the language was very open-ended, and it wasn't included in the form that they currently signed when they come for a Lake Ashton I.D, for example. Ms. Burns responded that leaving it open-ended was better for the District. She didn't know if they wanted to get into specifics.

Ms. Wells reviewed the general updates from her report. She stated that there were two mandatory facilitator meetings executed on October 25 at the Clubhouse and October 26 at the HFC. The main purpose of those meetings were to address the Joint Amenity Policies regarding clubs, groups and organizations and the change to the guest policy and the Joint Amenity facility policy. They can only be registered 12 times per year. She noted that they were having some issues with clubs, groups and organizations turning people away and saying they couldn't be a part of the group because it was a private group. She had several people come to her and thank them for having policies to address those concerns. She stated that the operations manager gave her an update on the Bocce Court refurbishment. She pointed out that the contractor that the Board approved to quote for the September meeting ended up not being able to fall through with the project, so they got another quote from another contractor. The quote itself was \$250 more than the one they approved in September. She wanted to bring this here since the Board approved a specific quote to be sure the Board was ok with staff moving forward with another vendor to do the repairs to the Bocce Courts. The new total amount is \$4,950.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the Revised New Quote Amount \$4,950 for Bocce Court Refurbishment, was approved.

Ms. Wells stated that they were still within budget for the budgeted amount of \$22,000. She reviewed the shoreline restoration project stating that the concrete repairs were pending, and they are keeping the area blocked off until the repairs are complete. She moved on to the Project Tracking List stating that the grease trap installation was stuck in the City of Lake Wales permitting and has been there for several months. They are working with the City of Lake Wales to see if they can get that moving. She reviewed the completed projects stating they received the two treadmills in the Fitness Center, the Media Center game room switch is complete, the outdoor pool/spa refurbishment is complete, and the installation of plants at the voting entrance in front of the Clubhouse is complete. She asked for any questions.

Mr. Costello asked if they had inspected the unit to make sure that there was no internal damage regarding the gate arm being hit twice. Ms. Wells responded that Securitas came out and evaluated the entire system to make sure there was not any damages to the operator, and they did not see any. It's just the price of replacing the gate arm. Discussion ensued on the damages to the gate arm.

D. Operations Manager

Mr. Fisher reviewed the Operations Manager Report which was included in the agenda package for review. He first reviewed his update on the contracted services starting with landscaping. He noted that he was very pleased with how the ponds were looking. He pointed out that their onsite technician did a great job, specifically with the pond. For the facility maintenance updates, Mr. Fisher explained that they had Kincaid Electrical Services install some LED pole lights at the Shuffleboard Court. He stated that the Bocce Ball Court refurbishment project was difficult, but the curbing install will get scheduled to get that project moving. He will update the Board as soon as that starts. After presenting his report, he asked for any questions. Hearing no questions, the next item followed.

E. District Manager's Report

Ms. Burns stated that the only thing she had was to check with the Board about their attendance for the December meeting to make sure they have a quorum. Discussion ensued on the December meeting; the Board decided to keep the December 18th meeting scheduled.

NINTH ORDER OF BUSINESS

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**

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

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

Mr. Al Cooney (4303 Ashton Club Drive) asked about the rate they would be paying for the gate and all the new doors. He commented that if it costs them more than \$100, it's too much. He clarified that he was talking about security. Mr. Howison responded that they didn't know yet and he appreciated Mr. Cooney's comments. Mr. Cooney responded that the Board was not being fair to the residents. Mr. Howison stated that they were trying to be fair. He added that there had been no decision made yet. Mr. Cooney asked why they haven't decided yet. Ms. Landgrebe responded that it was because they didn't have the figures. Mr. Cooney asked why they didn't have the numbers. Mr. Howison responded that they have the numbers, but they had some things they were working on. Mr. Realmuto explained that they have the numbers regarding the various splits of how the costs will be paid. He added that there was a cost to this. He stated that the resident was going to pay for it, and they were going to pay more than \$100 for it whether it comes out

of their assessments or through a credential fee. He further explained that those were the numbers that the Board had. The information they are waiting for is on a sponsorship that would subsidize that by third parties, reducing that cost further, however they decide to fund it. Mr. Howison pointed out that when he says that he is going to pay more than \$100, it goes back to the entire system. He asked if Mr. Cooney was talking about credentials. Mr. Cooney responded that he was talking about the security. He stated that they raised their rates because they were putting a new system out there. He didn't know why they had their assessment raised another \$100. They prepared \$200 and then at a meeting they said they don't need the other \$100 because \$100 would cover it, so he asked which one it was. Mr. Realmuto responded that people were linking those two things, reducing the assessment increase from the maximum of \$200 to \$100. He noted that suddenly people are trying to tie that into the only reason for an assessment increase was security. He added that he didn't think that was true. He explained that the Board wanted to raise the assessments to get more into the capital reserve fund and/or spend more on capital projects. It wasn't just about the security enhancements.

Mr. Howard Kay (4104 Stone Creek Loop) thanked the Board on behalf of the Victory Ridge Academy. He commented that he had been on the Board for seven years and he was still on the Board. He explained what Victory Ridge Academy was all about. He noted that they had 300 students with a waitlist of over 100 children who were severally disabled from the ages of three to thirty-three. He noted that they were expanding to Davenport with 10 acres they bought because they have such an overflow. He understood that the Board couldn't make exceptions. He stated that if anyone wants to tour there, he can set up a time. Mr. Costello thanked Mr. Kay for his service.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests / Supervisor
Open Discussion**

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

TWELFTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

Yellowstone Site Visit Report: 1/16/24

Task		Remarks (Including Specific Areas for improvement)
Mowing	Good	Mow with the chute pointed away from the ponds.
	Fair	Blow off after mowing areas at a time. <ul style="list-style-type: none"> • Bi Weekly mowing will begin first week in Nov.
	Poor	
Edging Completed	Good	Nothing to report
	Fair	
	Poor	
String Trimming	Good	Nothing to report
	Fair	
	Poor	
Weed Control Turf/Beds	Good	Weeds present in areas of turf. Staff spoke with Jose about concerns. I was informed that the technician will be on site the first week of January to treat the turf.
	Fair	
	Poor	
Shrubs/Ground Cover Care	Good	Many missing Red Ixora along the Blvd.
	Fair	<ul style="list-style-type: none"> • This is continuously brought up by staff to Yellowstone and they continue to say that they are unable to locate any that are not under developed at this time.
	Poor	Indian Hawthorne along the Blvd is being removed. Due to the age of the shrub, it is unsightly. Replacement plants will be planted.

Tree Care	Good	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 will not be trimmed for some time to allow for growth. Update- the tress are filling out nicely.
	Fair	
	Poor	
Litter and Debris	Good	Nothing to report.
	Fair	
	Poor	
Pond Maintenance	Good	String trim the correct direction around ponds.
	Fair	
	Poor	

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.

Staff reiterated the importance that Yellowstone's onsite staff follow the "weekly detail sectional map" provided by Pete. This will allow staff to better address complaints with timelines. (Map is attached below)

Yellowstone is gathering a quote to install Laurel Oaks around the Veterans Memorial. There are 7 in total. A quote will be provided once these trees are located.



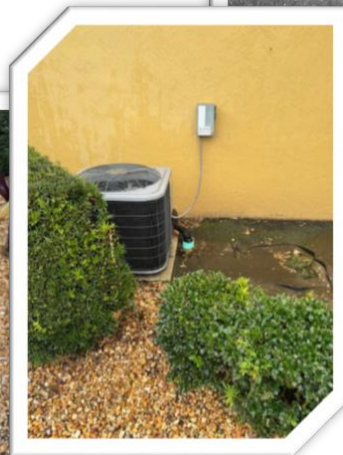
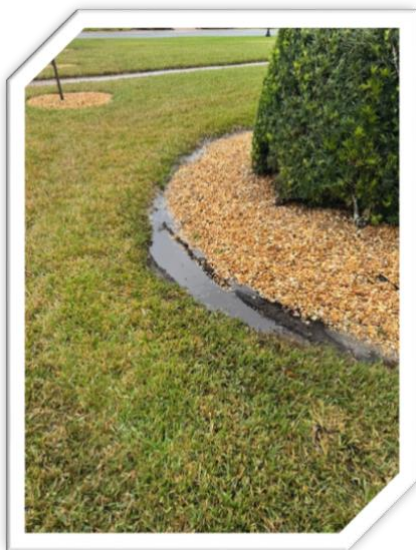
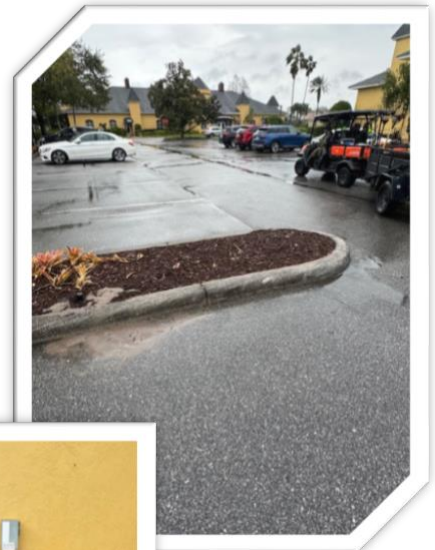
Yellowstone is monitoring several Queen Palm trees that appear to be declining.

Example of a Queen Palm being monitored



Replacement Bromeliads will be installed the week of January 16th. The previous plants we damaged by a trailer. Options are being considered to prevent this moving forward.

Areas around the Clubhouse are in need of river rock refreshing. Staff seeking pricing.



Lake Ashton CDD - Weekly Detail Sectional Map



- One section per week will be trimmed where needed : pruning methods and frequency may vary depending on plant material
- 1.5 sections per week will be weeded/sprayed for weeds in beds and hardscape areas
- Focal areas such as flower beds, pool areas, entrances, and clubhouses will be checked at a minimum weekly
- All trash and landscape debris in beds and turf areas when present

SECTION VII

SECTION A

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District’s operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of January 2024.

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chairperson

SECTION B



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ Lake Ashton Community Development District _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION C



LAKE ASHTON

Lake Ashton Community Development District

4141 Ashton Club Drive
Lake Wales, FL 33859
Phone 863.324.6032 | Fax 863.324.5829
cwells@lakeashtoncdd.com

AdventHealth

Attention: Cynthia Durham

SPONSORSHIP AGREEMENT

DATE January 2, 2024

2024-2026

Sponsorship Agreement

Sponsorship Includes:

- AdventHealth logo and contact information printed on the back of every proximity card printed from January 1, 2024 – December 31, 2026
- One (1) Cinema reservation per quarter for two (2) hours for the purpose of presenting to residents
- Featured vendor spot at Monday Coffee one (1) Monday per month
- Listed as a Featured Sponsor for the Car Show and Fall Festival, annually (2024 - 2026)

Total Cost of Sponsorship: \$31,000

Terms:

- AdventHealth shall pay a Sponsorship Fee on the following schedule: \$15,000 by January 1, 2024, \$8,000 by January 1, 2025, and \$8,000 by January 1, 2026.
- This Sponsorship Agreement is valid from January 1, 2024 – December 31, 2026. The parties agree that after the termination or expiration of this Agreement, Lake Ashton will cease to print the AdventHealth logo and information on future proximity cards; however, all existing cards may remain in use.
- LACDD will provide AdventHealth with written notice of any missed payment. If AdventHealth has not paid such amounts within thirty (30) days of receiving notice, then this Sponsorship Agreement will automatically terminate. Upon termination, any scheduled Cinema reservations or Monday Coffee vendor spots shall be forfeited.
- Either party may terminate this Sponsorship Agreement by providing the other party thirty (30) days' prior written notice.
- Any unused Cinema reservations or Monday Coffee vendor spots will be forfeited and cannot be "made up" at any time during this Sponsorship Agreement.
 - Monday Coffee vendor spots will be booked one (1) time per month from January 1, 2024 – December 31, 2026. AdventHealth shall provide LACDD at least sixty (60) days' notice prior to booking any Monday Coffee vendor spots.
 - Cinema reservations will be booked one (1) time per quarter from January 1, 2024 – December 31, 2026. AdventHealth shall provide LACDD at least sixty (60) days' notice prior to booking any Cinema reservations.

- AdventHealth shall have a Right of First Refusal to renew this Sponsorship Agreement, subject to a sponsorship fee determined by LACDD, ninety (90) days prior to this Agreement's expiration, by sending written notice to the following address or via email at least ninety (90) days prior to this Agreement's expiration date listed above:

Lake Ashton Community Development District
4141 Ashton Club Drive
Lake Wales, FL 33859
Attn: Christine Wells
cwells@lakeashtoncdd.com

- LACDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. AdventHealth agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to AdventHealth.
- AdventHealth agrees to indemnify, save harmless and defend LACDD, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which LACDD, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) AdventHealth's (or its agents, employees or subcontractors) breach of any term or provision of this Sponsorship Agreement, or (ii) any negligent or intentional act or omission of AdventHealth, its agents, employees or sub-contractors, related to or in the performance of this Sponsorship Agreement.
- Nothing contained in this Agreement shall be deemed or construed as creating a partnership, joint venture, principal-agent, or employer-employee relationship between the parties.

I have read and agree to comply with the terms of this Sponsorship Agreement. I understand that AdventHealth is responsible for paying the cost for all services rendered. I am authorized to execute this Sponsorship Agreement and bind AdventHealth.

Business Name: Advent Health

Business Website: AdventHealth.com Business Telephone: 863-676-1433

Business Electronic Mail: Cynthia.durham@adventhealth.com

Authorized Signature: Cynthia Durham Date: 1/2/2024

Print Name and Title: Cynthia Durham, Marketing Director

SECTION VIII

SECTION B



01/22/2024

**Lake Ashton I CDD Meeting
Engineering Report**

- 1) **Lake Ashton Shoreline Stabilization**
- 2) **4444-4445 Ventana Pavement Repairs**
- 3) **Bridge Board Replacements**
- 4) **SWFWMD Permit .000 Certification**
- 5) **Clubhouse Parking**
- 6) **Rear Yard Drain Issues**
- 7) **Rate Schedule**

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by:

Christine Wells, Community Director

Meeting Date: January 22, 2024



Events and Activities

Staff is off to an amazing start for 2024 with the Simply Healthy campaign growing to offer new opportunities for residents in the form of education and exercise classes. Chair Yoga has been well received and Zumba will be offered starting in February.

We are looking forward to offering residents new opportunities for education, exercise, and entertainment in 2024. Staff is offering educational opportunities for residents including a CCC (Continuous Chest Compressions – hands only) and AED Class with Polk County Fire Rescue on February 13 and a Think and Drink event on Fountains and Aeration in ponds on February 28. We hope residents take advantage of these free opportunities for continued education.

Resident feedback is always welcome. Please let us know what you think. The Lake Ashton Activities Advisory Group meets on a monthly basis and evaluates feedback received by staff at the Clubhouse and HFC.

Staff is working to gather vendors for Lake Ashton's first Senior Expo in March. This will not only be a great opportunity for residents, it will be another revenue generating project for 2024.

The following events are scheduled for January and February

- 1/24: LA Club Expo
- 1/24: Vintage Roadshow
- 1/30: ETS Show: Soul of Broadway
- 2/2: CBD Lunch & Learn
- 2/6: Chair Yoga (weekly)
- 2/6: Seasonal Floral Frames Class
- 2/6: Crafting w/ Carmen Heart Pillows
- 2/7: Brushes & Beverages w/ Sheila Vertoli
- 2/9: ETS Show: Modern Gentlemen
- 2/12: Bloodmobile
- 2/13: CCC & AED Class w/ PCFR
- 2/14: Valentine's Dinner Dance
- 2/14: Central Florida Healthcare
- 2/20: Community Social Potluck
- 2/23: Pirate Party
- 2/28: Think & Drink: Fountain or Aeration...That is the Question



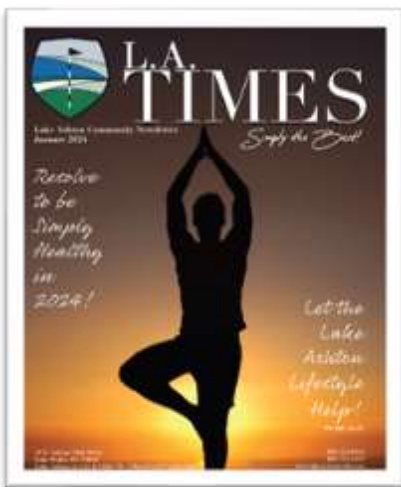
Bus Trips Scheduled

1/19: Titanic Experience
2/7: Edison & Ford Estates
3/12: Taste of Italy
4/6: Der Dutchman and Selby Gardens
4/22-4/24: Jekyll Island and Jacksonville

Newsletter:



The December *LA Times* Community Magazine was sent out via email blast along with the monthly calendar of events on December 1. This issue featured a front cover promoting the Holiday Golf Cart Parade. The back cover promoted the Clubhouse NYE Party.



The January *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on December 29. The front cover promoted the Simply Healthy campaign. The back cover promoted the Portrait of a Bride fundraiser hosted by BOLLA (Blankets of Love at Lake Ashton). The February edition will be distributed on **Thurs, February 1**.



Monday Coffee:

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

- January 29 – Lake Wales Family Recreation Center
- February 5 – South Pointe Elementary
- February 12 – Neighborhood Watch Presents – Police Chief Meet and Greet
- February 19 – AdventHealth Talks Heart Health
- March 4 – Polk County Schools

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 has worked with Spectrum to receive credits totaling \$1,302.21. These credits will be recognized on the January billing statement.
 - 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 feasibility study has been conducted and all construction costs will be covered by the company if a contract is signed by LACDD and the Restaurant lessee. Staff will present more information on rebates, savings, and other costs related to converting equipment to natural gas.
 - Electric lights were replaced with solar lights at the Palms entrance.
 - Battery timers were installed to control the irrigation at the Palms entrance and the fountain fill-up and irrigation around the Thompson Nursery Road entrance fountain.
 - Staff reached out to TECO to schedule an energy audit of the Clubhouse and Gate House. This will take place on January 30, 2024.

Safety and Security:

- There have been 4 gate strikes this fiscal year. We have received direct payment from residents for 2 of these strikes and we are working with insurance companies on the other two gate strikes. One gate strike involved a guest of a homeowner that entered the community using a gate opener. He was asked to return this gate opener and did so after receiving a demand letter.
- The Access Credential Information Form to gather resident information was sent out on November 14. Emails went out weekly.
- A frequently asked questions email was sent on November 22 and was sent out weekly. A revised version with additional questions was sent out on December 8.

- A total of 2,111 responses have been received as of 1/15/24.
- A revised FAQ blast will be sent out on 1/16/24 along with a deadline of 1/19/24 to receive responses. This is the deadline to send the information for the database to TekWave to begin the process of cleaning the data for the formation of the database.
- The final version of the Policy for Issuance of RFID Tags and Amenity Access Devices was sent to Supervisors on January 5. The highlighted areas will be revised once rates are set at the January 22 meeting. The rates will then be removed from the policy document and put as a separate reference sheet for Supervisors and Staff.
- Securitas tentatively plans to start installation on February 5 with an approximate live date of March 11. Between these dates will be opportunities for residents and staff to receive training and education on the RFID and Amenity Access system, including the Visitor Management System.

General Updates:

- A sponsorship agreement with AdventHealth has been signed and is included in the agenda packet for ratification.
- Staff has been continuing to communicate with Polk County Roads and Drainage with the most recent communication on January 4. Not a lot of information was given other than they are in the preliminary stages of the alignment study in regards to the widening of Thompson Nursery Road and are continuing to work on the design of the temporary signal.
- Holiday Lighting has been uninstalled. The lighting and garland are at the end of their useful life and staff is looking to surplus all items that were used this year and begin looking for replacements. Quotes are being gathered and will be presented to the Board for consideration to add to the fiscal year 2025 budget.
- Brooker Septic has received the permits for installation of the grease traps and are scheduled to be out to Lake Ashton to do preliminary work the week of January 15.
- The Joint Amenity Facilities Policies will be discussed at the January 19 Joint Board of Supervisors Meeting and a copy of the proposed changes are included in the Joint Meeting agenda packet.

- Staff has installed a photo display in the main hallway of the Clubhouse displaying the winners from the 2023 Fine Arts and Photography Show. In February additional winners will be displayed. Residents are encouraged to reach out to schedule a time to showcase their artwork. Spots have been filled through April 2024. Staff would like to thank Dennis Krupinski for his help with this project.
- The Operations Manager will give an update on the Bocce Court refurbishment project in his report. This project is complete.
- The Operations Manager will be presenting quotes for the installation of a handicap lift at the Clubhouse Spa. This is a project that was approved to be included in the list of capital projects.
- 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.

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 February and should be completed by the middle of March.</p> <p>A form and frequently asked questions has been sent to residents and over 2,100 responses have been received. .</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>	1/15/2024		
Grease Trap Installation	\$40,000.00		8/21/2023	The permit has been approved and preliminary work should begin the week of 1/15/24	1/15/2024		

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	This project is nearing completion. There were additional golf cart pathway repairs made (\$2,078.43) and some pipe rerouting work (\$849.78) that needed to be done as part of the project. The Engineer has approved a payment of 90% of the amount owed and is evaluating some of the construction areas before the invoice is paid in full.	1/15/2024		
Replacement of Bridge Boards on Bridge 1 and 11	\$10,000.00		9/18/2023	The boards have been received by the contractor and the Operations Manager is working with the Engineer, Golf Course, and Contractor to get the work scheduled.	1/15/2024		
Slow Drainage on Ventana Lane	\$14,500.00		8/21/2023	Work on this project is nearing completion. The Engineer has approved a payment of 909% of the amount owed and is evaluating the project for additional clean-up needed before the invoice is paid in full	1/15/2024		
<i>Completed Projects</i>							
Bocce Ball Court Refurbishment	\$22,000.00	\$19,442.78	9/18/2023	This project was completed on January 13.	1/15/2024		\$19,442.78

SECTION D

Lake Ashton

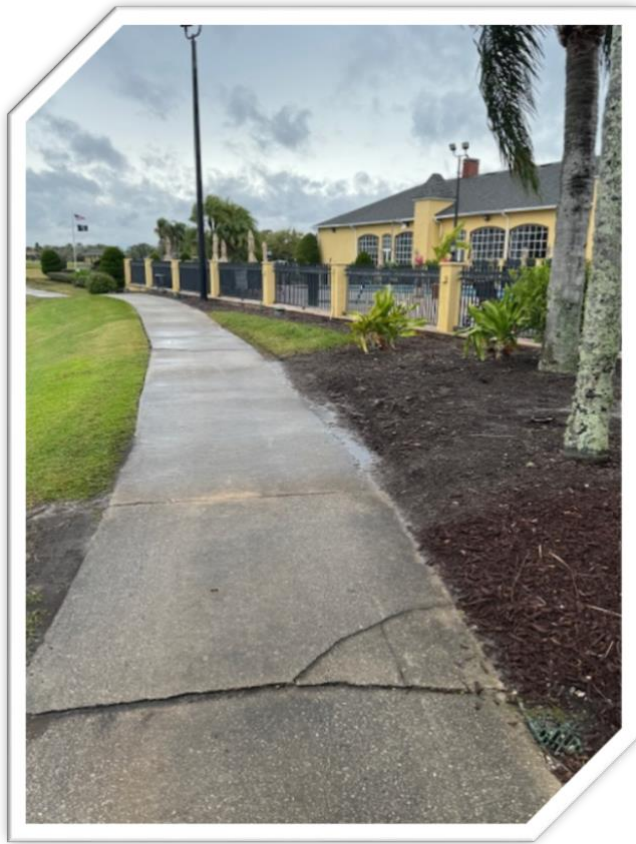
Community Development District



January 22, 2024
Matthew Fisher – Operations Manager

Contracted Services

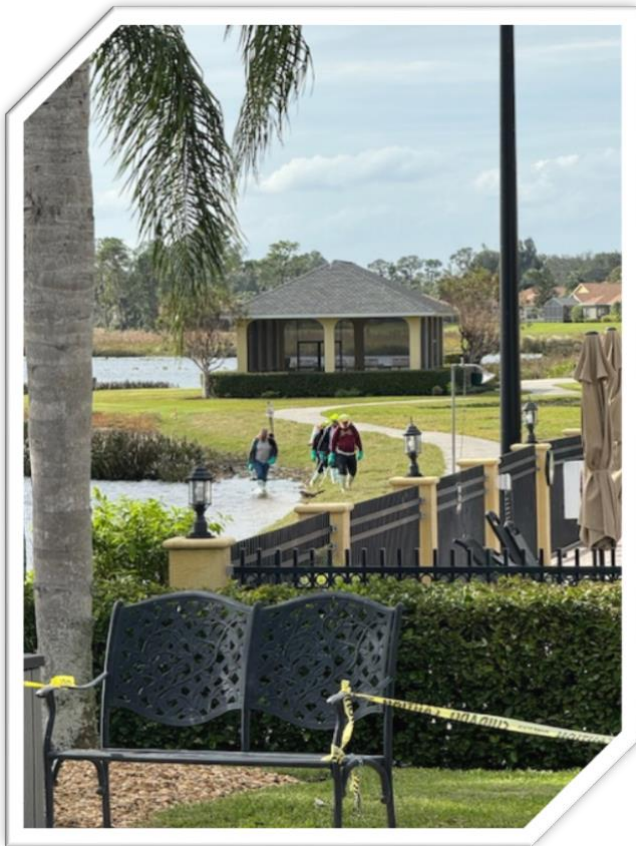
Landscaping



- + The most recent site visit report is included.
- + Viburnum Hedge behind the Pool (south side) was removed. Yellowstone providing a price to install St. Augustine sod.
- + A full mulching of designated areas began Nov. 27th. Areas that need mulch that staff noted were missed are around the fountain in front of the Gate House and behind the Podocarpus hedge along the Blvd. (Northern most section)
- + Yellowstone is seeking Oak Tree options to plant around the Veterans Memorial.

Contracted Services

Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics.
- + The most recent pond inspection checklist is included.
- + An article was included in the December LA Times explaining the role of herbicides in bodies of water.
- + An article was included in the January LA Times explaining what a Littiroral shelf is and their significance.
- + The semi-annual treatment of the conservation area from the Clubhouse west to the boat ramp was completed in December.

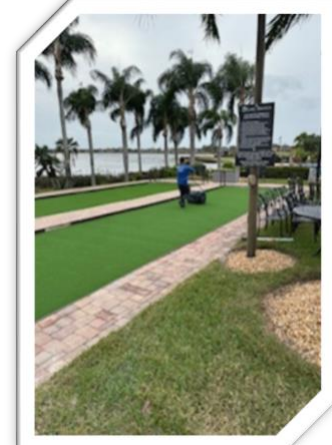
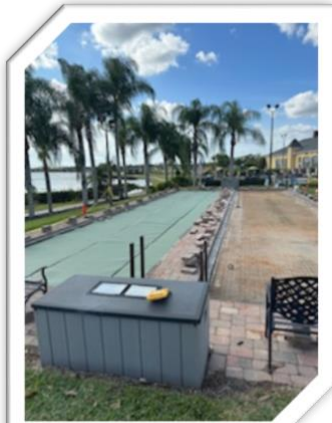
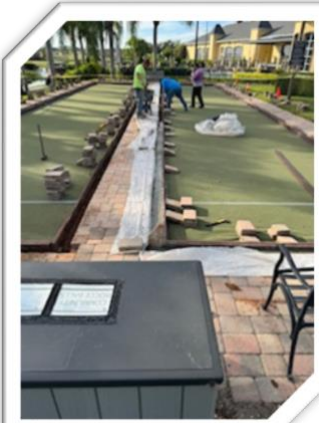
Facility Maintenance

Updates



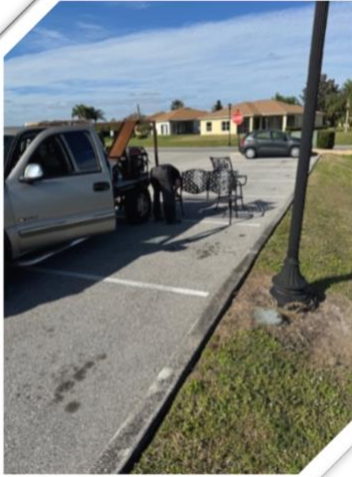
- ✚ Staff pressure washed the paver walk way located on the northwest side of the Clubhouse.
- ✚ Pool and Patio replaced the circulating motor to the spa.
- ✚ R&S fencing repaired the fence at the Pet Play Park.
- ✚ Staff installed a stem wall around the security gate arm operators.
- ✚ Spies replaced the rollout switch to the Pool gas heater. Also, they cleaned the burners of soot build up.
- ✚ **Bocce Ball Ct. refurbishment Wrap Up:** see attached report.

Bocce Ball Ct. Refurbishment Wrap Up Report



- ✚ MJ Landscaping installed a concrete footer around both courts.
- ✚ Turf Pro Synthetics removed old carpeting and built up the sub base approximately 1 ¼ inch.
- ✚ The shock absorbing pad and new turf were then installed and rolled with a hydro roller to level out any uneven areas.
- ✚ The 2x4 composite boards were installed with 3 ¾ inch tapcon to ensure the boards would not come undone. The heads of the tapcon were recessed and caulked over.
- ✚ New umbrella stands (5) were installed. To stabilize the bases the pavers were removed and concrete was poured.

Bocce Ball Ct. Refurbishment Wrap Up Report (continued)



- + An onsite welder repaired a broken bench.
- + All the cast aluminum furniture was painted.
- + New Bocce Ball holders were constructed.
- + Algae was pressure washed off the pavers and curbing.
- + Polymeric sand was swept into large joints between pavers.
- + The score boards were concreted in on the north and south side of the courts.

Facility Maintenance Forecaster

- ✚ Pressure wash Reflection Garden pavers. Expected start date: the week of 1/22/24.
- ✚ Paint the craft room. Expected start date: the week of 2/5/24.
- ✚ Replace bad column lights around the Pool. Expected start date: the week of 1/15/24.
- ✚ Pressure wash side walk leading from east Clubhouse exit to the Pool. Expected start date: the week of 1/22/24.

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 Site Visit Pond Checklist: 1/16/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to Report.
E2	Good	Yes	Minor spike rush. Minor algae.
E3	Fair	No	Algae problem appears to be resolved.
E4	Fair	Yes	Minor algae present along the banks between Spike Rush. Treated 1/8/24.
E5	Good		Torpedo Grass treated again 1/8/24.
E6	Good		Nothing to report.
E7	Fair	Yes	Minor algae north side of ponds edge. Spike Rush being treated 1/8/24.
E8	Good	Yes	Minor algae. Torpedo grass treated 1/8/24. Minor Spike Rush present.
E9	Fair		Nothing to report.
E10	Good		Spike Rush present. Treating grasses in the dried up portion of the pond 1/8/24.
E11	Good		Nothing to report.
E12	Good		Nothing to report.
E13	Good		Nothing to report.
E14	Fair		Nothing to report.
GC1	Good		Nothing to report.
GC2	Good		Nothing to report.
GC3	Good		Eelgrass treated 1/8/24. Still present.
GC4	Good		East side on pond treated 1/8/24.
GC5	Good	Yes	Eelgrass is present. Minor algae treated 1/8/24.
GC6	Good	Yes	Minor algae present. Treated 1/8/24.
GC7	Bad	Yes	Submersed algae present. Continued copper treatment every two weeks. Periodic black dye treatments.
GC8	Good	Yes	Minor algae and Eelgrass present. Treated 1/8/24.
GC9	Fair		Nothing to report.
GC10	Good		Nothing to report.
GC11	Good	Yes	Nothing to Report.
GC12	Good	Yes	Minor algae present. Treated 1/8/24.
GC13	Good		Nothing to report.
GC14	Good		Nothing to report.
GC15	Good		Nothing to report.;
GC16	Good		Minor Eelgrass present. Treated 1/8/24.
GC17	Good		Nothing to report.
GC18	Good	Yes	Minor algae and Eelgrass. Torpedo grass present. Treated 1/8/24.

GC19	Good	Yes	Minor algae. Eelgrass present. Treated 1/8/24.
GC20	Good		Nothing to report.
GC21	Good		Water level is low.

LACDD EAST POND MAP



[illegible]

SECTION 1



MEMO

To: LACDD Board of Supervisors
From: Matthew Fisher, Operations Manager
CC: District Manager
Date: January 22, 2024

Staff solicited quotes for purchasing and installing a handicap lift at the Spa from Spies and Pool and Patio. In addition, staff provided a cost to purchase the same lift currently installed at the Pool and have Pool and Patio install the unit.

During budget planning for fiscal year 2024, \$15,000 was budgeted for purchasing a handicap lift for the Spa.

The quote from Pool and Patio is to purchase their recommended lift and they would install. The unit cost is \$5,999 and installation is \$1500.

Total for project- \$7,499

The quote from Spies is to purchase their recommended lift and they would install. The purchasing of the unit and installation is combined in the quote. Spies declined to install a unit staff would purchase.

Total for project- \$20,225

The quote for staff ordering a lift from www.discountmobilityonline.com is \$5,968. Pool and Patio provided a price of \$1500 to install the unit.

Total for project- \$7,468

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

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

LAKE ASHTON CDD

4140 ASHTON CLUB DR.
LAKE WALES, FL.

01/08/24

ATTN: PROPERTY MANAGER

THIS ESTIMATE IS PER YOUR REQUEST TO PROVIDE PRICING FOR A NEW ADA COMPLIANT BATTERY POWERED LIFT ON THE POOL. PRICING FOR INSTALLATION AND LABOR IS INCLUDED.

NOTE: THE A.D.A. LEGISLATION THAT TAKES EFFECT ON MARCH 15, 2012, REQUIRES 1 MEANS OF ACCESS FOR POOLS UNDER 300 LINEAR FEET AND 2 MEANS OF ACCESS ON POOLS OVER 300 LINEAR FEET. EACH SPA REQUIRES 1 MEANS OF ACCESS UNLESS PART OF A CLUSTER. ADA COMPLIANCE FOR WADING POOLS IS NOT ADDRESSED IN THIS QUOTE.

SCOPE OF WORK:

INSTALL 1- SR SMITH SPLASH BATTERY POWERED ADA LIFT ON SPA
LIFT MEETS ADA GUIDELINES AND HAS 300LBS. LIFTING CAPACITY

ANCHOR CUPS WILL BE SET IN A CONCRETE PAD (3'X3') REINFORCED WITH STEEL REBAR EPOXIED INTO THE SHELL, PER THE MANUFACTURERS GUIDELINES. THE ANCHOR PAD WILL BE POURED BELOW PAVERS TO ALLOW PAVERS TO BE RESET FLUSH WITH SURROUNDING DECK LEVEL.

THE ANCHOR CUP WILL BE BONDED TO THE SPA BONDING GRID (PER NEC)

TOTAL 1 ADA LIFT

\$20,225.00

PRICE INCLUDES: LIFT, FREIGHT, INSTALLATION OF DECK ANCHOR, WATER LINE RUN TO LIFT, AND PERMITTING.

PERMITTING: THE BLDG. DEPT. HAS STATED A PERMIT WILL BE REQUIRED FOR THE A.D.A. LIFT INSTALLATION. THE COST FOR PERMITTING IS INCLUDED IN THE LIFT PRICING. STAMPED ENGINEERED PLANS ARE INCLUDED IN THE PERMITTING.

ACCEPTED AND AGREED

REGARDS,

BY: _____

TITLE: _____

DATE: _____

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC
CPC043205

SPIES POOL IS ONLY ADDRESSING A NARROW RANGE OF THE A.D.A. LEGISLATION (WHICH TAKES EFFECT MARCH 15, 2012) CONCERNING THE ENTRY FROM THE POOL OR SPA DECK INTO THE BODY OF WATER. IN ORDER TO ENSURE FULL COMPLIANCE WITH THE REQUIREMENTS OF THE A.D.A. PLEASE REFER TO YOUR COMPANY'S A.D.A. CONSULTANT.

WE WILL REQUIRE A 50% DEPOSIT UPON ACCEPTANCE OF THE QUOTE AND THE REMAINING 50% UPON THE COMPLETION OF THE WORK.

**801 Sawdust Trail
Kissimmee, FL 34744**



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

www.spiespool.com



LIFT COLOR



Due to printing technology actual color may differ.

SPLASH! VARIATIONS

- **Hi/Lo** - Useful for facilities that have both in-ground pools and raised spas
- **Spa** - Designed for raised spas
- **Extended Reach** - For use on pools with unusual gutter configurations requiring a longer reach
- **ER Hi/Lo** - For facilities that have both in-ground pools and raised spas, requiring a longer reach than the Splash! Hi/Lo

Splash!™ Series

This fixed lifting system is designed for swimming facilities seeking to provide user-friendly access to their swimming pools.

- Third-party tested and verified ADA compliant
- Integrated armrests
- State of California compliant
- 400 lb/181.5 kg lifting capacity*
- LiftOperator® Intelligent Controller
- 344° rotation helps ensure a safe transfer area
- Powder-coated stainless steel and aluminum construction
- Lifting capacity of Extended Reach models are 300 lb/136 kg



Part No.	Description	Shipping Class 85			
		Weight	Length	Width	Height
300-0000	Splash!				
350-0000	Splash! Hi/Lo				
375-0000	Splash! Spa	280 lbs	40"	48"	60"
300-3000	Splash! 300"	127kg	102cm	122cm	152cm
350-3000	Splash! 300 Hi/Lo				
375-3000	Splash! 300 Spa				
370-0000	Splash! Extended Reach	335 lbs	40"	48"	78"
		152kg	102cm	122cm	198cm
385-0000	Splash! ER Hi/Lo	305 lbs	40"	48"	88"
		138kg	102cm	122cm	224cm
390-0000	Splash! Package includes mast cover and caddy	275 lbs	40"	48"	78"
		125kg	102cm	122cm	198cm
390-2000	Splash! ER Package includes mast cover and caddy	390 lbs	40"	48"	78"
		177kg	102cm	122cm	198cm

Includes battery, charger, battery console cover, water resistant hand control, stainless steel anchor socket with cover, footrest, seat belt assembly and armrests.

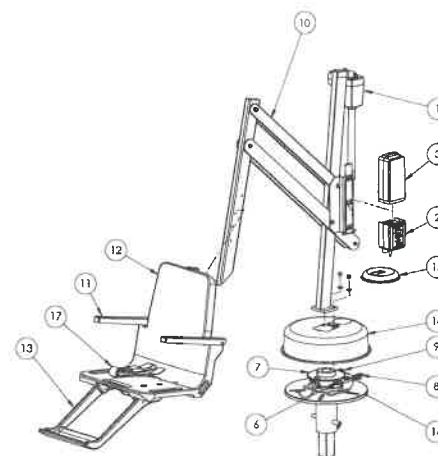
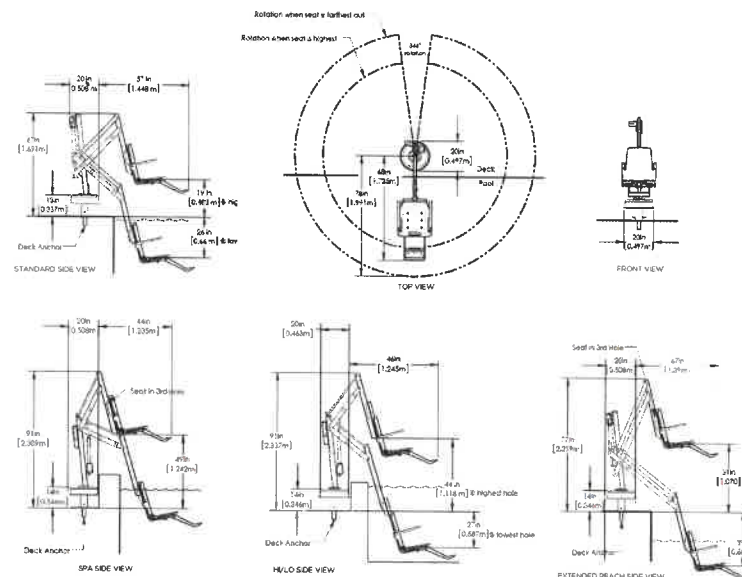
To order without an anchor add an N to end of part number

- Splash! 300 offers easier core drilling installation and no additional footings required on a standard 4" reinforced deck

** Lifting capacity of Extended Reach models are 300 lb/136 kg

PARTS & ACCESSORIES

- 1001495 Battery
- 400-0000 Caddy
- 500-1000 Spineboard Attachment
- 900-6000 Stability Strap
- 920-5000T Cover
- 970-5000T Seat Saver Cover
- 900-1000 Seat Belt
- 170-3000A Armrest Replacement (pair)
- 1001600 Hand Control



Key	Part No.	Description
1	100-5000A	LA34 Actuator
2	400-7000	4 Button Control Unit
3	1001495	Battery Pack
4	1001530	Battery Charger (not shown)
5	1001600	Hand Control (not shown)
6	120-1100	24V Motor
7	135-1000	Hub Assembly
8	120-1000	Motor Mount Assembly
9	800-5065	Small Gear
10	150-1100A	Mast Assembly
11	150-1400A	Seat Arm
12	160-8000A	Seat Assembly
13	160-2300A	Foot Rest
14	300-1100-G	Splash! Base Assembly
15	300-5200A	Mast Collar
16	300-5000A	Splash! Housing
17	900-1000	Seat Belt
18	910-1000T	Console Cover (not shown)

Superior Series SXR Extended Reach Lift

Standard Features

- ADA Compliant Pool Lift
- Stainless Steel Construction
- Powder Coat Finish
- Lift Capacity 350 lbs
- Battery Powered 24 volt system
- User Friendly controls
- 5-year Structural Warranty
- Arm Rests
- Foot Rest
- Safety Seat Belt
- UPS Packaging for easy shipping
- Used for spas and pools
- UV Resistant
- Right Seat Application
- Includes Battery Charging Station
- Sleeve Anchor System (Optional)
- Key Lock Out System



***Global Lift Corp. Products are Laboratory tested
to meet ADA Standards***

The new Superior Series SXR Extended Reach Lift is specifically designed for spas and pools requiring additional reach and is capable of clearing benches or gutters up to 20" wide.



GLOBAL LIFT CORP SXR EXTENDED REACH SWIMMING POOL LIFT

Global Lift Corp

\$5,968⁰⁰

Remit To:
POOL & PATIO CENTER
6840 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884
Telephone: 863-324-7100

Telephone: 863-324-7100

QUOTE

Page 1 of 1

LAKE ASHTON CDD[illegible]

Remit To:
POOL & PATIO CENTER
6840 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884
Telephone: 863-324-7100

**6840 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884**

Telephone: 863-324-7100

QUOTE

Page 1 of 1

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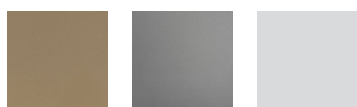
multiLift™2

The multiLift2 with its field reversible seating design brings increased performance and flexibility to our best selling flange mount series.

- Field reversible seat with integrated armrests
- Rotomolded seat and footrest
- Powder-coated stainless steel and aluminum construction
- 350 lb/159kg lifting capacity
- Retrofit anchor jig is standard
- LiftOperator® Intelligent Controller
- California CEC Compliant
- Third-party tested and verified ADA compliant
- Made in the USA



COLORS



TAUPE

SLATE

GRAY MIST

Due to printing technology actual color may differ.

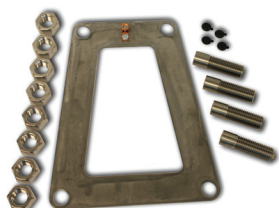
Part #	Description	Shipping
580-0000	multiLift2, Gray Mist	Box 1 100 lbs 60.5"L x 24.25"W x 18.5"H
580-0000-ST	multiLift2, Slate	
580-0000-TP	multiLift2, Taupe	Box 2 40 lbs 24" x 24" x 30"
580-0000N	multiLift2 w/o anchor, Gray Mist	
580-0000N-ST	multiLift2 w/o anchor, Slate	
580-0000N-TP	multiLift2 w/o anchor, Taupe	

Includes battery, charger, battery console cover, water-resistant hand control, footrest, seat belt assembly, armrests and retrofit anchor jig.

Parts and Accessories

Part #	Description
1001495	Battery
1001601	Hand Control
300-6700A	Anchors, set of 4
300-6800A	Anchor Bolts, set of 4
300-6900	Retrofit Anchor Jig
500-5800T	MultiLift2 Cover, Tan
500-5800S	MultiLift2 Cover, Slate
900-1000	Seat Belt
970-5000T	Seat Saver Cover

Part #	Description
900-6000	Stability Strap
910-1000T	LiftOperator Cover, Tan
910-1000S	LiftOperator Cover, Slate
170-3000A	Armrest Replacement (pair) Gray Mist
170-3000A-TP	Armrest Replacement (pair) Taupe
170-3000A-ST	Armrest Replacement (pair) Slate



New Construction Jig with Anchors
580-5000A

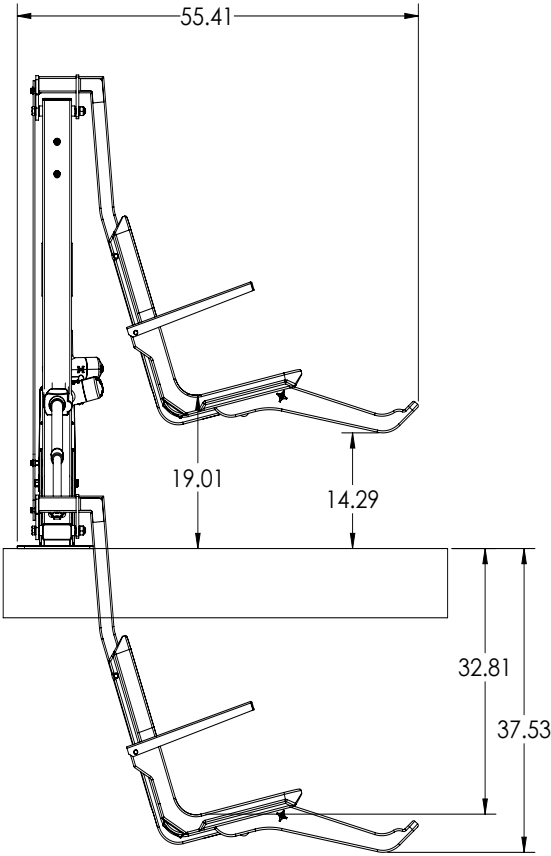
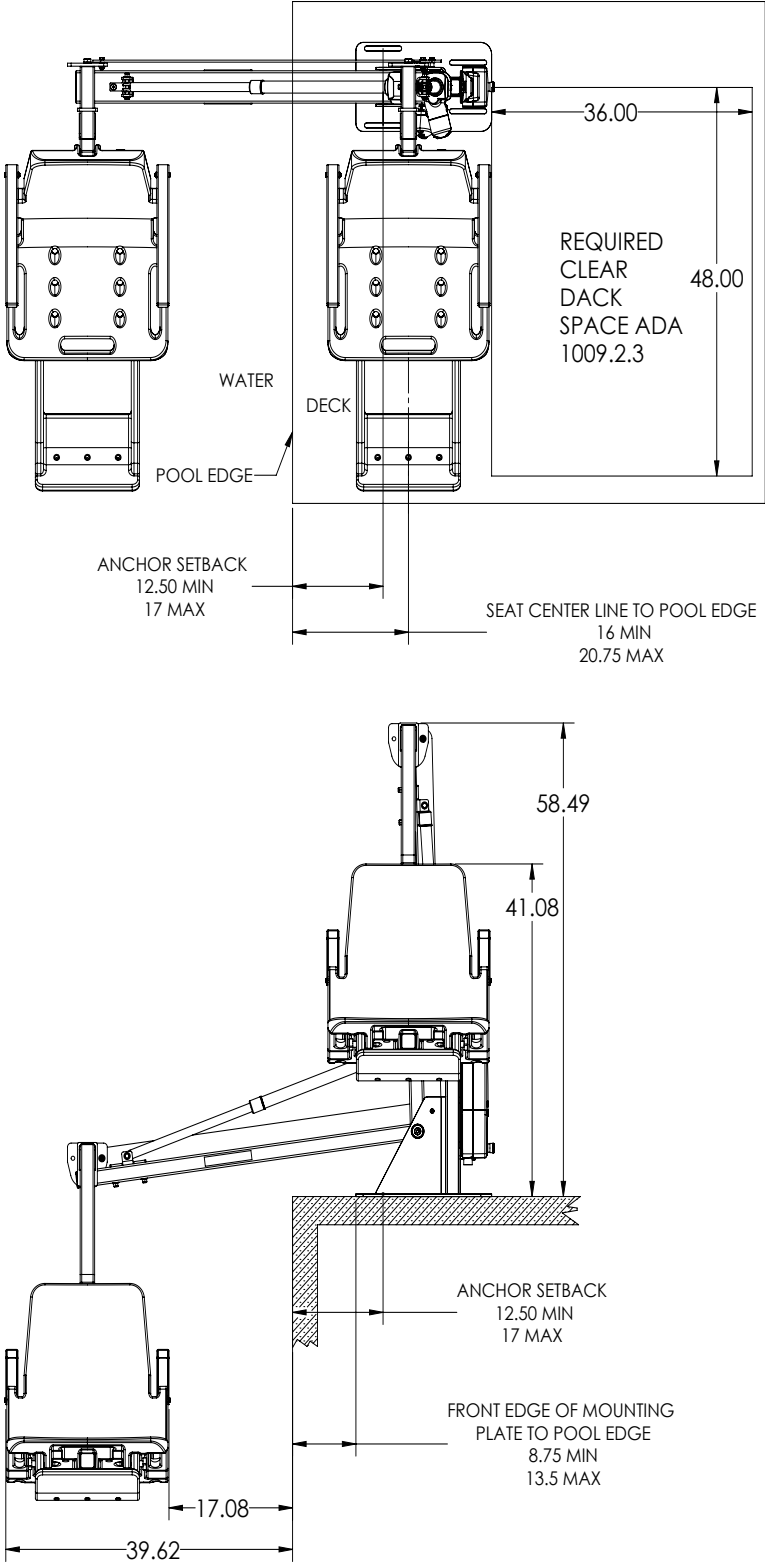
New Construction Guidelines

Scenario	Pool Lift	Anchor Jig to Order
Order a Pool Lift and new construction jig at the same time	580-0000- X	500-5000 (no anchors)
Order a new construction jig ahead of pool lift	580-0000N- X	500-5000A (anchors included)

*Replace **X** listed above with the color

A completed Deck Profile form is required with your pool lift order. See [srsmith.com/configurators](https://www.srsmith.com/configurators)

multiLift™ 2



SECTION IX

SECTION A

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 2,279,085	\$ -	\$ -	\$ 2,279,085
Capital Reserve Account	\$ -	\$ -	\$ 41,917	\$ 41,917
Assessments Receivable	\$ -	\$ 378,961	\$ -	\$ 378,961
Due from Capital Projects	\$ 4,984			\$ 4,984
Due from General Fund	\$ -	\$ -	\$ 151,582	\$ 151,582
Prepaid Expenses	\$ 14,500	\$ -	\$ -	\$ 14,500
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 2,094	\$ -	\$ 229,448	\$ 231,542
<u>Series 2015</u>				
Reserve	\$ -	\$ 198,375	\$ -	\$ 198,375
Revenue	\$ -	\$ 21,132	\$ -	\$ 21,132
Prepayment 2015-1	\$ -	\$ 7,594	\$ -	\$ 7,594
Prepayment 2015-2	\$ -	\$ 36	\$ -	\$ 36
Total Assets	\$ 2,300,663	\$ 606,097	\$ 422,948	\$ 3,329,707
Liabilities:				
Accounts Payable	\$ 139,469	\$ -	\$ 7,544	\$ 147,013
Due to Capital Projects	\$ 150,000	\$ -	\$ -	\$ 150,000
Due to Debt Service	\$ 380,543	\$ -	\$ -	\$ 380,543
Due to General Fund	\$ -	\$ -	\$ 4,984	\$ 4,984
Deposits Ballroom Rentals	\$ 8,725	\$ -	\$ -	\$ 8,725
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 683,737	\$ -	\$ 12,528	\$ 696,265
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 14,500	\$ -	\$ -	\$ 14,500
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 606,097	\$ -	\$ 606,097
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 410,420	\$ 410,420
Unassigned	\$ 1,602,426	\$ -	\$ -	\$ 1,602,426
Total Fund Balances	\$ 1,616,926	\$ 606,097	\$ 410,420	\$ 2,633,442
Total Liabilities & Fund Balance	\$ 2,300,663	\$ 606,097	\$ 422,948	\$ 3,329,707

SECTION B

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Interest	\$ 500	\$ 125	\$ 4,354	\$ 4,229
Total Revenues	\$ 500	\$ 125	\$ 4,354	\$ 4,229
Expenditures:				
Capital Projects	\$ 450,850	\$ 193,221	\$ 53,604	\$ 139,618
Contingencies	\$ 82,200	\$ 35,229	\$ -	\$ 35,229
Other Current Charges	\$ 650	\$ 279	\$ -	\$ 279
Total Expenditures	\$ 533,700	\$ 228,729	\$ 53,604	\$ 175,125
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (49,249)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 449,420	\$ 192,609	\$ -	\$ (192,609)
Total Other Financing Sources (Uses)	\$ 449,420	\$ 192,609	\$ -	\$ (192,609)
Net Change in Fund Balance	\$ (83,780)		\$ (49,249)	
Fund Balance - Beginning	\$ 548,136		\$ 459,669	
Fund Balance - Ending	\$ 464,356		\$ 410,420	

SECTION C

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<u>Revenues:</u>				
Special Assessments - Levy	\$ 2,145,886	\$ 1,984,025	\$ 1,984,025	\$ -
Rental Income	\$ 40,000	\$ 10,000	\$ 14,275	\$ 4,275
Entertainment Fees	\$ 165,000	\$ 121,169	\$ 121,169	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 23,750	\$ 35,882	\$ 12,132
Interest Income	\$ 8,000	\$ 2,000	\$ 29	\$ (1,971)
Restaurant Lease Income	\$ 19,600	\$ 4,900	\$ 6,014	\$ 1,114
Miscellaneous Income	\$ 5,000	\$ 1,250	\$ 5,661	\$ 4,411
Total Revenues	\$ 2,478,486	\$ 2,147,094	\$ 2,167,055	\$ 19,961
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,550	\$ 1,450
FICA Expense	\$ 918	\$ 230	\$ 119	\$ 111
Engineering	\$ 50,000	\$ 12,500	\$ 8,463	\$ 4,037
Arbitrage	\$ 600	\$ 150	\$ -	\$ 150
Dissemination	\$ 1,500	\$ 375	\$ 375	\$ -
Attorney	\$ 45,000	\$ 11,250	\$ 4,644	\$ 6,606
Annual Audit	\$ 3,930	\$ 983	\$ -	\$ 983
Trustee Fees	\$ 4,310	\$ 1,078	\$ -	\$ 1,078
Management Fees	\$ 66,410	\$ 16,603	\$ 16,603	\$ 0
Accounting System Software	\$ 1,000	\$ 250	\$ 250	\$ 0
Postage	\$ 3,500	\$ 875	\$ 833	\$ 42
Printing & Binding	\$ 500	\$ 125	\$ 2	\$ 123
Newsletter Printing	\$ 50,000	\$ 12,500	\$ 14,032	\$ (1,532)
Marketing	\$ 3,000	\$ 750	\$ -	\$ 750
Rentals & Leases	\$ 5,500	\$ 1,375	\$ 580	\$ 795
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 375	\$ -	\$ 375
Other Current Charges	\$ 750	\$ 188	\$ -	\$ 188
Office Supplies	\$ 300	\$ 75	\$ 12	\$ 63
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 130,364	\$ 120,015	\$ 10,349

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 123,007	\$ 123,007	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 85,322	\$ 87,788	\$ (2,466)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 2,375	\$ 981	\$ 1,394
Access Control System	\$ 64,235	\$ 16,059	\$ 1,228	\$ 14,830
Pest Control	\$ 4,690	\$ 1,173	\$ 895	\$ 278
Telephone/Internet	\$ 12,204	\$ 3,051	\$ 2,539	\$ 512
Electric	\$ 240,000	\$ 60,000	\$ 63,938	\$ (3,938)
Water	\$ 16,000	\$ 4,000	\$ 5,998	\$ (1,998)
Gas-Pool	\$ 25,000	\$ 6,250	\$ 7,234	\$ (984)
Refuse	\$ 8,000	\$ 2,000	\$ 2,127	\$ (127)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 21,400	\$ 19,037	\$ 2,363
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 750	\$ -	\$ 750
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 4,250	\$ 4,123	\$ 127
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Furniture, Fixtures, Equipment	\$ 10,000	\$ 2,500	\$ 1,833	\$ 667
Repairs and Maintenance-Pool	\$ 15,000	\$ 3,750	\$ 6,725	\$ (2,975)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 1,350	\$ 1,267	\$ 83
Landscape Maintenance-Contract	\$ 194,700	\$ 48,675	\$ 47,214	\$ 1,461
Landscape Maintenance-Improvements	\$ 15,000	\$ 3,750	\$ 891	\$ 2,859
Irrigation Repairs	\$ 3,500	\$ 875	\$ 2,849	\$ (1,974)
Lake Maintenance-Contract	\$ 53,628	\$ 13,407	\$ 11,685	\$ 1,722
Lake Maintenance-Other	\$ 2,000	\$ 500	\$ -	\$ 500
Wetland/Mitigation Maintenance	\$ 45,338	\$ 11,335	\$ -	\$ 11,335
Permits/Inspections	\$ 3,000	\$ 750	\$ -	\$ 750
Office Supplies/Printing/Binding	\$ 5,000	\$ 1,250	\$ 842	\$ 408
Credit Card Processing Fees	\$ 5,500	\$ 1,375	\$ 2,448	\$ (1,073)
Dues & Subscriptions	\$ 9,500	\$ 2,375	\$ 1,339	\$ 1,036
Decorations	\$ 2,000	\$ 500	\$ 393	\$ 107
Special Events	\$ 165,000	\$ 77,722	\$ 77,722	\$ -
Total Operations & Maintenance	\$ 1,859,108	\$ 501,249	\$ 474,105	\$ 27,144
Total Expenditures	\$ 2,177,511	\$ 631,613	\$ 594,120	\$ 37,493
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ 1,572,935	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (449,420)	\$ (112,355)	\$ -	\$ 112,355
Total Other Financing Sources/(Uses)	\$ (449,420)	\$ (112,355)	\$ -	\$ 112,355
Net Change in Fund Balance	\$ (148,445)		\$ 1,572,935	
Fund Balance - Beginning	\$ 148,445		\$ 43,991	
Fund Balance - Ending	\$ 0		\$ 1,616,926	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 377,907	\$ 377,907	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 3,264	\$ 3,264
Interest Income	\$ 500	\$ 125	\$ 2,628	\$ 2,503
Total Revenues	\$ 417,371	\$ 378,032	\$ 383,799	\$ 5,767
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 63,500	\$ 63,500	\$ 63,500	\$ -
Interest - 05/01	\$ 63,500	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 55,000	\$ (55,000)
Series 2015-2				
Interest - 11/01	\$ 10,625	\$ 10,625	\$ 10,625	\$ -
Interest - 05/01	\$ 10,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
Total Expenditures	\$ 398,250	\$ 74,125	\$ 139,125	\$ (65,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 19,121		\$ 244,674	
Net Change in Fund Balance	\$ 19,121		\$ 244,674	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 606,097	

Lake Ashton
Community Development District
Month to Month
FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
Revenues:													
Special Assessments - Levy	\$ -	\$ 480,436	\$ 1,503,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,984,025
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,275
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,169
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,882
Interest Income	\$ 10	\$ 10	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,014
Miscellaneous Income	\$ 2,064	\$ 2,156	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,661
Total Revenues	\$ 136,898	\$ 496,350	\$ 1,533,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,167,055
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550
FICA Expense	\$ 69	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,463
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Attorney	\$ 2,484	\$ 2,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,644
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,603
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Postage	\$ 537	\$ 124	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,032
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ 145	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 89,877	\$ 17,153	\$ 12,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,015

Lake Ashton
Community Development District
Month to Month
FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management Services	\$ 41,002	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	123,007
Gate/Patrol/Pool Officers	\$ 27,508	\$ 29,794	\$ 30,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	87,788
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	981
Access Control System	\$ 614	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,228
Pest Control	\$ 395	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	895
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,539
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63,938
Water	\$ 3,733	\$ 1,330	\$ 935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,998
Gas-Pool	\$ 1,848	\$ 1,986	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,234
Refuse	\$ 687	\$ 699	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,127
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,247	\$ 6,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,037
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,123
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures, Equipment	\$ 517	\$ 476	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,833
Repairs and Maintenance-Pool	\$ 3,253	\$ 980	\$ 2,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,725
Repairs and Maintenance-Golf Cart	\$ 595	\$ 175	\$ 498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,267
Landscape Maintenance-Contract	\$ 15,738	\$ 15,738	\$ 15,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47,214
Landscape Maintenance-Improvements	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	891
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,849
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,685
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	842
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,448
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,339
Decorations	\$ -	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	393
Special Events	\$ 6,896	\$ 2,077	\$ 68,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,722
Total Operations & Maintenance	\$ 142,766	\$ 127,568	\$ 203,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	474,105
Total Expenditures	\$ 232,643	\$ 144,722	\$ 216,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	594,120
Excess (Deficiency) of Revenues over Expenditures	\$ (95,746)	\$ 351,628	\$ 1,317,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,572,935
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (95,746)	\$ 351,628	\$ 1,317,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,572,935

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 Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2023		\$2,540,000.00
	November 1, 2023 (Special Call)	(\$55,000.00)
Current Bonds Outstanding		\$2,485,000.00

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
Bonds outstanding - 9/30/2023		\$425,000.00
	November 1, 2023 (Special Call)	(\$10,000.00)
Current Bonds Outstanding		\$415,000.00

Total Current Bonds Outstanding	\$2,900,000.00
--	-----------------------

SECTION D

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

January 22, 2024

Date	Check Numbers	Amount
<u>General Fund</u>		
12/19/23	8983-9002	\$49,822.06
01/03/24	9003-9007	\$59,750.00
1/11/24	9008-9036	\$482,509.04
General Fund Total		\$592,081.10
<u>Capital Projects Fund</u>		
11/27/23	366	\$2,475.00
11/30/23	367-369	\$66,522.28
12/11/23	370	\$12,763.22
12/19/23	371-372	\$13,522.50
01/11/24	364-365	\$7,543.80
Capital Projects Fund Total		\$102,826.80

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*** CHECK NOS. 008983-050000

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/19/23	00522	12/06/23 31580305 PROPANE	202312 320-57200-43200		*	557.64	
		12/08/23 31582257 PROPANE	202312 320-57200-43200		*	358.04	
				AMERIGAS			915.68 008983
12/19/23	00057	11/30/23 215962 NOV 23 AQUATIC PLANT MGMT	202311 320-53800-46800		*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 008984
12/19/23	00673	12/11/23 56303429 SERVICE ON 12/11/23	202312 320-57200-54500		*	46.20	
				ARAMARK			46.20 008985
12/19/23	00583	12/31/23 123123 BALANCE-NYE ENTERTAINMENT	202312 320-57200-49400		*	1,000.00	
				DUKE BURR			1,000.00 008986
12/19/23	00330	12/11/23 16814 CLUBHOUSE ROOM SIGNS	202312 320-57200-52010		*	840.00	
				EXTREME GRAPHICS			840.00 008987
12/19/23	00003	12/05/23 83382919 DELIVERIES THRU 12/05/23	202312 310-51300-42000		*	41.17	
		12/12/23 83450148 DELIVERIES THRU 12/12/23	202312 310-51300-42000		*	41.79	
				FEDEX			82.96 008988
12/19/23	00067	12/06/23 4155877 FIRE ALARM INSPECTION	202312 320-57200-34500		*	785.70	
				THE HARTLINE ALARM COMPANY, INC.			785.70 008989
12/19/23	00504	12/08/23 104617 15 MINUTE TIMER	202311 320-57200-54500		*	155.00	
				KINCAID ELECTRICAL SERVICES			155.00 008990
12/19/23	00164	12/13/23 122639 LEGAL FEES THRU 11/30/23	202311 310-51300-31500		*	2,160.47	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,160.47 008991
12/19/23	00766	12/05/23 721 PLUMBING SERVICES	202312 320-57200-54500		*	360.00	
				MERRICK PLUMBING SERVICES			360.00 008992
12/19/23	00538	12/01/23 10135 GOLF CART MAINTENANCE	202312 320-57200-54506		*	172.50	
				PERFORMAMCE PLUS CARTS			172.50 008993
				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 #
12/19/23	00753	12/01/23 10222918	202312 320-57200-45300	CENTURY MOTOR 1HP FLANGE	*	429.98	
		12/04/23 10222924	202312 320-57200-45300	RAY PAK PROTEK SHIELD ASM	*	179.99	
		12/08/23 10222933	202312 320-57200-45300	CHLORINE/TABS	*	258.48	
				POOL & PATIO CENTER			868.45 008994
12/19/23	00586	12/11/23 121123	202312 320-57200-49400	15 BOW MAKERS	*	30.00	
				S. FRED POWELL			30.00 008995
12/19/23	00728	12/31/23 123123	202312 320-57200-49400	NYE PHOTO BOOTHS	*	625.00	
				PRISTINE BOOTHS INC			625.00 008996
12/19/23	00759	12/12/23 121223	202312 320-57200-54500	DOG PARK FENCE REPAIR	*	750.00	
				R & S FENCE LLC			750.00 008997
12/19/23	00631	12/05/23 1916547	202311 310-51300-31100	SEERVICE THRU 11/30/2023	*	3,330.13	
				RAYL ENGINEERING & SURVEYING, LLC			3,330.13 008998
12/19/23	00696	11/30/23 11528541	202311 320-57200-34501	NOV 23 GUARD SERVICES	*	28,632.43	
		11/30/23 11528541	202311 320-57200-34503	NOV 23 GUARD SERVICES	*	546.97	
		11/30/23 11528541	202311 320-57200-34504	NOV 23 GUARD SERVICES	*	614.18	
				SECURITAS SECURITY SERVICES USA, INC			29,793.58 008999
12/19/23	00238	12/06/23 301169	202312 320-57200-45300	BULK BLEACH/SULFURIC ACID	*	1,624.50	
				SPIES POOL, LLC			1,624.50 009000
12/19/23	00664	12/03/23 1561-120	202311 320-57200-52000	CC PURCHASES THRU 12/3/23	*	1,987.90	
				WELLS FARGO-ACH			1,987.90 009001
12/19/23	00445	12/04/23 OS630403	202312 320-57200-46202	IRRIGATION REPAIRS	*	398.99	
				YELLOWSTONE LANDSCAPE			398.99 009002
1/03/24	00063	12/21/23 01302024	202312 320-57200-49400	SOUL OF BROADWAY-BALANCE	*	12,150.00	
				WILLIAM CLARE ENTERTAINMENT			12,150.00 009003
				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 #
1/03/24	00063	12/21/23 02092024	202312 320-57200-49400	MODERN GENTLEMEN-02/09/24	*	9,600.00	
				WILLIAM CLARE ENTERTAINMENT			9,600.00 009004
1/03/24	00063	12/21/23 03062024	202312 320-57200-49400	FRANKIE SCINTA-03/06/24	*	12,000.00	
				WILLIAM CLARE ENTERTAINMENT			12,000.00 009005
1/03/24	00063	12/21/23 03292024	202312 320-57200-49400	JENENE CARAMIELO-03/29/24	*	11,000.00	
				WILLIAM CLARE ENTERTAINMENT			11,000.00 009006
1/03/24	00063	12/22/23 01182024	202312 320-57200-49400	RHINESTONE COWGIRLS 01/18	*	15,000.00	
				WILLIAM CLARE ENTERTAINMENT			15,000.00 009007
1/11/24	00522	12/21/23 31587087	202312 320-57200-43200	PROPANE	*	731.02	
		12/22/23 31587333	202312 320-57200-43200	PROPANE	*	859.55	
		12/31/23 31591184	202312 320-57200-43200	PROPANE	*	893.40	
		1/05/24 31592933	202401 320-57200-43200	PROPANE	*	172.96	
				AMERIGAS			2,656.93 009008
1/11/24	00057	12/31/23 216671	202312 320-53800-46800	SVCS-12/23	*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 009009
1/11/24	00075	12/19/23 44531	202312 320-57200-54506	EZGO CHARGER	*	325.00	
		1/03/24 237287	202401 320-57200-54506	EXTENDED TOP INSTALL	*	510.00	
				ARTS GOLF CARS, INC.			835.00 009010
1/11/24	00690	11/16/23 P6769534	202311 320-57200-54500	SUPPLIES-REISSUE	*	231.90	
				BATTERIES PLUS BULBS #819			231.90 009011
1/11/24	00583	1/03/24 12312023	202312 320-57200-49400	EVENT-12/31/23 BALANCE	*	250.00	
				DUKE BURR			250.00 009012
1/11/24	00756	1/03/24 01032024	202312 320-57200-49400	12/31/23-BARTENDERS	*	200.00	

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 #
		1/03/24 01032024	202312 320-57200-49400		*	3,369.60	
		12/31/23-FOOD BARS		CHARM CITY			3,569.60 009013
1/11/24	00055	12/15/23 20735-12	202312 320-57200-43100		*	883.96	
		SVCS-12/23					
		12/15/23 20740-12	202312 320-57200-43100		*	51.02	
		SVCS-12/23		CITY OF LAKE WALES-UTILITIES DEPT			934.98 009014
1/11/24	00741	1/08/24 11	202401 320-57200-34000		*	41,002.25	
		AMENITY MGMT-01/24		COMMUNITY ASSOCIATIONS AND			41,002.25 009015
1/11/24	00621	12/21/23 982792	202312 320-57200-54501		*	250.00	
		SVCS-12/23		COUNTRY BOY PEST CONTROL			250.00 009016
1/11/24	00466	12/28/23 48863	202401 310-51300-42501		*	5,261.00	
		01/24-LA TIMES NEWSLETTER		CUSTOMTRADEPRINTING.COM			5,261.00 009017
1/11/24	00214	12/19/23 AR105254	202312 320-57200-51000		*	450.79	
		COPIER LEASE		DEX IMAGING			450.79 009018
1/11/24	00003	12/26/23 83596430	202312 310-51300-42000		*	28.56	
		DELIVERIE THRU 12/20/23		FEDEX			28.56 009019
1/11/24	00215	1/01/24 460	202401 310-51300-34000		*	5,534.17	
		MGMT FEES-01/24			*	83.33	
		1/01/24 460	202401 310-51300-35100		*	125.00	
		INFORMATION TECHNOLOGY			*	35.28	
		1/01/24 460	202401 310-51300-31300		*		
		DISSEMINATION AGT SVCS			*		
		1/01/24 460	202401 310-51300-42000		*		
		POSTAGE		GMS-CENTRAL FLORIDA, LLC			5,777.78 009020
1/11/24	00098	12/05/23 1285-112	202311 320-57200-54500		*	1,422.04	
		SUPPLIES		HOME DEPOT CREDIT SERVICES			1,422.04 009021
1/11/24	00750	12/19/23 17679	202312 320-57200-54500		*	345.16	
		SUPPLIES		JANITORIAL SUPERSTORE INC			345.16 009022
				LAKA LAKE ASHTON SHENNING			

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RUN 1/12/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/11/24	00020	1/03/24 01032024	202401 310-51300-42000	POSTAGE 2023	*	451.42	
				JOE G. TEDDER, TAX COLLECTOR			451.42 009023
1/11/24	00429	1/11/24 01112024	202401 300-20700-10200	TXFER OF TAX RECEIPTS	*	362,576.82	
				LAKE ASHTON CDD			362,576.82 009024
1/11/24	00631	1/02/24 1916548	202312 310-51300-31100	SVCS-12/23	*	2,233.43	
				RAYL ENGINEERING & SURVEYING, LLC			2,233.43 009025
1/11/24	00417	12/31/23 10714049	202312 320-57200-54000	MUSIC PERFORMANCE LICENSE	*	1,107.00	
				SESAC			1,107.00 009026
1/11/24	00470	12/16/23 12162023	202312 320-57200-49400	COFFEE SUPPLIES	*	24.58	
				SHUFFLIN'S SQUARES			24.58 009027
1/11/24	00622	1/03/24 01142024	202401 320-57200-49400	EVENT-01/14/24	*	500.00	
				SOUTHBOUND EXPRESS INC.			500.00 009028
1/11/24	00770	1/05/24 02142024	202401 320-57200-49400	EVENT-02/14/24	*	1,150.00	
				SOUTHSHORE CRUISERS LLC			1,150.00 009029
1/11/24	00234	12/25/23 16529925	202312 320-57200-52000	SUPPLIES	*	109.76	
		12/25/23 16529925	202312 320-57200-51000	SUPPLIES	*	44.99	
				STAPLES BUSINESS CREDIT			154.75 009030
1/11/24	00061	12/14/23 122023	202312 320-57200-43000	SVCS-12/23	*	20,659.01	
				TECO-ACH			20,659.01 009031
1/11/24	00752	1/05/24 02232024	202401 320-57200-49400	EVENT-02/23/24	*	750.00	
				JAMES THOMSON			750.00 009032
1/11/24	00664	1/03/24 1561-122	202312 320-57200-52000	PURCHASES-12/23	*	4,415.16	
				WELLS FARGO-ACH			4,415.16 009033
				LAKA LAKE ASHTON SHENNING			

LAKA LAKE ASHTON SHENNING

SHENNING

AP300R
*** CHECK NOS. 000366-050000

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

RUN 1/12/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/27/23	00086	11/22/23 11222023	202311 600-53800-68002	DEPOSIT-BOCCE BALL REFURB	*	2,475.00	
				MJ LANDSCAPING NURSERY & IRRIGATION			2,475.00 000366
11/30/23	00110	11/20/23 122	202311 600-53800-60012	INSTALL BEER GLYCOL SYSTE	*	6,350.00	
				CLIMATEGUARD COOLING SERVICES LLC			6,350.00 000367
11/30/23	00113	11/14/23 40074518	202311 600-53800-68002	SUPPLIES	*	2,492.78	
				SOUTHERN PINE LUMBER OF ORLANDO CO			2,492.78 000368
11/30/23	00004	7/10/23 404867	202309 600-53800-68000	FINAL PMT-POOL RESURFACE	*	57,679.50	
				SPIES POOL,LLC			57,679.50 000369
12/11/23	00017	9/30/23 7505126	202310 600-53800-68003	2 TREADMILLS	*	12,763.22	
				LIFE FITNESS			12,763.22 000370
12/19/23	00114	11/27/23 19906	202311 600-53800-60007	CURB/PAVEMENT REPAIRS	*	12,285.00	
				H&S INVESTMENT GROUP OF CENTRAL			12,285.00 000371
12/19/23	00086	11/17/23 4141	202312 600-53800-68002	CONCRETE FOOT INSTALL	*	1,237.50	
				MJ LANDSCAPING NURSERY & IRRIGATION			1,237.50 000372
1/11/24	00115	12/05/23 3589	202312 600-53800-68002	SVCS-12/23	*	7,543.80	
				TURF PRO SYNTHETICS			7,543.80 000373
				TOTAL FOR BANK B		102,826.80	
				TOTAL FOR REGISTER		102,826.80	

LAKA LAKE ASHTON SHENNING

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2024

<i>Date Received</i>	<i>Collection Period</i>	<i>O&M Receipts</i>	<i>Debt Svc Receipts</i>	<i>O&M Discounts/ Penalties</i>	<i>Debt Discounts/ Penalties</i>	<i>Commissions Paid</i>	<i>Net Amount Received</i>		<i>\$2,307,406.00 .36300.10100 General Fund 84%</i>	<i>\$443,681.32 025.36300.10000 21A Debt Svc Fund 16%</i>	<i>\$2,751,087.32 Total 100%</i>
11/10/23	10/13/23-10/14/23	\$ 25,356.96	\$ 4,495.34	\$ 1,335.45	\$ 237.00	\$ 565.60	\$ 27,714.25		\$ 23,541.08	\$ 4,173.17	\$ 27,714.25
11/14/23	10/01/23-10/31/23	\$ 40,273.00	\$ 6,569.73	\$ 1,610.94	\$ 262.78	\$ 899.38	\$ 44,069.63		\$ 37,888.82	\$ 6,180.81	\$ 44,069.63
11/17/23	11/01/23-11/05/23	\$ 52,118.00	\$ 6,463.14	\$ 2,084.68	\$ 258.52	\$ 1,124.76	\$ 55,113.18		\$ 49,032.65	\$ 6,080.53	\$ 55,113.18
11/23/23	11/06/23-11/12/23	\$ 393,254.00	\$ 61,103.80	\$ 15,730.19	\$ 2,444.14	\$ 8,723.67	\$ 427,459.80		\$ 369,973.33	\$ 57,486.47	\$ 427,459.80
12/08/23	11/13/23-11/22/23	\$ 488,625.67	\$ 84,427.10	\$ 19,538.99	\$ 3,376.96	\$ 11,002.74	\$ 539,134.08		\$ 459,704.95	\$ 79,429.14	\$ 539,134.08
12/21/23	11/23/23-11/30/23	\$ 1,022,278.28	\$ 222,378.75	\$ 40,860.26	\$ 8,882.11	\$ 23,898.29	\$ 1,171,016.37		\$ 961,789.66	\$ 209,226.71	\$ 1,171,016.37
12/28/23	12/01/23-12/15/23	\$ 87,075.16	\$ 16,304.22	\$ 3,305.44	\$ 660.93	\$ 1,988.26	\$ 97,424.75		\$ 82,094.33	\$ 15,330.42	\$ 97,424.75
		\$ 2,108,981.07	\$ 401,742.08	\$ 84,465.95	\$ 16,122.44	\$ 48,202.70	\$ 2,361,932.06		\$ 1,984,024.82	\$ 377,907.25	\$ 2,361,932.06

<i>Gross Percent Collecte</i>	<i>91.26%</i>
<i>Balance Due</i>	<i>\$240,364.17</i>