

*Lake Ashton
Community Development District*

*Meeting Agenda
(Board Meeting & Budget Workshop)*

March 25, 2024

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 18, 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, March 25, 2024 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

A **budget workshop** meeting for the **Lake Ashton Community Development District** will follow the Board meeting on the same day at **10:00 AM** at the **same meeting location.**

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, March 22, 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 February 26, 2024 Board of Supervisors Meeting
5. Landscaping Update
 - A. Presentation of Monthly Landscaping Checklist and Report
6. Old Business
 - A. Update Regarding Security (*requested by Supervisor Costello*)
7. New Business

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

- A. Consideration of Request by the Lake Ashton Community Action Committee
(requested by Supervisor Costello)
- 8. Monthly Reports
 - A. Attorney
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Quote for Replacement of Treadmills
 - D. Operations Manager
 - 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

Budget Workshop

- 1. Review of Draft Fiscal Year 2025 Budget
 - A. Fiscal Year 2024 Adopted Budget
 - B. Fiscal Year 2024 Budget Update *(requested by Supervisor Realmuto; documentation also provided by Supervisor Realmuto)*
 - i. Fiscal Year 2024 General Fund Budget with Updated Fiscal Year 2023 Actuals
 - ii. Fiscal Year 2024 Capital Project Fund Budget with Updated Fiscal Year 2023 Actuals
 - iii. Lake Ashton CDD Assessments Chart
 - iv. Fiscal Year 2024 Lake Ashton CDD General Fund Expenses Chart
 - C. District Financials through February 2024
 - i. Combined Balance Sheet
 - ii. Capital Projects Reserve Fund
 - iii. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Review of Draft Fiscal Year 2025 Planning Support Documents
 - i. Draft Reserve Funding Plan
 - ii. Draft Reserve Expenditures Listing
 - iii. Draft Fiscal Year 2025 Capital Projects Listing from the Reserve Study
 - iv. Draft Fiscal Year 2025 Strategic Planning Projects Listing
 - v. Draft Reserve Study and Strategic Planning Projects Combined Listing
 - E. Review of Preliminary Proposed Fiscal Year 2025 Budget

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, **February 26, 2024** 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 *by Zoom*
Brenda VanSickle
Steve Realmuto
Mike Costello

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jan Carpenter
Christine Wells
Matt Fisher
Garret Posten
Jose Romero

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

The following is a summary of the discussions and actions taken at the February 26, 2024 Lake Ashton Community Development District Board of Supervisors meeting.

**Mr. Howison attended by Zoom and his vote is not reflected in the motions due to issues with hearing the 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. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle asked for any comments on the agenda. Hearing no changes to the agenda, she asked for a motion to approve.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Meeting Agenda, was approved 3-0.

THIRD ORDER OF BUSINESS

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

Ms. VanSickle opened the public comment period. There being no public comments, the next item followed.

**Supervisor Lloyd Howison joined the meeting via Zoom at this time.*

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the November 20, 2023 Board of Supervisors Meeting and the January 22, 2024 Board of Supervisors Meeting

Ms. VanSickle presented the November 20, 2023 and the January 22, 2024 Board of Supervisors meeting minutes and asked for any comments or changes. Mr. Realmuto sent Ms. Burns minor corrections to each meeting minutes.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the November 20, 2023 Board of Supervisor Meeting and the January 22, 2024 Board of Supervisors Meeting, were approved as amended 3-0.

FIFTH ORDER OF BUSINESS

Landscaping Update

A. Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the monthly landscape report. He stated that they had a couple of irrigation repairs outlined in the report. He is going to start including the irrigation repairs in his report. He informed Jose that he would like to be included in the irrigation inspections.

Mr. Romero provided a Yellowstone update report. He did a review of the community and noted that the front entrance looked really nice with the japanese blueberries and the ixora filling in. He stated that they do have a few replacement ixoras that are coming in Wednesday, and they will try to schedule those this week. He explained that there were a few the wrong color and a few that needed to be replaced. They are working on getting a few extra salvias that need to be replaced at the front monument signs. He explained that the salvias have been unavailable, but they are working to source those. He further explained that it sounded like they would be available in March, but if they find them sooner, they will go ahead and get those put in. He noted that they did do cutbacks on the salvias, and they

were starting to come back for the ones they planned on replacing, but they may just fill in. They did an application for weed control in the turf areas last month and they have a granular fertilizer scheduled for March. He added that they have ordered the material. He explained that they will be going through and doing a pre-emergent that is built into the fertilizer, which will get the green up and also have weed control capabilities. They have worked through all the irrigation issues, but they are doing another inspection right now in regard to doing their monthly reports. He stated that they will want to talk in the near future about the dog park sod replacement. Mr. Romero concluded his update report and was happy to answer any questions. Hearing no questions, Mr. Fisher continued his monthly landscaping report.

Mr. Fisher explained that the dog park was the topic of discussion with the community director and himself. They are trying to figure out the best avenue to go and will have more updates to provide in the future. He noted that there were some areas that missed mulching, which they will get filled in. Mr. Fisher concluded the monthly landscape report. Mr. Romero asked if everyone was happy with the blown-in mulch. The Board agreed that it was much better. He added that they did some renderings for the Reflection Garden. They are going to be working through some of those proposals. He explained that they did the design renderings and now it's time to put together some numbers for that, which they will have at the next meeting.

SIXTH ORDER OF BUSINESS**Old Business**

Ms. VanSickle asked if anyone had anything to add to old business. Mr. Realmuto pointed out that he thought the security update was an item they were keeping under old business. Mr. Costello and Ms. Wells provided an update on security.

Mr. Costello stated that they has been gone from there for a week or two weeks, but they would be coming back in this week. Ms. Wells stated that the last time they spoke they were still on schedule to be completed when they originally thought they were going to be completed. She added that they moved their training back a week. Mr. Costello explained that they had said that they were going to update the projections as far as what would be going on. He further explained that they moved that back a week or a week and a half. It was noted to add the security update to all agendas going forward.

SEVENTH ORDER OF BUSINESS**New Business**

A. Consideration of Engagement Letter for Audit Services for the Fiscal Year 2023 Audit with Berger, Toombs, Elam, Gaines & Frank

Ms. Burns explained that the Board awarded a three-year contract for the audit, and this was the renewal for the Fiscal Year 2023. It is consistent with the approved agreement they bid for three years. Mr. Realmuto pointed out an issue with the timeframe that they were able to get it done for them last time. He asked if they addressed that somehow. Ms. Burns responded that they were late, but they did not provide a reason why it was late. She explained that they had everything in plenty of time and this firm had more late audits than others. She added with that being said, they could go through the process to select a new auditor for this year. She pointed out that the price they are paying was half of what they would normally pay. They are paying \$3,930 for their audit service. Mr. Realmuto noted he was all for saving money. He asked if there was any consequence to them from the fact that they were late. Ms. Burn explained that they get a letter from the Auditor General saying they have not received it and they give them until September 15th, but there was still no fine that they impose. She further explained that they are basically just on a list until they provide it. Ms. Carpenter stated that on some of their Districts, they have started getting audit letters from them along with other accounting firms and it seemed like they were at least catching up or progressing. After discussion, it was decided to renew the audit services for the Fiscal Year 2023 audit with Berger, Toombs, Elam, Gaines & Frank.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Renewal for Audit Services for the Fiscal Year 2023 Audit with Berger, Toombs, Elam, Gaines & Frank, was approved 3-0.

B. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that the Polk County Property Appraiser requires an annual renewal of their agreement. She explained that they need to do this if they want to collect their assessments on roll. Mr. Costello noted that they do this every year. Mr. Realmuto agreed, but wanted confirmation that there were no changes to the terms or rates.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved 3-0.

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

Ms. Carpenter stated that it had been a quiet month. She noted they worked on a short amendment to the Restaurant Contract to reflect the \$500 reduction for three months.

B. Engineer

Mr. Posten provided his Engineer's Report to the Board, which included bridge board replacements and cart path repairs. He noted that the bridge board replacements were completed. He also noted that some cart path repairs were brought to their attention through the staff. He stated that those repairs are located mostly at the corner of where the tennis courts and the lift station are and a few on Hole 4. He explained that these repairs were where the cart path has raised up and is presenting a tripping hazard. They went out for quotes for those repairs. He explained that the repairs themselves would be grinding the smaller ones or on the places where the lip is larger and they would be replacing a panel of cart path. He only received one bid so far and it was \$4,356, which includes five portions of repouring the concrete panel and six areas where they will grind the lip down to level out the cart path.

Mr. Realmuto requested to see a map of the areas in question. Mr. Posten will provide a map of the areas. Mr. Realmuto stated that he was not in favor of approving amounts before they've had some time to preview the proposal. He didn't think anything changed dramatically regarding the path making this an emergency. In saying that, he understood that there may be safety issues. He requested going out, looking at it and having a quote that details the work to be completed. He pointed out that they recently had some work done where there were major oversights and he believes that this Board and staff needs to do a better job anticipating unexpected costs because some of their projects have run over with things that probably could have been foreseen. He added that they all need to take responsibility for that. Mr. Costello stated that they allot money every year for the repairs of the cart paths. He asked if this was going to be within budget. Ms. Wells stated that there was \$10,000 in a contingency for pathway repairs. Mr. Costello agreed with Mr. Realmuto that they should see some sort of written information before they make a final decision. Ms. VanSickle stated that her only concern is how much of a safety issue this is. Mr. Realmuto asked Mr. Posten if he had been out there to personally inspect these areas. Mr. Posten responded yes. Mr. Realmuto asked what Mr. Posten's assessment of the relative safety issue in terms of severity. Mr. Posten

responded that some of the areas are less severe and the most severe was on Hole 4 where the cart path is broke apart. Discussion ensued on the cart path repairs. Mr. Realmuto asked Ms. Wells if anything had come out of this budget item yet. Ms. Wells responded there was around a \$2,000 repair that did come out of that budget item. After discussion, it was decided to do a NTE \$4,500 for the cart path repairs.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, NTE \$4,500 for Cart Path Repairs, was approved 3-0.

C. Lake Ashton Community Director

Ms. Wells reviewed the Lake Ashton Community Director report. She stated that they were doing their first Senior Expo on March 15, 2024. They have thirty vendors signed up so far. She noted that they were still taking a few extras. They are charging for vendor spots as well as additional advertising in the program. She stated that with the Home Improvement Expo, they usually do it every other year, but they are going to start doing it annually now. The Health & Fitness Center will be doing the Health Expo once a year. The Senior Expo and the Home Improvement Expo will be done once a year as well. She discussed the activities going on. She pointed out that the Lake Ashton Activities Advisory Group was continuing to meet to come up with new activities for Lake Ashton CDD and Lake Ashton II CDD. She noted that they were working on trying to change up Monday Coffee because they have not had as much attendance as they would like to have. She encourage residents to come to Monday Coffee because the vendors that come, pay for a spot there. It's a good revenue strength for Lake Ashton residents and it's a good time to see what is going on in the community. They have the City of Lake Wales coming in March. She also noted that Dr. Vargas was coming with Orchid Springs Animal Hospital and Jay Jarvis was coming with Polk County Roads in April. She added that they have a candidate meet and greet scheduled after Monday Coffee on March 18, 2024.

Ms. Well reviewed the cost saving analysis portion of her report stating that they were still trying to work with TECO to see if they can switch up the light fixtures to save money. She added that every other option they have given them has fallen short of that. She stated that staff was continuing to work with Alternative Gas Solutions to provide a quote to convert their current propane equipment to natural gas. She was hoping to have the cost benefit analysis done, but she still has not received everything she needs from Alternative Gas

Solutions and the equipment replacement options. She is hoping to have this done by March to give a full report. She stated that she did get some information last week on some leak adjustments they were waiting on for the City of Lake Wales and they are going to get a total of about \$11,200 in leak adjustments for their bills. Mr. Realmuto asked if they refunded all of the difference because it was over at least a two-month period. Ms. Wells responded that for 4821 Lake Ashton Boulevard, which is the guardhouse, it was \$9,600.96 and it was applied to this month's bill. She is going to double check. They are going to add it all up and have that at the next meeting. She explained that they did an energy audit on January 30, and they were waiting to get the report back. Once the report is received, staff will evaluate and submit suggestions as part of the March Budget Workshop. She noted that staff worked with the pool inspector to make adjustments that will result in less chemicals being used on a monthly basis. They also have a new rental agreement with Pitney Bowes that they are working on finalizing, which will take their amount from \$31.99 per month to \$19.99 per month. This is a small savings of \$22 per month and \$264 per year. She explained that Mr. Fisher, the Operations Manager, has been researching companies to purchase windscreens at the tennis courts and was able to save about \$4,250 from a vendor online compared to a quote from a vendor they normally use. She added that staff installed them, which also saved money on labor.

Ms. Wells reviewed the safety and security portion of her report. She explained that they are still working with Supervisor Costello and Supervisor Mecsics on combining the two RFID policies into one per direction given at the Joint Board of Supervisors meeting. She stated that they created an application for all residents to complete when obtaining RFID tags and amenity access cards. She explained that there was a lot of concern from residents with putting the RFID tag on the headlight. She further explained that as a CDD, they are going to take the stance of putting it on the headlight per manufacture guidelines. She added that if residents choose to put it somewhere else, they can, but they are not going to be responsible. Mr. Howison noted concern that if they do that and it doesn't work, then they are going to back up traffic. He added that the intent of the RFID tag was to move resident vehicles through the gate more quickly. He also noted that one of the reasons they chose to do this was a safety issue. He pointed out that if a resident chooses to put it elsewhere and does not follow the guidelines of Securitas and the CDD, then they are considerably creating a safety hazard. Ms. Wells noted that the District Attorney has reviewed and submitted feedback. She stated that they received the design from Advent Health for the back of the amenity access cards.

She noted that they have sample RFID tags and amenity access cards on display in the Clubhouse Media Center and HFC activities desk. She also noted that Securitas has begun installation and will soon be done at the Clubhouse. She added that they had their training originally set for the 27th, but there was a delay in the database because residents did not fill out all the fields. Now, they have training scheduled for next week.

Ms. Wells discussed some follow-up items from previous Board meetings. She stated that the grease trap project is complete. They had to reinstall some pavers, replace some sod and make some irrigation repairs. She received confirmation from the City of Lake Wales that the project was passed, so they can make the final payment. She added that they would see that final payment in next month's financials.

Ms. Wells discussed new business. They have been researching options for an ATM since the ATM was removed from the sales office. She noted that there is no fee to the District. The only thing they need to provide is electricity and internet connection. She added that there would be a per transaction fee assessed to everyone that utilizes the ATM, there would be no fee for balance inquiries, the owner would conduct all services for the ATM, and staff has identified a location near the media center/craft room/bowling alley corridor that could be a good location to install the ATM. She noted that the contract says that either party can cancel within 30 days or with a 30-day's notice. She added that she talked to Mr. Lee across the street and SouthState Bank did pull out. It was not an issue on their end. They are looking to find a replacement from another bank. Mr. Realmuto asked if they had any idea of what the expense to the CDD would be in providing that. Ms. Wells responded that she could talk to him and see if he is willing to cover the costs to bring the electricity out. She noted that there was a closet there with electricity and it would just need to be brought out as well as an ethernet connection. She stated that he has not come and looked at the facility yet. Ms. VanSickle asked if they know how many residents would be interested in using this. Ms. Wells responded that she could not tell them exactly how many, but she explained that when the ATM left, she got quite a few people reaching out wondering what they did for the ATM to go away. After discussion, it was decided to approve staff NTE \$500 to install ATM at clubhouse.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Staff NTE \$500 to Install ATM at Clubhouse, was approved 3-0.
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Ms. Wells reviewed the next item, which is a list of items on a surplus list for Supervisors to consider. One item is the office manager's computer that is not working. The other item is a spa lift that has some of the components not working. She also noted that they need to surplus the green golf cart to get it off their inventory.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, to Surplus Computers, Spa Lift and Golf Cart, was approved 3-0.

Ms. Wells reviewed the general updates. She stated that staff has been continuing to communicate with Polk County Roads and Drainage with the most recent communication coming via the Lake Ashton Community Action Committee (LACAC) after a recent meeting with them. Information was provided in her report and will be included as part of an article submitted by LACAC in the March LA Times. She noted that Jay Jarvis would be there in April to discuss some of the changes. She noted that they are working to gather information for the upcoming budget. She advised that if residents have any suggestions, they are looking at what they didn't approve last year.

Mr. Howison stated that people have a lot of concerns about upgrading the ballroom, which would include a sound system. He pointed out that Bingo has used the ballroom 46 times, the residents have used it 534 for events and outside users have used it 15 times. He stated that there was a misconception on part of their community that the ballroom operates strictly with the intention of drawing in outside entities. He clarified that was not the case at all; the ballroom is for the use of their residents. He noted that sitting on the Zoom end of the meeting today, it was imperative to upgrade the sounds system so residents that attend via Zoom can hear the Board meetings.

Ms. Wells stated that she hit on all the project tracking list items through the Community Director report. She asked if anyone had any questions. Ms. Carpenter commented on the memorial policy asking that she be tied into that so they can put together a policy and an application to make sure they cover all the issues. Ms. VanSickle, Mr. Realmuto and Mr. Costello thanked Ms. Wells and Mr. Fisher for all the cost savings efforts that they have made on the Boards behalf.

D. Operations Manager

Mr. Fisher presented the Operations Manager report to the Board. He stated that the landscaping was done. They continue to meet with Applied Aquatic's technician weekly. He explained that they discussed their plan going forward heading into warmer months. They are treating the problematic ponds with treatment that treats the sediment from the bottom of the pond, which will drastically reduce the algae blooms during the warmer months. He reviewed the facility maintenance stating that they put the windscreens up and they found those at a reduced costs from an online distributor. He noted that Pool and Patio was on site, and they installed the spa lift. He pointed out that upon staff's inspection of it with the vendor, they noticed some issues. Mr. Fisher meets with Pool and Patio on Thursday to get those issues remedied. He will keep the Board up to date when he finds out more. He stated that they were looking to get a water bottle filler at the shuffleboard court. He concluded his report and asked for any questions.

Mr. Realmuto asked with regards to the spa's mat if they were planning on getting a cover to put on it after the work is complete. Mr. Fisher responded absolutely. Mr. Costello asked if they were having a lot of problems with the sprinkler system. Mr. Fisher responded that it seemed that way. He explained that considering the age of the system, the repairs were minor, and a lot of it has to do with leaks. He added that nothing major had come up.

E. District Manager's Report

Ms. Burns stated that the only thing she had was finalizing the tax-exempt application that is due March 1st for all District owned property. She noted that they will have to change this year now that the restaurant is on the lease.

NINTH ORDER OF BUSINESS

Financial Report

A. November 2023

I. Combined Balance Sheet

II. Capital Projects Reserve Fund

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

IV. Approval of Check Run Summary

The financials were included in the agenda package for review. Ms. Burns explained that they have November on there. She further explained that when they canceled the December meeting, they inadvertently left it off January. She clarified that both sets were included for the Boards reference, as requested.

B. January 2024

I. Combined Balance Sheet

II. Capital Projects Reserve Fund

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

IV. Approval of Check Run Summary

The financials were included in the agenda package for review.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary for November and January, was approved 3-0.

TENTH ORDER OF BUSINESS

Public Comments

Ms. VanSickle opened the meeting up to public comments.

Frank Kennedy (3065 Dunmore Drive) commented on the cart path repairs being an immediate urgent need because it is a safety hazard. He explained that it isn't just repairing the concrete; it is the ground underneath it that is on either side of the retention pond and on the channel to the lake. Ms. VanSickle responded that it was approved to be repaired.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

Ms. VanSickle asked for any Supervisor comments or open discussion.

Mr. Realmuto asked the attorney to address the legalities behind whether a vote would count if a Supervisor attending the meeting via other means couldn't hear or be heard. Ms. Carpenter responded that Mr. Howison did not know because he couldn't hear. She clarified that they need to be able to participate fully in a meeting to vote. Mr. Realmuto asked if the vote tallies in the minutes need to reflect that. Ms. Carpenter responded yes; Mr. Howison didn't vote on any of the motions. The sound system issues were discussed. Mr. Realmuto stated that he would like to give staff direction to investigate what the issues are. He added that perhaps they could address what appears to be the audio feed from the meetings and the microphones so that it improves at a lower expense than redoing the entire sounds system.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Realmuto, 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: 3/18/24

Task	Remarks (Including Specific Areas for improvement)	
Mowing	Good	Mow with the chute pointed away from the ponds.
	Fair	Blow off clippings after mowing each area at a time.
	Poor	<ul style="list-style-type: none"> Weekly mowing will begin in March.
Edging Completed	Good	Nothing to report
	Fair	
	Poor	
String Trimming	Good	Nothing to report
	Fair	
	Poor	
Weed Control Turf/Beds	Good	Weeds starting to appear in beds more often. Please stay on top of this.
	Fair	
	Poor	
Shrubs/Ground Cover Care	Good	Many missing Red Ixora along the Blvd.
	Fair	<ul style="list-style-type: none"> Jose Confirmed he will have the plants on site 3/19/24 to be installed.
	Poor	<p>Indian Hawthorne along the Blvd is being removed. Due to the age of the shrub, it is unsightly.</p> <p>The Plumbago shrub along the Blvd was pruned but grew back quickly. They need to be pruned again.</p>

<p>Tree Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>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.</p> <p>Japanese Blueberry tress along the Blvd will not be trimmed for some time to allow for growth. Update: it is time to trim the around the trees.</p>
<p>Litter and Debris</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Litter is being seen around the Pool area (west side) please keep on top of this.</p>
<p>Pond Maintenance</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>String trim the correct direction around ponds.</p>

NOTES

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. **Staff seeking comparable quotes with other vendors.**

Treat ant mounds when identified. The Pet Play Park needs to be monitored for ants on the inside and surrounding areas.

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

Example of a Queen Palm being monitored



Staff is waiting for a quote for irrigation modifications behind the Pool (south side) and St. Augustine sod installation cost. This would be installed in the area that the Viburnum hedge was removed from.

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

Mike and Roy,

The Lake Ashton Community Action Committee met recently with Jay Jarvis, Director of Polk County Roads and Drainage. At the meeting, we asked him about the plans to install a temporary traffic signal at the Thompson Nursery Road entrance of Lake Ashton. He said that the bid package is currently in process and the signal should be installed no later than the end of 2025.

However, at the 9-May-2023 Monday Coffee, Bill Skelton told us they were working on the agenda and write-up for the RFP now, and we should see installation of the signal within a year. We are approaching one year in May.

We have drafted a communication to Jay Jarvis asking that the temporary traffic signal be installed by the end of 2024. We would like the LA CDD1 and CDD2 to send this letter on behalf of Lake Ashton. Please let me know how we can expedite the signature and sending of this letter.

Also, we have an update for the community coming out in the March LA Times. Tip Franklin mentioned that Roy thought we might want to come to a joint CDD meeting. We don't really have much new to report other than what is in the LA Times article. Let me know if there is something in particular you would like to hear about.

Shelley Miller
Lake Ashton Community Action Committee

SECTION VIII

SECTION B



03/25/2024

**Lake Ashton I CDD Meeting
Engineering Report**

- 1) **Cart Path Repairs**
 - Awarded to AAA.
 - Scheduled for 03/22.

- 2) **4173 Limerick**
 - Surface depression.
 - Exhibit attached.

- 3) **Hole #4 Green Bridge (Bridge # 7)**
 - NW Corner undermining.
 - Exhibit attached.

- 4) **Pond/Cart Path Proximity Review**
 - Exhibits attached.

4173 Limerick

Legend



Sanitary sewer

Storm sewer

Surface Depression



100 ft

Google Earth

Exhibit Locations

Legend

- Lake Ashton
- Lake Ashton
- Lake Ashton Golf Club

Hole #4 Bridge

Hole #4
Flume

Hole #5

Hole #2
Green

Hole #1
Green

Lake Ashton

Thompson Nursery Rd

Birkdale Dr

Tralee Dr

Ashton Club Dr

Ashton Club Dr

Lake Ashton

Ashton Palms Dr

National Translation Services, Inc

Lake Ashton Golf Club

Pebble Beach Blvd

Limber Ln

Rattlesnake Lake

Ashton Lakes

Ventana Ln

Lake Ashton West CDD

Backe Dr

Google Earth

Image Landsat / Copernicus

4000 ft





Hole #4 Bridge NW Corner Undermining



Hole #1 Green



Hole #2 Green



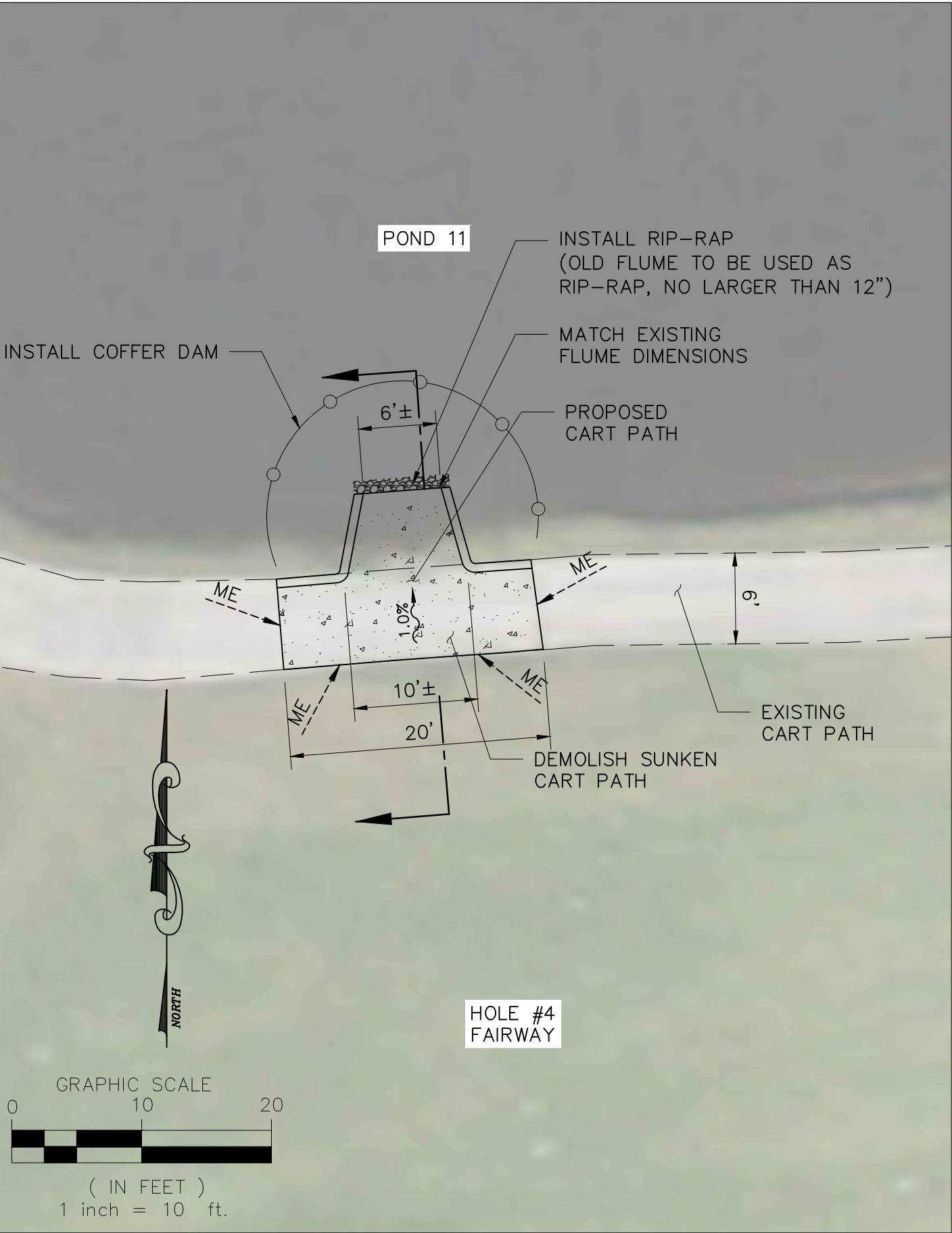
Hole #4 Flume



Hole #4 Fairway



Hole #5

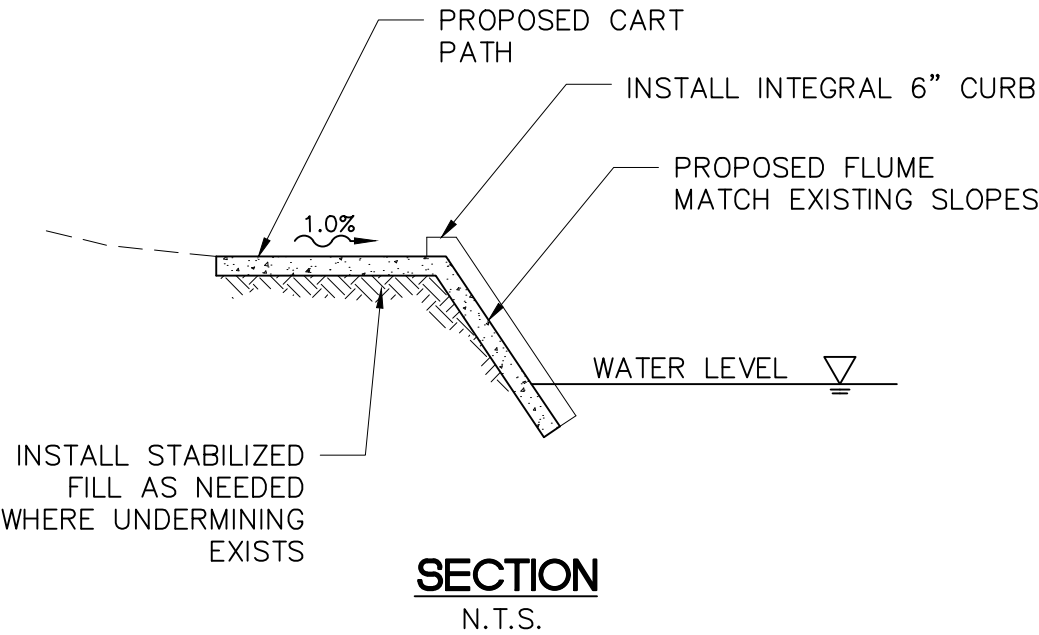


LEGEND

MATCH EXISTING GRADE

EXIST. SURFACE FLOW

PROPOSED SURFACE FLOW LINE



RAYL

ENGINEERING & SURVEYING, LLC

610 EAST MAIN STREET
DAKOTA, MI 48301
www.raylengineering.com

FL ID REG# 206020 © 2024 FL ID REG# 7770

NO.

DATE:

REVISION

LICENSED PROFESSIONAL:
ALAN L. RAYL, PE, PSM

FLORIDA REGISTRATION NUMBERS:
PE 44116 / PSM 5736

JOB NO. 19-165

DATE: FEB. 2024

DRAWN BY: VR

CHECKED BY: AR/GP

PREPARED FOR:
LAKE ASHTON I CDD
LAKE WALES, FLORIDA

CART PATH - HOLE #4

CART PATH

SHEET NUMBER

C00.01

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: March 25, 2024



Events and Activities

April is Volunteer Appreciation Month so Staff has booked a band and Charm City is providing dinner and one beer or wine ticket per volunteer at only their cost. Staff at the Clubhouse and HFC are working to solicit sponsorships from local businesses to make the event completely free for all volunteers. Invitations will be sent to resident volunteers the week of March 18.

The Lake Ashton Activities Advisory Group continues to meet on a monthly basis and will be working on filling up the 2025 calendar at the April meeting. At the March meeting, group members gave suggestions to staff for the Summer Locals Series. Staff is in the process of booking entertainment. Dates and bands will be announced in the April newsletter. Staff would like to thank the Activities Advisory Group for their time and dedication.



The following events are scheduled for March – May at the Clubhouse

3/29: ETS Show: Jenene Caramielo
4/3: New Resident Social
4/5: Luau
4/9: Crafting with Carmen - DIY T-shirt Bags
4/12: Think & Drink: PRP
4/15: Bloodmobile
4/16: Community Social Potluck
4/19: Volunteer Appreciation Event
4/24: Brushes & Beverages
4/25: Vibes - Calming Your Mind
4/30: Beaded Flowers w/ The Art of Beading
5/7: Seasonal Floral Frames Class - Patriotic
5/17: Denim & Diamonds Ladies Luncheon

Bus Trips Scheduled

4/6: Der Dutchman and Selby Gardens
4/22-4/24: Jekyll Island and Jacksonville

Newsletter:



The March *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on March 1. The front cover promoted the LAPAC Community Showcase Cast and Crew. The back cover promoted the 16th Annual Fine Arts and Photography Show. The April edition will be distributed on **Monday, April 1.**



Monday Coffee:

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

- April 1 – Mayor Jack Hilligoss
- April 7 – Polk County Roads Updates
- April 22 – WH EDE and Commissioner Brad Danztler
- April 29 – Polk Museum of Art and AdventHealth “Health Talks” Series
- May 6 – Lori Edwards

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.
 - Staff is continuing to work on bringing natural gas into the community. The gas line has been run in front of the Lake Ashton Thompson Nursery Road entrance, 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 at an upcoming BOS meeting.
 - An energy audit was conducted on January 30. TECO recommended the installation of solar tinting on Clubhouse windows. Staff has provided a quote for Board consideration at the Budget Workshop. We were informed that there would be rebates available in 2025 for this project. It is estimated a cost savings of \$3,084.48 annually.

- Staff completed painting of the Craft Room. This project was done in-house and saved the District approximately \$1,000.
- All electric heaters and heat pumps to the pool were turned off since the temperatures have been higher recently.

Safety and Security:

- Staff is working with Supervisor Costello and Supervisor Mecsics on combining the two RFID policies into one per direction given at the Joint Board of Supervisors Meeting.
- Securitas is completing installation of CCTV cameras the week of March 25.
- Electrical work is on-going and should be completed the week of 3/18/24.
- Tekwave conducted a training session on March 7 and will be conducting a follow-up session in the coming weeks. Staff will also be part of the training that is being scheduled for LAICDD.
- Staff asked for TekWave to set up a training/informational session for residents to be conducted in the coming weeks. Once we receive a date we will advertise to residents via email blasts.
- The resident gate has been hit a total of 6 times in FY24. The visitor side was hit one time in FY24. All have been sent an invoice for replacement of the gate arm (\$790 each). All have been paid with exception of the most recent visitor gate strike which occurred on 3/7/24. We are working with insurance on this incident.

Follow-Up from Previous Board Meetings

- Staff is continuing to work with Alternative Gas to provide a quote to convert our current propane equipment to natural gas. They have made a site visit but have not provided pricing yet. In addition, staff is working with the restaurant on prices for new equipment to add to the cost-benefit analysis as an option for Supervisors to consider. During the tour with Alternative Gas they recommended replacing the majority of the propane equipment because of the age of the equipment.
- 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.

General Updates and New Business:

- Staff is working with Extreme Graphics to repair a stop sign and street sign at the corner of Ashton Club Drive and Gullane Drive. The vendor that caused this damage is being sent an invoice for reimbursement (\$840).

- The resident that performed unauthorized maintenance on the shore of the pond between Dornoch Drive and Gullane Drive has reimbursed the District for the work that was performed (\$5,052.50).
- Staff has received a quote for \$12,555.22 for two additional treadmills for the Fitness Center. This does not include the \$200 per unit for trade in of our current units. The total would be \$12,155.22. The replacement of 2 treadmills is included in the list of projects to consider for FY 25. Staff has reached out to additional vendors for quotes. One vendor is only able to quote a used model due to a non-compete agreement with Life Fitness. A used model is not recommended by staff. It is recommended to have all 4 units to be the same. This proposal is a little over \$600 cheaper than the last two units that were purchased from Life Fitness. The quote is included for Supervisor consideration.

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	The contract was executed on September 28. Installation is nearing completion. Staff attended 1 of 3 training sessions on March 7. RFID tags and Amenity Access Cards have been received and were processed for payment at the beginning of March. 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.	3/18/2024		
Installation of ATM	\$500.00		2/26/2024	Staff heard from another vendor since the February board meeting and is working on comparing the two options.	3/18/2024		
Spa Lift Installation	\$7,500.00		1/22/2024	Some adjustments to the install are being facilitated. The adjustments will be completed the week of March 25.	3/18/2024		
<i>Pavement Management, Stormwater Management Bridges and Pathways</i>							
Various Concrete Pathway Repairs	\$4,500.00		2/26/2024	Work is scheduled for March 22	3/18/2024		
<i>Completed Projects</i>							
Replacement of Bridge Boards on Bridge 1 and 11	\$10,000.00	\$9,420.00	9/18/2023	This project is completed.	3/18/2024		\$9,420.00
Grease Trap Installation	\$40,000.00	\$45,127.14	8/21/2023	This project is complete. The overage noted was due to a repair to a gas line (\$1092.14) and paver/sod repairs (\$5535).	3/18/2024		\$45,127.14

SECTION 1

Quote# 3728281 - 1R

Date 29-FEB-2024

Bill To

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

Contact:
Cell:
Office:
Email:

Ship To

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

Contact:
Cell:
Office:
Email:



Page 1/3

SALES REPRESENTATIVE

CHRISTOPHER FOEDERER
Cell: 407-341-1217
Office: 407-341-1217
Email: Chris.Foederer@lifefitness.com

Life Fitness

Corporate Address:

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

Remittance Address:

2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell:
Email:
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	ASPT-SL ASPIRE TREADMILL SL MODEL - Aspire Tread SL Charcoal Grey Smooth Low VT Base/SL TREAD LED CONSOLE ENGLISH IMPERIAL/	2	8,999.00	-3,404.00	5,595.00	11,190.00

Quote# 3728281 - 1R

Date 29-FEB-2024

PO Number		Subtotal	
Payment Type		List Price	17,998.00
Payment Terms NET 30		Adjustment and Surcharge	-6,808.00
Freight Terms		Selling Price	11,190.00
FOB			
Freight/Fuel/Installation			1,365.22
		Tax TAXES AS APPLICABLE	
Total(USD)			12,555.22

Notes:

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

Quote#

3728281 - 1R

Page 3/3

Date 29-FEB-2024

Shipment Priority:

Requested Delivery Date:

Prices set forth in this Quote are good for 30 days.

Full set of Life Fitness Terms and Conditions <https://www.lifefitness.com/en-us/legal/terms-conditions>

Excerpts from the Life Fitness Terms and Conditions are below:

Key Term	Contract Language
Delivery Delay - Buyer extends Requested Delivery Date by more than 30 days	2. DELIVERY (B): Delays or Product Holds made at Buyer's request or due to Buyer's failure to take requested action ("Buyer's Factors"), as more specifically defined in Section 19, may result in delivery delay fees and/or price adjustments in accordance with Sections 2 and 19. If Buyer seeks to extend the Requested Delivery Date by more than thirty (30) days from the Buyer's original Requested Delivery Date, (i) Buyer will pay LF 50% of the total invoice price for the Products at the time of providing notice to LF of the extended delivery date, with the balance due in accordance with Buyer's previously agreed-upon payment terms with LF, and (ii) Buyer will pay monthly "delivery delay fees" equal to 1% of the total invoice price for the Products, calculated from Buyer's original Requested Delivery Date until Products are delivered. The payment and fees pursuant to sections 2(B)(i) and 2(B)(ii) will not apply if Buyer requests extension of the delivery date at least sixty (60) days prior to the original Requested Delivery Date.
Payment - Late Payment	5. PAYMENT: [Late payment]. . . Payments not made by Buyer on or before the due date shall bear interest at three percent (3%) per month or the maximum rate permitted by law, whichever is less. Such interest shall be in addition to and without limitation of any other rights or remedies which LF may have under this Agreement or at law or in equity. Buyer agrees to pay any attorney's fees and costs incurred by LF in enforcing its rights under this Agreement. . .
Returns	7. RETURNS: Within ten (10) days of delivery, Buyer may contact LF to discuss return options, which may include, at LF's sole discretion, (A) return of new, unused Products for credit; or (B) return of non-stocked or used Products for a fair market repurchase price, as determined by LF, which shall be issued in the form of a product credit. (C) All custom, ("Built-to-Order") Products, which are defined as any Products ordered in optional or custom frame colors, as defined on the [LF Quote and Purchase Order], are final sale and not eligible for return. Approved credits or repurchase prices will not include freight, fuel and installation charges incurred by LF. Authorized returns require a Return Material Authorization (RMA) Number. To obtain an RMA number contact LF at 1.800.735.3867. The returned Product must be returned in its original packaging, as applicable with the RMA number boldly written on the outside of the package. LF assumes no responsibility for damage caused by shipping or improper packaging. Each returned Product is subject to a re-stocking fee of twenty percent (20%) of the Product's purchase price, plus all expenses incurred by LF in connection with facilitating the return, including but not limited to costs related to third party installers, and shipping and handling.
Canceled and Changed orders	8. CANCELED AND CHANGED ORDERS: Orders modified, changed, or canceled by Buyer (including, but not limited to, failure to timely collect or pick up a Will Call Order) within 60 days prior to the Buyer's original Requested Delivery Date or within 90 days prior to the Requested Delivery Date for Built-to-Order Products are subject to a restocking fee of twenty percent (20%) of the Products' purchase price.
Price Adjustment - External Factors	19. PRICE ADJUSTMENT: (A) External Factors - Buyer acknowledges that the Products' price and associated costs and taxes are subject to external factors unknown to LF at the Agreement date ("External Factors"), including, but not limited to: (a) fluctuations in prices for raw materials, fuel, transportation; (b) fluctuations in foreign exchange; (c) changes to applicable law, duties, tariffs and tolls; and (d) Force Majeure Events. LF may notify Buyer of a change to a price caused by an External Factor 30 days after Order is placed, or whatever notice period may be required by applicable law. Buyer may suggest ways for LF to mitigate the External Factor, which LF will consider in good faith. If LF and Buyer cannot agree on the price change caused by an External Factor within 10 business days of notification, LF may at its option: (a) proceed on the basis of the unchanged price; or (b) terminate the Order on 1 business days' prior written notice. . .
Price Adjustment - Requested Delivery Date extended more than nine (9) months from the Order Acknowledgement Date	19. PRICE ADJUSTMENT. . . (B): Buyer's Factors. Buyer acknowledges that if the price and associated costs and taxes increase, and are dependent on Buyer's Factors, which are within the control of Buyer, including: (a) failure or delay to give LF information or instructions; or (b) request by Buyer: (i) to schedule the Requested Delivery Date; or (ii) to extend the Requested Delivery Date, to a date more than nine (9) months from the Order Acknowledgement date; then LF may, after giving the Buyer 5 business days' written notice, adjust the Products price to reflect current pricing as of the new Requested Delivery Date and/or to take account of Buyer's Factors. (C) Inability to Reach Agreement. If Buyer seeks to extend the Requested Delivery Date to a date more than nine (9) months from the Order Acknowledgement Date, and Buyer does not agree to LF's proposed adjusted price, reflecting updated pricing as of the new Requested Delivery Date, LF has the right to cancel the Order and Buyer agrees to pay a 20% restocking fee in connection with the Order.
Price Escalation	20. PRICE ESCALATION: If the term of the Agreement exceeds one (1) year, LF may automatically adjust the LF MSRP Price List(s): (i) annually effective on each new Order after the adjusted Price List(s)' effective date, and (ii) periodically, with five (5) days prior written notice, during the Term of the Agreement if subsections (a) through (d) herein cause a significant increase in LF's input costs, and will be effective on any Orders placed after the notification. The price adjustment shall be based on: (a) changes to the cost of raw materials and/or labor costs related to personnel responsible for manufacturing and/assembling the Products, (b) macroeconomic conditions, such as taxes, tariffs or duties, inflation, increased logistics/transportation costs, fluctuations in foreign exchange rates, natural disasters, labor shortages/strikes, etc., (c) applicable market trends, or (d) other events not within LF's control that impact the cost of manufacturing or selling the Products. The variation in the cost of the Products shall be consistent with applicable market indexes, where available, third-party sources or other evidence. LF reserves the right to add periodic surcharges to Orders, including without limitation, adjustments for the then-current price of fuel, such surcharges to be specified and invoiced by LF.
Limited Warranty	10: LIMITED WARRANTY: (A) Products – Standard Limited Warranty: Each Product has its own limited manufacturer's warranty (see www.lifefitness.com). Such limited warranty shall be the original Buyer's sole and exclusive remedy for any breach of warranty. (B) Products – Extended Limited Warranty: Each Product has its own limited manufacturer's warranty (see www.lifefitness.com). Such limited warranty shall be the original Buyer's sole and exclusive remedy for any breach of warranty. (C) Parts: Parts shall have the following limited warranty: Parts are warranted to the original Buyer for ninety (90) days from the date they are received. Such limited warranty shall be Buyer's exclusive remedy for any breach of warranty. To make a claim (parts only) during the limited warranty period, Buyer must contact LF for an RMA Number (see Section 7). For Non-Consumable (NC) part claims, Buyer will be subject to an "Unreturned Equipment Charge" which may be the price of the replacement part, if the replaced NC part is not returned within thirty (30) days of opening the claim. If, in LF's sole discretion, the part is damaged due to accident, misuse, abuse, fire, flood, Force Majeure Events, or other contingencies beyond LF's control, LF may deny the claim, in which case Buyer shall not be entitled to a credit, and any replacement parts must be purchased pursuant to LF's credit terms. THE WARRANTY STATEMENTS SET FORTH IN THIS SECTION 10 ARE THE SOLE LIMITED WARRANTIES MADE BY LF WITH RESPECT TO THE PRODUCTS PURCHASED BY OR PROVIDED TO BUYER PURSUANT TO THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES BY LF, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

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

LifeFitness

ASPIRE CARDIO

TREADMILL



ROOM TO RUN

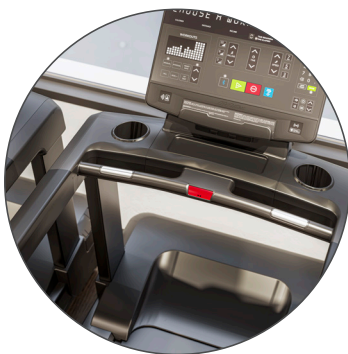
A streamlined all-purpose treadmill that keeps exercisers of all levels coming back. Aspire builds on the Life Fitness heritage of advanced biomechanics and is crafted with the reliability that Life Fitness cardio equipment is known for.

FEATURED:
Aspire Treadmill with
SL Console in Smooth Charcoal.



EXERCISER COMFORT

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



INVITING DESIGN

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



OPERATIONAL EFFICIENCY

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

LifeFitness

ASPIRE TREADMILL

INTUITIVE CONSOLE TECHNOLOGY

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

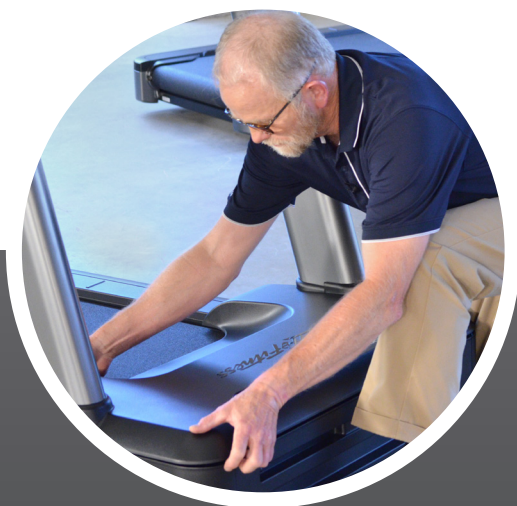
SL CONSOLE



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

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

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



SERVICEABILITY

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



HALO FITNESS CLOUD

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

ASPIRE TREADMILL

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

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

LifeFitness.com

©2022 Life Fitness, LLC. All Rights Reserved. Life Fitness and Flex Deck are registered trademarks of Life Fitness, LLC and its affiliated companies and subsidiaries.
Apple Watch is a registered trademark of Apple Inc. Bluetooth is a registered trademark of Bluetooth SIG, Inc.
PM-010-22 (10.22)

LifeFitness

SECTION D

Lake Ashton

Community Development District



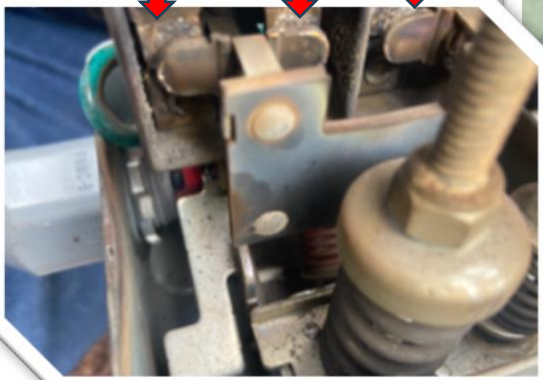
March 25, 2024

Matthew Fisher – Operations Manager

Contracted Services

Landscaping

Contacts to the pressure switch are in bad shape



Start run capacitor shorted out

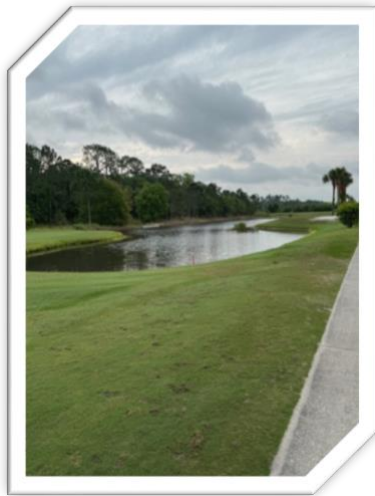
- ✚ The most recent site visit report is included.
- ✚ Risers were added to the irrigation heads at the entrance side off of Thomson Nursery Road. This will allow for better coverage of watering.
- ✚ The start stop capacitor was replaced to the well located near the Gate House due to an internal short. Also, the pressure switch was replaced. Kincaid check out all other components and all checked out fine.
- ✚ Oyster plants installed along east entrance walkway.



Risers installed for better watering coverage

Contracted Services

Aquatic Management

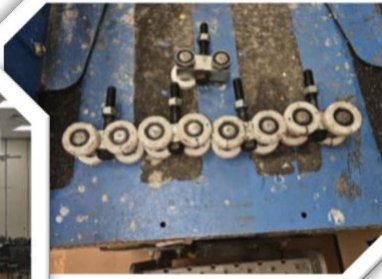
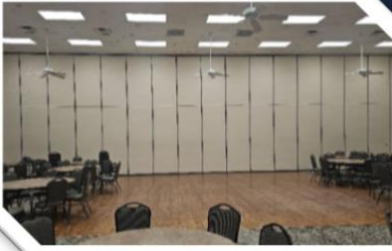


- + CDD ponds were reviewed with Applied Aquatics. Ponds remain in good condition.
- + The most recent pond inspection checklist is included.
- + The March LA Times included an article informing residents about native aquatic plants found in Lake Ashton ponds and lake.

Facility Maintenance

Completed

- ✚ Precision Service & Installation replaced damaged carriers to the Ballroom room divider.
- ✚ Staff cleaned the carpet in the Game Room.
- ✚ Staff pressure washed the concrete walkway from the east entrance to the Clubhouse to the east Pool entrance gate.
- ✚ Clean Right LLC pressure washed all the column caps along Thompson Nursery Rd and the Gate House area.



Facility Maintenance

Completed



- ✚ Staff painted the tables at the Pet Play Park.
- ✚ Staff repaired damaged concrete paver collar at the Pet Play Park.
- ✚ Staff pressure washed the fountain near the Gate House.



Facility Maintenance Forecaster

- ✚ Pressure wash Pavilion due to pollen. Tentative start date: the week of 3/25/24.
- ✚ Pressure wash Restaurant patio pavers. Tentative start date: the week of 4/1/24.
- ✚ Vinyl flooring in the Clubhouse main hallway cleaning. Tentative start date 4/8/24.

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: 3/18/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Minor torpedo grass treated.
E2	Good		Minor torpedo grass.
E3	Good		Minor torpedo grass.
E4	Fair		Minor Spike Rush.
E5	Good		Nothing to report.
E6	Good		Nothing to report.
E7	Fair	Yes	Minor algae north side where Spike Rush is present.
E8	Good		Torpedo grass treated. Treated with SeClear.
E9	Fair		Nothing to report.
E10	Good		Spike Rush being treated.
E11	Good		Nothing to report.
E12	Good		Nothing to report.
E13	Good		Nothing to report.
E14	Fair		Water is low. Treating with Copper Crystals.
GC1	Good		Nothing to report.
GC2	Good		Nothing to report.
GC3	Good		Torpedo Grass treated.
GC4	Good		Nothing to report.
GC5	Good		Eelgrass is present.
GC6	Good		Minor Spike Rush.
GC7	Bad		SeClear applied to this pond.
GC8	Good		Eelgrass present in the deeper water.
GC9	Fair		Nothing to report.
GC10	Good		Nothing to report.
GC11	Good		Minor Spike Rush appearing.
GC12	Good	Yes	Minor algae present. Treating every 2 weeks.
GC13	Good		Nothing to report.
GC14	Good		Nothing to report.
GC15	Good		Eelgrass present around edges.
GC16	Good		Nothing to Report.
GC17	Good		Nothing to report.
GC18	Good		Minor Eelgrass.
GC19	Good	Yes	Minor algae. Eelgrass present.

GC20	Good		Nothing to report.
GC21	Good		Water level is low.

LACDD GOLF COURSE PONDS



LACDD PONDS



SECTION IX

SECTION A

Lake Ashton
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,108,605	\$ -	\$ -	\$ 1,108,605
Capital Reserve Account	\$ -	\$ -	\$ 542,719	\$ 542,719
Due from Capital Projects	\$ 8,717			\$ 8,717
Due from General Fund	\$ -	\$ 13,291	\$ -	\$ 13,291
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 2,113	\$ -	\$ 231,550	\$ 233,662
Reserve	\$ -	\$ 198,375	\$ -	\$ 198,375
Revenue	\$ -	\$ 413,219	\$ -	\$ 413,219
Prepayment 2015-1	\$ -	\$ 20,189	\$ -	\$ 20,189
Prepayment 2015-2	\$ -	\$ 36	\$ -	\$ 36
Total Assets	\$ 1,119,434	\$ 645,110	\$ 774,269	\$ 2,538,813
Liabilities:				
Accounts Payable	\$ 52,129	\$ -	\$ -	\$ 52,129
Due to Debt Service	\$ 13,291	\$ -	\$ -	\$ 13,291
Due to General Fund	\$ -	\$ -	\$ 8,717	\$ 8,717
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 76,845	\$ -	\$ 8,717	\$ 85,562
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 645,110	\$ -	\$ 645,110
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 765,552	\$ 765,552
Unassigned	\$ 1,042,589	\$ -	\$ -	\$ 1,042,589
Total Fund Balances	\$ 1,042,589	\$ 645,110	\$ 765,552	\$ 2,453,251
Total Liabilities & Fund Balance	\$ 1,119,434	\$ 645,110	\$ 774,269	\$ 2,538,813

SECTION B

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ 500	\$ 208	\$ 6,455	\$ 6,247
Total Revenues	\$ 500	\$ 208	\$ 6,455	\$ 6,247
Expenditures:				
Capital Projects	\$ 450,850	\$ 322,036	\$ -	\$ 322,036
Bocce Court	\$ -	\$ -	\$ 19,893	\$ (19,893)
Fitness Center Equipment	\$ -	\$ -	\$ 12,763	\$ (12,763)
Pavement/Curb Repairs	\$ -	\$ -	\$ 13,650	\$ (13,650)
Restaurant Equipment	\$ -	\$ -	\$ 6,350	\$ (6,350)
Bridge Management	\$ -	\$ -	\$ 9,420	\$ (9,420)
Grease Trap Installation and Replacement	\$ -	\$ -	\$ 42,527	\$ (42,527)
Shoreline Restoration	\$ -	\$ -	\$ 40,700	\$ (40,700)
Pool/Spa	\$ -	\$ -	\$ 4,690	\$ (4,690)
Contingencies	\$ 82,200	\$ 58,714	\$ -	\$ 58,714
Other Current Charges	\$ 650	\$ 464	\$ -	\$ 464
Total Expenditures	\$ 533,700	\$ 381,214	\$ 149,992	\$ 231,222
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (143,537)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 449,420	\$ 449,420	\$ 449,420	\$ -
Total Other Financing Sources (Uses)	\$ 449,420	\$ 449,420	\$ 449,420	\$ -
Net Change in Fund Balance	\$ (83,780)		\$ 305,883	
Fund Balance - Beginning	\$ 548,136		\$ 459,669	
Fund Balance - Ending	\$ 464,356		\$ 765,552	

SECTION C

Lake Ashton
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<u>Revenues:</u>				
Special Assessments - Levy	\$ 2,145,886	\$ 2,104,719	\$ 2,104,719	\$ -
Rental Income	\$ 40,000	\$ 16,667	\$ 21,475	\$ 4,808
Entertainment Fees	\$ 165,000	\$ 140,448	\$ 140,448	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 39,583	\$ 53,771	\$ 14,188
Interest Income	\$ 8,000	\$ 3,333	\$ 49	\$ (3,285)
Restaurant Lease Income	\$ 19,600	\$ 8,167	\$ 11,678	\$ 3,512
Miscellaneous Income	\$ 5,000	\$ 2,083	\$ 27,228	\$ 25,145
Total Revenues	\$ 2,478,486	\$ 2,315,001	\$ 2,359,368	\$ 44,367
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,300	\$ 1,700
FICA Expense	\$ 918	\$ 383	\$ 252	\$ 130
Engineering	\$ 50,000	\$ 20,833	\$ 14,383	\$ 6,450
Arbitrage	\$ 600	\$ 250	\$ -	\$ 250
Dissemination	\$ 1,500	\$ 625	\$ 625	\$ -
Attorney	\$ 45,000	\$ 18,750	\$ 11,054	\$ 7,696
Annual Audit	\$ 3,930	\$ 1,638	\$ -	\$ 1,638
Trustee Fees	\$ 4,310	\$ 1,796	\$ -	\$ 1,796
Management Fees	\$ 66,410	\$ 27,671	\$ 27,671	\$ 0
Accounting System Software	\$ 1,000	\$ 417	\$ 417	\$ 0
Postage	\$ 3,500	\$ 1,458	\$ 1,637	\$ (178)
Printing & Binding	\$ 500	\$ 208	\$ 20	\$ 188
Newsletter Printing	\$ 50,000	\$ 20,833	\$ 24,706	\$ (3,873)
Marketing	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Rentals & Leases	\$ 5,500	\$ 2,292	\$ 725	\$ 1,567
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 750	\$ 313	\$ -	\$ 313
Office Supplies	\$ 300	\$ 125	\$ 14	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 172,150	\$ 157,357	\$ 14,793

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 205,011	\$ 205,011	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 142,203	\$ 145,466	\$ (3,264)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 3,958	\$ 2,420	\$ 1,539
Access Control System	\$ 64,235	\$ 26,765	\$ 2,457	\$ 24,308
Pest Control	\$ 4,690	\$ 1,954	\$ 1,540	\$ 414
Telephone/Internet	\$ 12,204	\$ 5,085	\$ 2,669	\$ 2,416
Electric	\$ 240,000	\$ 100,000	\$ 103,799	\$ (3,799)
Water	\$ 16,000	\$ 6,667	\$ 7,216	\$ (549)
Gas-Pool	\$ 25,000	\$ 10,417	\$ 15,270	\$ (4,853)
Refuse	\$ 8,000	\$ 3,333	\$ 3,705	\$ (372)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 35,667	\$ 33,034	\$ 2,632
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,250	\$ 841	\$ 409
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 7,083	\$ 4,123	\$ 2,960
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 2,500	\$ 326	\$ 2,174
Furniture, Fixtures, Equipment	\$ 10,000	\$ 4,167	\$ 4,275	\$ (108)
Repairs and Maintenance-Pool	\$ 15,000	\$ 6,250	\$ 8,528	\$ (2,278)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,250	\$ 5,013	\$ (2,763)
Landscape Maintenance-Contract	\$ 194,700	\$ 81,125	\$ 77,615	\$ 3,510
Landscape Maintenance-Improvements	\$ 15,000	\$ 6,250	\$ 891	\$ 5,359
Irrigation Repairs	\$ 3,500	\$ 1,458	\$ 4,984	\$ (3,526)
Lake Maintenance-Contract	\$ 53,628	\$ 22,345	\$ 15,580	\$ 6,765
Lake Maintenance-Other	\$ 2,000	\$ 833	\$ -	\$ 833
Wetland/Mitigation Maintenance	\$ 45,338	\$ 18,891	\$ -	\$ 18,891
Permits/Inspections	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,083	\$ 1,003	\$ 1,080
Credit Card Processing Fees	\$ 5,500	\$ 2,292	\$ 3,518	\$ (1,227)
Dues & Subscriptions	\$ 9,500	\$ 3,958	\$ 2,135	\$ 1,823
Decorations	\$ 2,000	\$ 833	\$ 425	\$ 408
Special Events	\$ 165,000	\$ 102,148	\$ 102,148	\$ -
Total Operations & Maintenance	\$ 1,859,108	\$ 808,027	\$ 753,993	\$ 54,033
Total Expenditures	\$ 2,177,511	\$ 980,177	\$ 911,350	\$ 68,827
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ 1,448,018	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (449,420)	\$ (449,420)	\$ (449,420)	\$ -
Total Other Financing Sources/(Uses)	\$ (449,420)	\$ (449,420)	\$ (449,420)	\$ -
Net Change in Fund Balance	\$ (148,445)		\$ 998,598	
Fund Balance - Beginning	\$ 148,445		\$ 43,991	
Fund Balance - Ending	\$ 0		\$ 1,042,589	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 401,892	\$ 401,892	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 15,792	\$ 15,792
Interest Income	\$ 500	\$ 208	\$ 5,129	\$ 4,920
Total Revenues	\$ 417,371	\$ 402,101	\$ 422,813	\$ 20,712
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		\$ 283,688	
Net Change in Fund Balance	\$ 19,121		\$ 283,688	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 645,110	

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	\$ 67,896	\$ 52,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,104,719
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ 1,650	\$ 5,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,475
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,448
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,771
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,678
Miscellaneous Income	\$ 2,064	\$ 2,156	\$ 1,440	\$ 20,061	\$ 1,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,228
Total Revenues	\$ 136,898	\$ 496,350	\$ 1,533,808	\$ 107,814	\$ 84,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,359,368
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,383
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,054
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,671
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,637
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ 5,261	\$ 5,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,706
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ 145	\$ 145	\$ -	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 89,877	\$ 17,153	\$ 14,901	\$ 20,556	\$ 14,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,357

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	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	205,011
Gate/Patrol/Pool Officers	\$ 27,508	\$ 29,179	\$ 30,486	\$ 30,364	\$ 27,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	145,466
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ 1,244	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,420
Access Control System	\$ 614	\$ 614	\$ 614	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,457
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,669
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103,799
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,216
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,270
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,705
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,293	\$ 2,901	\$ 9,348	\$ 7,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,034
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 220	\$ -	\$ 621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	841
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,123
Repairs and Maintenance-Restaurant	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	326
Furniture, Fixtures, Equipment	\$ 517	\$ 476	\$ 3,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,275
Repairs and Maintenance-Pool	\$ 3,253	\$ 980	\$ 2,493	\$ 1,731	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,528
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 510	\$ 3,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,013
Landscape Maintenance-Contract	\$ 15,738	\$ 15,738	\$ 15,738	\$ 15,738	\$ 14,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,615
Landscape Maintenance-Improvements	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	891
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,984
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,580
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 529	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,003
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,518
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,135
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,148
Total Operations & Maintenance	\$ 142,766	\$ 127,982	\$ 205,394	\$ 145,125	\$ 132,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	753,993
Total Expenditures	\$ 232,643	\$ 145,136	\$ 220,295	\$ 165,681	\$ 147,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	911,350
Excess (Deficiency) of Revenues over Expenditures	\$ (95,746)	\$ 351,214	\$ 1,313,513	\$ (57,867)	\$ (63,097)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,448,018
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (449,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(449,420)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (449,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(449,420)
Net Change in Fund Balance	\$ (95,746)	\$ 351,214	\$ 1,313,513	\$ (507,287)	\$ (63,097)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	998,598

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

February 26, 2024

Date	Check Numbers	Amount
<u>General Fund</u>		
2/23/24	9091-9102	\$27,913.44
2/29/24	9103-9109	\$6,881.94
3/12/24	9110-9126	\$86,952.10
General Fund Total		\$121,747.48
<u>Capital Projects Fund</u>		
2/23/24	378	\$1,365.00
2/29/24	379-380	\$24,670.00
Capital Projects Fund Total		\$26,035.00

AP300R
*** CHECK NOS. 009091-050000

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

RUN 3/15/24

PAGE 10

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/23/24	00673	2/19/24 56303851	202402 320-57200-54500	SUPPLIES	*	39.04	
				ARAMARK			39.04 009091
2/23/24	00756	2/16/24 02162024	202402 320-57200-49400	VALENTINES DAY DINNER	*	3,780.00	
				CHARM CITY			3,780.00 009092
2/23/24	00772	2/20/24 02202024	202402 300-22000-10000	REFUND-DAMAGE DEPOSIT	*	1,000.00	
		2/20/24 02202024	202402 300-36200-10500	REFUND-DAMAGE DEPOSIT	*	35.00-	
				CITY OF LAKE WALES			965.00 009093
2/23/24	00621	2/16/24 989035	202402 320-57200-54501	SVCS-02/24	*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 009094
2/23/24	00768	2/07/24 18989-1	202402 320-57200-54510	REPAIRS-02/24	*	621.21	
				FITNESS MACHINE TECHNICIANS			621.21 009095
2/23/24	00098	2/05/24 1285-012	202401 320-57200-54500	SUPPLIES	*	1,415.25	
				HOME DEPOT CREDIT SERVICES			1,415.25 009096
2/23/24	00504	2/14/24 104893	202402 320-57200-54500	SVCS-02/24	*	541.44	
				KINCAID ELECTRICAL SERVICES			541.44 009097
2/23/24	00753	2/01/24 10223034	202402 320-57200-45300	SUPPLIES	*	71.60	
				POOL & PATIO CENTER			71.60 009098
2/23/24	00773	2/21/24 25057	202402 320-57200-54500	SVCS-PARTITION PANELS	*	4,922.00	
				PRECISION SERVICE & INSTALLATION			4,922.00 009099
2/23/24	00653	2/20/24 02202024	202402 300-22000-10000	REFUND-DAMAGE DEPOSIT	*	500.00	
				VICTORY RIDGE ACADEMY			500.00 009100
2/23/24	00430	2/10/24 50286586	202403 310-51300-42502	COPIER LEASE	*	144.90	
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 009101
				LAKA LAKE ASHTON SHENNING			

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*** CHECK NOS. 009091-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/23/24	00445	2/01/24 OS650481	202402 320-57200-46200	MAINT-02/24	*	15,738.00	
		2/01/24 OS650481	202402 320-57200-46200	DAMAGE CREDIT	*	1,075.00-	
				YELLOWSTONE LANDSCAPE			14,663.00 009102
2/29/24	00522	2/24/24 31613345	202402 320-57200-43200	SVCS 02/24	*	1,078.32	
				AMERIGAS			1,078.32 009103
2/29/24	00075	11/27/23 43150-11	202311 320-57200-54506	SVCS 11/23	*	149.00	
		2/02/24 44638-02	202402 320-57200-54506	SVCS 02/24	*	124.00	
				ARTS GOLF CARS, INC.			273.00 009104
2/29/24	00756	2/22/24 02222024	202402 320-57200-49400	EVENT-02/14/24 BARTENDERS	*	200.00	
				CHARM CITY			200.00 009105
2/29/24	00055	2/15/24 20735-02	202402 320-57200-43100	SVCS 02/24	*	829.92	
				CITY OF LAKE WALES-UTILITIES DEPT			829.92 009106
2/29/24	00003	2/20/24 84149081	202402 310-51300-42000	DELIVERY THRU 02/09/24	*	39.08	
				FEDEX			39.08 009107
2/29/24	00504	2/16/24 104910	202402 320-57200-54500	SVCS 02/24	*	1,671.55	
				KINCAID ELECTRICAL SERVICES			1,671.55 009108
2/29/24	00538	2/19/24 104711	202402 320-57200-54506	SVCS 02/24	*	2,790.07	
				PERFORMAMCE PLUS CARTS			2,790.07 009109
3/12/24	00522	2/29/24 31616135	202402 320-57200-43200	SVCS 02/24	*	990.24	
				AMERIGAS			990.24 009110
3/12/24	00673	3/01/24 56303936	202403 320-57200-54500	SUPPLIES	*	46.20	
				ARAMARK			46.20 009111
3/12/24	00774	3/11/24 03112024	202403 320-57200-49400	VOLUNTEER APPREC 04/19/24	*	1,500.00	
				MELISSA COGDILL			1,500.00 009112
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 009091-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/12/24	00741	3/01/24 13	202403 320-57200-34000	AMENITY MGMT 03/24	*	41,002.25	
				COMMUNITY ASSOCIATIONS AND			41,002.25 009113
3/12/24	00466	2/29/24 49145	202403 310-51300-42501	LA TIMES NEWSLETTER 03/24	*	5,413.00	
				CUSTOMTRADEPRINTING.COM			5,413.00 009114
3/12/24	00003	3/05/24 84286099	202402 310-51300-42000	DELIVERY THRU 02/23/24	*	39.25	
				FEDEX			39.25 009115
3/12/24	00775	3/11/24 03112024	202403 320-57200-49400	LUAU 04/05/24	*	428.77	
				FLORIDA PIG ROAST LLC			428.77 009116
3/12/24	00215	3/01/24 462	202403 310-51300-34000	MGMT FEE 03/24	*	5,534.17	
		3/01/24 462	202403 310-51300-35100	INFO TECH 03/24	*	83.33	
		3/01/24 462	202403 310-51300-31300	DISSEMINATION AGENT SVCS	*	125.00	
		3/01/24 462	202403 310-51300-51000	OFFICE SUPPLIES 03/24	*	2.50	
				GMS-CENTRAL FLORIDA, LLC			5,745.00 009117
3/12/24	00512	3/01/24 2648351	202403 320-57200-41000	SVCS 03/24	*	65.00	
				KINGS III OF AMERICA, INC.			65.00 009118
3/12/24	00776	3/11/24 03112024	202403 300-22000-10000	REFUND WEDDING 03/02/24	*	1,000.00	
		3/11/24 03112024	202403 300-36200-10500	REFUND WEDDING 03/02/24	*	43.75-	
				DANIEL NOVELLA			956.25 009119
3/12/24	00538	3/01/24 10141	202403 320-57200-54506	MONTHLY SVCS 03/24	*	172.50	
				PERFORMAMCE PLUS CARTS			172.50 009120
3/12/24	00186	11/27/23 205316	202311 320-57200-54520	SVCS 11/23	*	326.10	
				QUALITY BEVERAGE EQUIPMENT SERVICE			326.10 009121
3/12/24	00631	3/04/24 RES19165	202402 310-51300-31100	SVCS THRU 02/5-02/27/24	*	2,946.29	
				RAYL ENGINEERING & SURVEYING, LLC			2,946.29 009122
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 009091-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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RUN 3/15/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/12/24	00238	3/01/24 303528	202403 320-57200-45300		*	1,832.45	
		SVCS 03/24		SPIES POOL,LLC			1,832.45 009123
3/12/24	00771	3/11/24 03112024	202403 320-57200-49400		*	1,600.00	
		LUAU 04/24		USO'S POLYNESIAN ENTERTAINMENT LLC			1,600.00 009124
3/12/24	00664	3/03/24 1561-032	202403 320-57200-54000		*	367.23	
		PURCHASES-03/03/24			*	342.49	
		3/03/24 1561-032	202403 310-51300-42000		*	95.11	
		PURCHASES-03/03/24			*	290.48	
		3/03/24 1561-032	202403 320-57200-49400		*	368.27	
		PURCHASES-03/03/24			*	77.20	
		3/03/24 1561-032	202403 320-57200-45300		*	296.38-	
		PURCHASES-03/03/24			*	2,600.00	
		3/03/24 1561-032	202403 320-57200-54500		*		
		PURCHASES-03/03/24			*		
		3/03/24 1561-032	202403 320-57200-51000		*		
		PURCHASES-03/03/24			*		
		3/03/24 1561-032	202403 300-36900-10300		*		
		PURCHASES-03/03/24			*		
		3/03/24 1561-032	202403 300-13100-10000		*		
		PURCHASES-03/03/24		WELLS FARGO-ACH			3,844.40 009125
3/12/24	00061	2/14/24 FEB-24	202402 320-57200-43000		*	20,044.40	
		SERVICE THRU 02/08/2024		TECO-ACH			20,044.40 009126
				TOTAL FOR BANK A		121,747.48	
				TOTAL FOR REGISTER		121,747.48	

LAKA LAKE ASHTON SHENNING

AP300R
*** CHECK NOS. 000378-050000

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

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/23/24	00114	11/27/23 19906-1	202311 600-53800-60007	RETAINAGE	*	1,365.00	
H&S INVESTMENT GROUP OF CENTRAL							1,365.00 000378

2/29/24	00116	1/11/24 030432-B	202401 600-53800-68004	FINAL PMT-GREASE TRAPS	*	19,250.00	
BROOKER SEPTIC SERVICE, INC.							19,250.00 000379

2/29/24	00112	10/12/23 2300	202310 600-53800-60009	SVCS 10/23 BALANCE	*	5,420.00	
EMC DOCKS							5,420.00 000380

TOTAL FOR BANK B						26,035.00	
TOTAL FOR REGISTER						26,035.00	

LAKA LAKE ASHTON SHENNING

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

Date Received	Collection Period	O&M Receipts	O&M Interest	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received		\$2,307,406.00 .36300.10100 General Fund 84%	\$443,681.32 025.36300.10000 21A Debt Svc Fund 16%	\$2,751,087.32 Total 100%
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
01/10/24	12/16/23-12/31/23	\$ 64,752.65	\$ -	\$ 12,376.11	\$ 2,013.67	\$ 388.69	\$ 1,494.53	\$ 73,231.87		\$ 61,484.20	\$ 11,747.67	\$ 73,231.87
01/16/24	INTEREST	\$ -	\$ 6,411.78	\$ -	\$ -	\$ -	\$ -	\$ 6,411.78		\$ 6,411.78	\$ -	\$ 6,411.78
02/09/24	01/01/24-01/31/24	\$ 55,107.29	\$ -	\$ 12,780.31	\$ 1,231.81	\$ 293.06	\$ 1,327.25	\$ 65,035.48		\$ 52,797.97	\$ 12,237.51	\$ 65,035.48
										\$ 2,104,718.77	\$ 401,892.42	\$ 2,506,611.19

Gross Percent Collected	96.53%
Balance Due	\$95,347.81

Budget Workshop

SECTION I

SECTION A

Adopted Budget
Fiscal Year 2024



LAKE ASHTON

Community Development District

August 21, 2023



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,055,306	\$2,086,060	(\$24,048)	\$2,062,012	\$2,145,886
Rental Income	001.300.36200.10100	\$40,000	\$48,823	\$2,500	\$51,323	\$40,000
Entertainment Fees	001.300.36200.10000	\$130,000	\$185,436	\$8,156	\$193,592	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$86,559	\$9,000	\$95,559	\$95,000
Interest Income	001.300.36100.10000	\$1,000	\$7,929	\$0	\$7,929	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$0	\$300	\$0	\$300	\$19,600
Insurance Proceeds	001.300.36900.10200	\$0	\$32,721	\$0	\$32,721	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$14,992	\$500	\$15,492	\$5,000
Carryforward	001.300.27100.10000	\$31,431	\$99,132	\$0	\$99,132	\$148,445
TOTAL REVENUES		\$2,357,737	\$2,561,952	(\$3,892)	\$2,558,060	\$2,626,931
Expenditures						
<u>Administrative</u>						
Supervisor Fees	001.310.51300.11000	\$4,000	\$5,558	\$900	\$6,458	\$12,000
FICA Expense	001.310.51300.21000	\$306	\$425	\$69	\$494	\$918
Engineering	001.310.51300.31100	\$60,000	\$21,416	\$4,283	\$25,699	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,850	\$250	\$2,100	\$1,500
Attorney	001.310.51300.31500	\$30,000	\$28,394	\$5,679	\$34,073	\$45,000
Annual Audit	001.310.51300.32200	\$3,850	\$0	\$3,850	\$3,850	\$3,930
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$63,248	\$52,707	\$10,541	\$63,248	\$66,410
Accounting System Software	001.310.51300.35100	\$1,000	\$833	\$167	\$1,000	\$1,000
Postage	001.310.51300.42000	\$2,500	\$2,346	\$469	\$2,815	\$3,500
Printing & Binding	001.310.51300.42500	\$1,000	\$400	\$25	\$425	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$47,648	\$9,530	\$57,178	\$50,000
Marketing		\$0	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$3,005	\$601	\$3,606	\$5,500
Insurance	001.310.51300.45000	\$60,823	\$61,372	\$0	\$61,372	\$67,509
Legal Advertising	001.310.51300.48000	\$1,500	\$2,205	\$441	\$2,646	\$1,500
Other Current Charges	001.310.51300.49000	\$1,250	\$302	\$60	\$362	\$750
Office Supplies	001.310.51300.51000	\$175	\$294	\$59	\$352	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$291,737	\$233,840	\$36,924	\$270,764	\$318,403
<u>Maintenance</u>						
Field Management Services	001.320.57200.34000	\$408,176	\$363,480	\$77,363	\$440,843	\$492,027
Gate/Patrol/Pool Officers	001.320.57200.34501	\$310,273	\$261,666	\$54,606	\$316,272	\$341,286
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$7,500	\$10,521	\$339	\$10,860	\$9,500
Access Control System		\$0	\$0	\$0	\$0	\$64,235
Pest Control	001.320.57200.54501	\$4,690	\$2,965	\$1,045	\$4,010	\$4,690

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Adopted Budget FY 2024
<u>Maintenance-continued</u>						
Telephone/Internet	001.320.57200.41000	\$13,600	\$10,065	\$2,164	\$12,229	\$12,204
Electric	001.320.57200.43000	\$220,000	\$192,817	\$38,563	\$231,380	\$240,000
Water	001.320.57200.43100	\$16,000	\$9,476	\$1,895	\$11,371	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$16,527	\$3,305	\$19,833	\$25,000
Refuse	001.320.57200.43300	\$14,000	\$3,050	\$610	\$3,660	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$57,600	\$54,637	\$5,500	\$60,137	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,877	\$375	\$2,252	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$12,215	\$2,443	\$14,658	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$0	\$12,556	\$0	\$12,556	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$15,000	\$6,152	\$1,230	\$7,382	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$20,000	\$26,950	\$5,390	\$32,340	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$3,670	\$734	\$4,405	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$161,210	\$32,242	\$193,452	\$194,700
Landscape Maintenance-Improvements	001.320.57200.46201	\$7,000	\$8,545	\$0	\$8,545	\$15,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$5,440	\$0	\$5,440	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$49,545	\$35,055	\$11,685	\$46,740	\$53,628
Lake Maintenance-Other	001.320.53800.46803	\$0	\$1,200	\$0	\$1,200	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$41,595	\$7,300	\$0	\$7,300	\$45,338
Permits/Inspections	001.320.57200.54100	\$2,200	\$3,969	\$794	\$4,762	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$2,944	\$589	\$3,533	\$5,000
Operating Supplies	001.320.57200.52000	\$23,000	\$13,354	\$2,671	\$16,025	\$0
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$4,199	\$840	\$5,038	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,000	\$7,812	\$1,562	\$9,375	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$1,245	\$249	\$1,494	\$2,000
Special Events	001.320.57200.49400	\$130,000	\$184,437	\$0	\$184,437	\$165,000
Storm Damage	001.320.57200.54502	\$0	\$5,337	\$0	\$5,337	\$0
Traffic Accident Repairs	001.320.57200.54503	\$0	\$6,085	\$0	\$6,085	\$0
TOTAL MAINTENANCE		\$1,610,099	\$1,436,756	\$246,195	\$1,682,950	\$1,859,108
TOTAL EXPENDITURES		\$1,901,836	\$1,670,596	\$283,118	\$1,953,714	\$2,177,511
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$449,420)
TOTAL OTHER SOURCES AND USES		(\$455,901)	(\$455,901)	\$0	(\$455,901)	(\$449,420)
EXCESS REVENUES		\$0	\$435,456	(\$287,011)	\$148,445	\$0

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$161,518
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404
No. of Units	986	986	977	977	974	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

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

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$60,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$500.00
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$7,800.00
211003675231	LAKE ASHTON PHIII B - OUTDOOR LIGHTING	\$24,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$47,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$64,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
TOTAL		<u><u>\$240,000.00</u></u>

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

Refuse Service 001.320.57200.43300

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance 001.320.53800.46800

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2024

Wetland/Mitigation Maintenance 001.320.53800.46801

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

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

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

Lake Ashton

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$455,901	\$455,901	\$0	\$455,901	\$449,420
Interest Income	\$1,000	\$14,359	\$0	\$14,359	\$500
Carryforward Surplus	\$273,754	\$309,127	\$0	\$309,127	\$548,136
TOTAL REVENUES	\$730,655	\$779,387	\$0	\$779,387	\$998,056
Expenditures					
Capital Projects-FY 23					
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$0
Treadmills (2)	\$10,000	\$0	\$0	\$0	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$58,675	\$0	\$58,675	\$0
Lake Ashton Shoreline Restoration	\$16,000	\$0	\$0	\$0	\$0
Gate Operators with LED Gate Arms	\$10,000	\$0	\$0	\$0	\$0
Bocce Court Refurbishment	\$20,000	\$0	\$0	\$0	\$0
HVAC	\$27,000	\$21,861	\$0	\$21,861	\$0
Asphalt and Curbline repairs	\$20,000	\$0	\$0	\$0	\$0
Golf Course Pathways	\$10,000	\$0	\$0	\$0	\$0
Golf Course Bridge Maintenance	\$30,000	\$0	\$0	\$0	\$0
Pond Repairs	\$10,000	\$0	\$0	\$0	\$0
Paver Maintenance	\$11,500	\$0	\$0	\$0	\$0
Restaurant Equipment	\$16,000	\$0	\$0	\$0	\$0
Other BOS Approved Capital Projects					
Fence Repairs	\$0	\$3,500	\$0	\$3,500	\$0
Stormwater Management	\$0	\$29,481	\$0	\$29,481	\$0
Amenity Room Refurbishment	\$0	\$13,265	\$0	\$13,265	\$0
LA Blvd. Refurbishment	\$0	\$80,430	\$0	\$80,430	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$0
Capital Projects-FY 24					
Capital Projects	\$0	\$0	\$0	\$0	\$450,850
Contingencies	\$0	\$0	\$0	\$0	\$82,200
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$259,450	\$219,251	\$12,000	\$231,251	\$533,700
EXCESS REVENUES	\$471,205	\$560,136	(\$12,000)	\$548,136	\$464,356

	RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance		\$361,998	\$297,127	\$536,136	\$452,356	\$605,356
Reserves		\$349,813	\$455,901	\$449,420	\$400,000	\$400,000
Interest		\$4,112	\$14,359	\$500	\$3,000	\$3,000
Expenditures		(\$257,331)	(\$231,251)	(\$533,700)	(\$250,000)	(\$250,000)
Expenditures-Restaurant		(\$161,465)	\$0	\$0	\$0	\$0
Ending Balance		\$297,127	\$536,136	\$452,356	\$605,356	\$758,356

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - Levy	\$435,837	\$423,348	\$7,356	\$430,704	\$416,871
Special Assessments - PPMT A-1	\$0	\$23,953	\$0	\$23,953	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$2,759	\$1,971	\$4,730	\$500
Carry Forward Surplus ⁽¹⁾	\$153,012	\$189,146	\$0	\$189,146	\$90,783
TOTAL REVENUES	\$589,350	\$639,206	\$9,327	\$648,533	\$508,154
Expenditures					
Series 2015A-1					
Interest - 11/01	\$72,500	\$72,500	\$0	\$72,500	\$63,500
Interest - 05/01	\$72,500	\$0	\$72,500	\$72,500	\$63,500
Principal - 05/01	\$230,000	\$0	\$230,000	\$230,000	\$230,000
Special Call - 05/01	\$0	\$0	\$130,000	\$130,000	\$0
Series 2015A-2					
Interest - 11/01	\$11,375	\$11,375	\$0	\$11,375	\$10,625
Interest - 05/01	\$11,375	\$0	\$11,375	\$11,375	\$10,625
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Special Call - 5/01	\$0	\$0	\$10,000	\$10,000	\$0
TOTAL EXPENDITURES	\$417,750	\$83,875	\$473,875	\$557,750	\$398,250
EXCESS REVENUES	\$171,600	\$555,331	(\$464,548)	\$90,783	\$109,904

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

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

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

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

Lake Ashton

Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

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

SECTION B

SECTION 1

LACDD FY 2024 General Fund Budget with UPDATED FY2023 ACTUALS

Provided by LACDD Supervisor Steve Realmuto

March 18, 2024

Description	Adopted Budget FY 2023	Total Projected 9/30/23	ACTUAL THRU 9/30/23	\$ Diff ACTUAL FY23 BUDGET	% Diff ACTUAL FY23 BUDGET	Adopted Budget FY 2024
Revenues						
Special Assessments - Levy	\$2,055,306	\$2,062,012	\$2,069,530	\$14,224	0.7%	\$2,145,886
Rental Income	\$40,000	\$51,323	\$53,869	\$13,869	25.7%	\$40,000
Entertainment Fees	\$130,000	\$193,592	\$189,639	\$59,639	31.4%	\$165,000
Newsletter Ad Revenue	\$95,000	\$95,559	\$96,934	\$1,934	2.0%	\$95,000
Interest Income	\$1,000	\$7,929	\$7,948	\$6,948	87.4%	\$8,000
Restaurant Lease Income	\$0	\$300	\$300	\$300	100.0%	\$19,600
Insurance Proceeds	\$0	\$32,721	\$34,404	\$34,404	100.0%	\$0
Miscellaneous Income	\$5,000	\$15,492	\$18,354	\$13,354	72.8%	\$5,000
Carryforward	\$31,431	\$99,132	\$46,094	\$14,662	-100.0%	\$148,445
TOTAL REVENUES	\$2,357,737	\$2,558,060	\$2,517,072	\$159,335	6.3%	\$2,626,931
Expenditures						
<u>Administrative</u>						
Supervisor Fees	\$4,000	\$6,458	\$6,858	\$2,858	41.7%	\$12,000
FICA Expense	\$306	\$494	\$525	\$219	41.7%	\$918
Engineering	\$60,000	\$25,699	\$24,198	(\$35,802)	-148.0%	\$50,000
Arbitrage	\$600	\$600	\$600		0.0%	\$600
Dissemination	\$1,500	\$2,100	\$2,450	\$950	38.8%	\$1,500
Attorney	\$30,000	\$34,073	\$39,794	\$9,794	24.6%	\$45,000
Annual Audit	\$3,850	\$3,850	\$3,750	(\$100)	-2.7%	\$3,930
Trustee Fees	\$4,310	\$4,310	\$4,310		0.0%	\$4,310
Management Fees	\$63,248	\$63,248	\$63,248		0.0%	\$66,410
Accounting System Software	\$1,000	\$1,000	\$1,000		0.0%	\$1,000
Postage	\$2,500	\$2,815	\$2,754	\$254	9.2%	\$3,500
Printing & Binding	\$1,000	\$425	\$896	(\$104)	-11.6%	\$500
Newsletter Printing	\$50,000	\$57,178	\$51,563	\$1,563	3.0%	\$50,000
Marketing	\$0	\$0	\$0	\$0	0.0%	\$3,000
Rentals & Leases	\$5,500	\$3,606	\$3,295	(\$2,205)	-66.9%	\$5,500
Insurance	\$60,823	\$61,372	\$61,372	\$549	0.9%	\$67,509
Legal Advertising	\$1,500	\$2,646	\$3,956	\$2,456	62.1%	\$1,500
Other Current Charges	\$1,250	\$362	\$1,005	(\$245)	-24.4%	\$750
Office Supplies	\$175	\$352	\$374	\$199	53.2%	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0	0.0%	\$175
TOTAL ADMINISTRATIVE	\$291,737	\$270,764	\$272,124	(\$19,613)	-7.2%	\$318,403
<u>Maintenance</u>						
Field Management Services	\$408,176	\$440,843	\$440,843	\$32,667	7.4%	\$492,027
Gate/Patrol/Pool Officers	\$310,273	\$316,272	\$314,394	\$4,121	1.3%	\$341,286
Gate/Patrol/Pool Officers-Special Events	\$0	\$0	\$0	\$0		\$0
Security/Fire Alarm/Gate Repairs	\$7,500	\$10,860	\$12,297	\$4,797	39.0%	\$9,500
Access Control System	\$0	\$0	\$0	\$0		\$64,235
Pest Control	\$4,690	\$4,010	\$3,540	(\$1,150)	-32.5%	\$4,690
<u>Maintenance-continued</u>						
Telephone/Internet	\$13,600	\$12,229	\$11,000	(\$2,600)	-23.6%	\$12,204
Electric	\$220,000	\$231,380	\$236,731	\$16,731	7.1%	\$240,000
Water	\$16,000	\$11,371	\$21,986	\$5,986	27.2%	\$16,000
Gas-Pool	\$25,000	\$19,833	\$16,690	(\$8,310)	-49.8%	\$25,000
Refuse	\$14,000	\$3,660	\$3,989	(\$10,011)	-250.9%	\$8,000

LACDD FY 2024 General Fund Budget with UPDATED FY2023 ACTUALS

Provided by LACDD Supervisor Steve Realmuto

March 18, 2024

Description	Adopted Budget FY 2023	Total Projected 9/30/23	ACTUAL THRU 9/30/23	\$ Diff ACTUAL FY23 BUDGET	% Diff ACTUAL FY23 BUDGET	Adopted Budget FY 2024
Repairs and Maintenance-Clubhouse	\$57,600	\$60,137	\$67,716	\$10,116	14.9%	\$85,600
Repairs and Maintenance-Fitness Center	\$3,000	\$2,252	\$2,394	(\$606)	-25.3%	\$3,000
Repairs and Maintenance-Bowling Lanes	\$17,000	\$14,658	\$17,111	\$111	0.6%	\$17,000
Repairs and Maintenance-Restaurant	\$0	\$12,556	\$12,556	\$12,556	100.0%	\$6,000
Furniture, Fixtures, Equipment	\$15,000	\$7,382	\$16,088	\$1,088	6.8%	\$10,000
Repairs and Maintenance-Pool	\$20,000	\$32,340	\$37,395	\$17,395	46.5%	\$15,000
Repairs and Maintenance-Golf Cart	\$5,400	\$4,405	\$4,015	(\$1,385)	-34.5%	\$5,400
Landscape Maintenance-Contract	\$194,520	\$193,452	\$193,630	(\$890)	-0.5%	\$194,700
Landscape Maintenance-Improvements	\$7,000	\$8,545	\$12,420	\$5,420	43.6%	\$15,000
Irrigation Repairs	\$3,500	\$5,440	\$5,440	\$1,940	35.7%	\$3,500
Lake Maintenance-Contract	\$49,545	\$46,740	\$46,740	(\$2,805)	-6.0%	\$53,628
Lake Maintenance-Other	\$0	\$1,200	\$1,200	\$1,200	100.0%	\$2,000
Wetland/Mitigation Maintenance	\$41,595	\$7,300	\$24,700	(\$16,895)	-68.4%	\$45,338
Permits/Inspections	\$2,200	\$4,762	\$3,969	\$1,769	44.6%	\$3,000
Office Supplies/Printing/Binding	\$5,000	\$3,533	\$3,109	(\$1,891)	-60.8%	\$5,000
Operating Supplies	\$23,000	\$16,025	\$19,954	(\$3,046)	-15.3%	\$0
Credit Card Processing Fees	\$5,500	\$5,038	\$4,654	(\$846)	-18.2%	\$5,500
Dues & Subscriptions	\$9,000	\$9,375	\$9,325	\$325	3.5%	\$9,500
Decorations	\$2,000	\$1,494	\$1,762	(\$238)	-13.5%	\$2,000
Special Events	\$130,000	\$184,437	\$187,985	\$57,985	30.8%	\$165,000
Storm Damage	\$0	\$5,337	\$5,337	\$5,337	100.0%	\$0
Traffic Accident Repairs	\$0	\$6,085	\$6,085	\$6,085	100.0%	\$0
TOTAL MAINTENANCE	\$1,610,099	\$1,682,950	\$1,745,056	\$134,957	7.7%	\$1,859,108
TOTAL EXPENDITURES	\$1,901,836	\$1,953,714	\$2,017,180	\$115,343	5.7%	\$2,177,511
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund	(\$455,901)	(\$455,901)	(\$455,901)			(\$449,420)
TOTAL OTHER SOURCES AND USES	(\$455,901)	(\$455,901)				(\$449,420)
EXCESS REVENUES	\$0	\$148,445	\$43,992	\$43,992	-100.0%	\$0

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Assessment	\$1,572,076	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886
Plus Collection Fees (7%)	\$118,328	\$129,413	\$128,231	\$134,660	\$154,700	\$161,518
Gross Assessment	\$1,690,404	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404
No. of Units	986	986	977	977	974	974
Gross Per Unit Assessment	\$1,714.41	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00
Assesment Yearly Increase \$		\$161	\$0	\$94	\$300	\$100
Assesment Yearly Increase %		9.37%	0.00%	5.01%	15.24%	4.41%
Cumulative Increase \$		\$161	\$161	\$255	\$555	\$655
Cumulative Increase %		9.37%	9.37%	14.85%	32.35%	38.18%

SECTION 2

LACDD FY 2024 Capital Project Fund Budget with UPDATED FY2023 ACTUALS

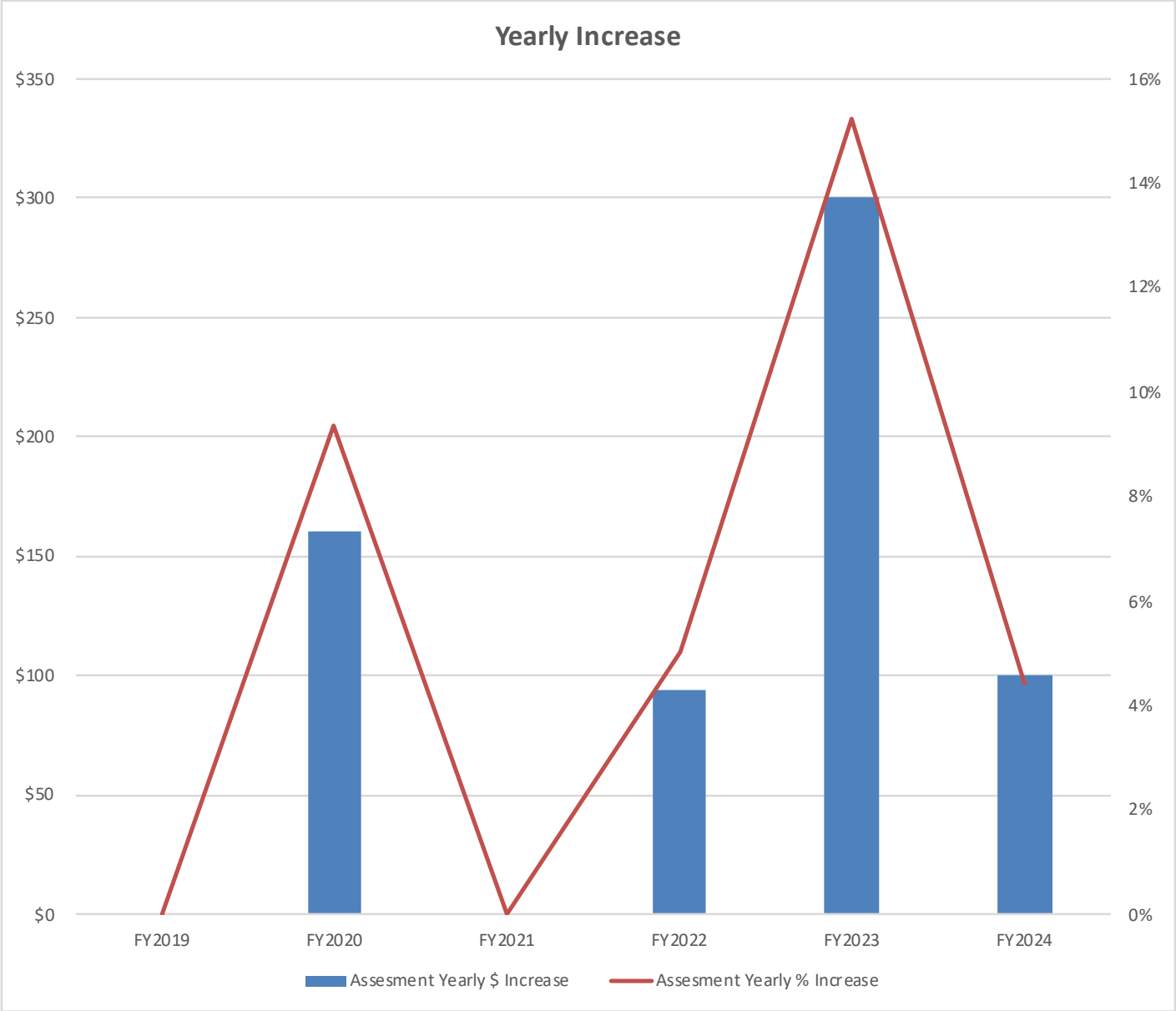
Provided by LACDD Supervisor Steve Realmuto
March 18, 2024

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	ACTUAL THRU 9/30/23	\$ Diff ACTUAL FY23 BUDGET	% Diff ACTUAL FY23 BUDGET	Adopted Budget FY 2024
Revenues								
Capital Reserve-Transfer In (From General F	\$455,901	\$455,901	\$0	\$455,901	\$455,901	\$0	0.0%	\$449,420
Interest Income	\$1,000	\$14,359	\$0	\$14,359	\$18,298	\$17,298	94.5%	\$500
Carryforward Surplus	\$273,754	\$309,127	\$0	\$309,127	\$399,271	\$125,517	31.4%	\$548,136
TOTAL REVENUES	\$730,655	\$779,387	\$0	\$779,387	\$873,470	\$142,815	16.4%	\$998,056
Expenditures								
Capital Projects-FY 23								
Ballroom Renovation	\$11,500	\$0	\$0	\$0	\$6,985	(\$4,515)	-64.6%	\$0
Treadmills (2)	\$10,000	\$0	\$0	\$0	\$0	(\$10,000)	100.0%	\$0
Outdoor Pool/Spa Refurbishment	\$66,800	\$58,675	\$0	\$58,675	\$121,049	\$54,249	44.8%	\$0
Lake Ashton Shoreline Restoration	\$16,000	\$0	\$0	\$0	\$0	(\$16,000)	-100.0%	\$0
Gate Operators with LED Gate Arms	\$10,000	\$0	\$0	\$0	\$0	(\$10,000)	-100.0%	\$0
Bocce Court Refurbishment	\$20,000	\$0	\$0	\$0	\$0	(\$20,000)	-100.0%	\$0
HVAC	\$27,000	\$21,861	\$0	\$21,861	\$26,768	(\$232)	-0.9%	\$0
Asphalt and Curblin repairs	\$20,000	\$0	\$0	\$0	\$0	(\$20,000)	-100.0%	\$0
Golf Course Pathways	\$10,000	\$0	\$0	\$0	\$0	(\$10,000)	-100.0%	\$0
Golf Course Bridge Maintenance	\$30,000	\$0	\$0	\$0	\$13,335	(\$16,665)	-125.0%	\$0
Pond Repairs	\$10,000	\$0	\$0	\$0	\$0	(\$10,000)	-100.0%	\$0
Paver Maintenance	\$11,500	\$0	\$0	\$0	\$0	(\$11,500)	-100.0%	\$0
Restaurant Equipment	\$16,000	\$0	\$0	\$0	\$0	(\$16,000)	-100.0%	\$0
Other BOS Approved Capital Projects								
Fence Repairs	\$0	\$3,500	\$0	\$3,500	\$3,500	\$3,500	100.0%	\$0
Stormwater Management	\$0	\$29,481	\$0	\$29,481	\$29,481	\$29,481	100.0%	\$0
Amenity Room Refurbishment	\$0	\$13,265	\$0	\$13,265	\$18,070	\$18,070	100.0%	\$0
LA Blvd. Refurbishment	\$0	\$80,430	\$0	\$80,430	\$80,430	\$80,430	100.0%	\$0
Restaurant Patio Awning	\$0	\$12,000	\$12,000	\$24,000	\$24,000	\$24,000	100.0%	\$0
Other Current Charges	\$650	\$39	\$0	\$39	\$39	(\$611)	-1568.4%	\$0
Capital Projects-FY 24								
Capital Projects	\$0	\$0	\$0	\$0	\$0			\$450,850
Contingencies	\$0	\$0	\$0	\$0	\$0			\$82,200
Other Current Charges	\$0	\$0	\$0	\$0	\$0			\$650
TOTAL EXPENDITURES	\$259,450	\$219,251	\$12,000	\$231,251	\$323,657	\$64,207	19.8%	\$533,700
EXCESS REVENUES	\$471,205	\$560,136	(\$12,000)	\$548,136	\$549,813	\$78,608	14.3%	\$464,356

RESERVES	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Beginning Balance	\$361,998	\$309,127	\$455,730	\$371,950	\$524,950
Reserves	\$349,813	\$455,901	\$449,420	\$400,000	\$400,000
Interest	\$4,112	\$14,359	\$500	\$3,000	\$3,000
Expenditures	(\$234,061)	(\$323,657)	(\$533,700)	(\$250,000)	(\$250,000)
Expenditures-Restaurant	(\$172,735)	\$0	\$0	\$0	\$0
Ending Balance	\$309,127	\$455,730	\$371,950	\$524,950	\$677,950

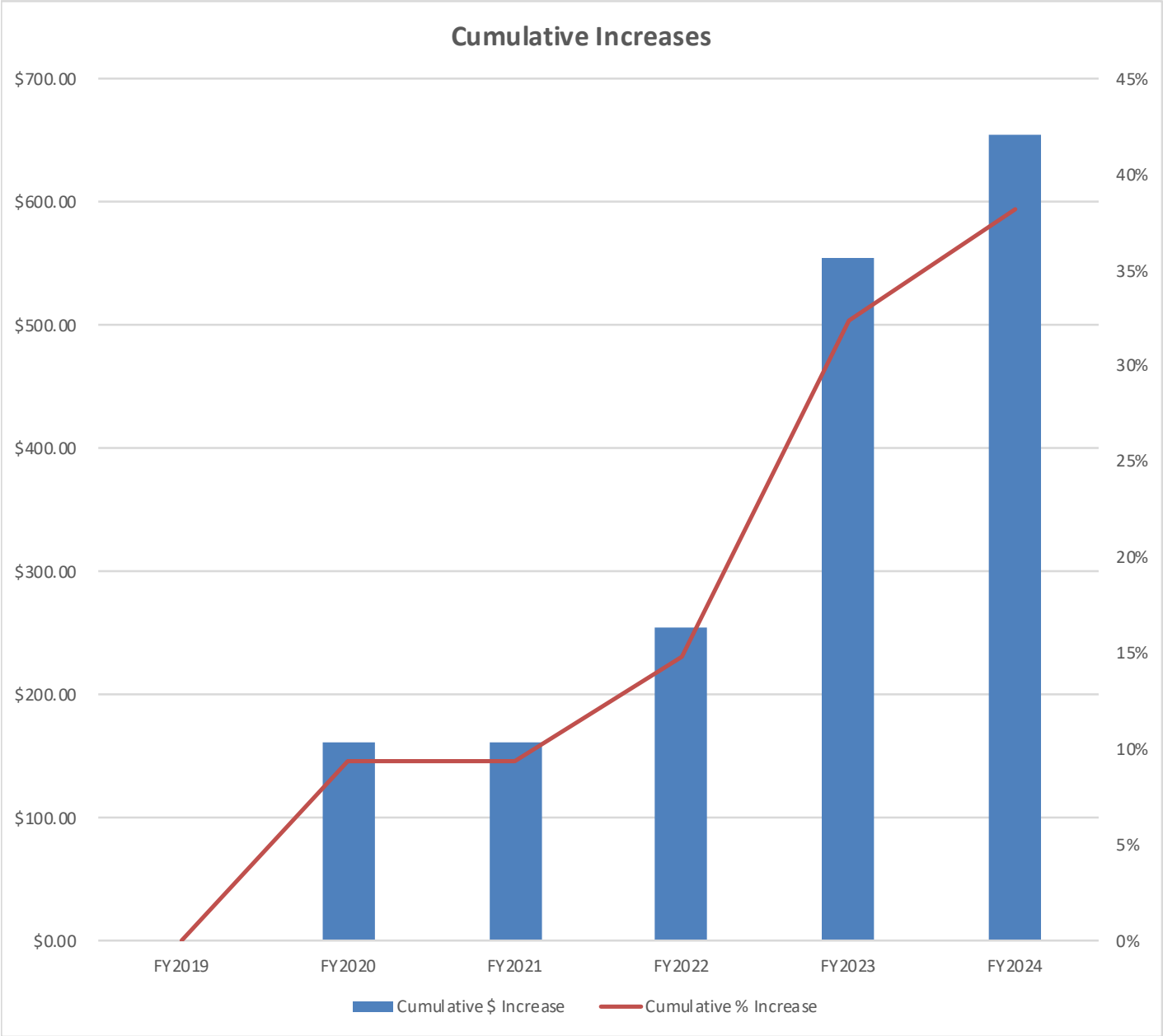
SECTION 3

Lake Asthon CDD Assessments



Fiscal Year	Gross Per Unit Assessment	Assesment Yearly \$ Increase	Assesment Yearly % Increase	Cumulative \$ Increase	Cumulative % Increase
FY2019	\$1,714.41	\$0	0	0	0
FY2020	\$1,875.00	\$161	9.37%	\$161	9.37%
FY2021	\$1,875.00	\$0	0.00%	\$161	9.37%
FY2022	\$1,969.00	\$94	5.01%	\$255	14.85%
FY2023	\$2,269.00	\$300	15.24%	\$555	32.35%
FY2024	\$2,369.00	\$100	4.41%	\$655	38.18%

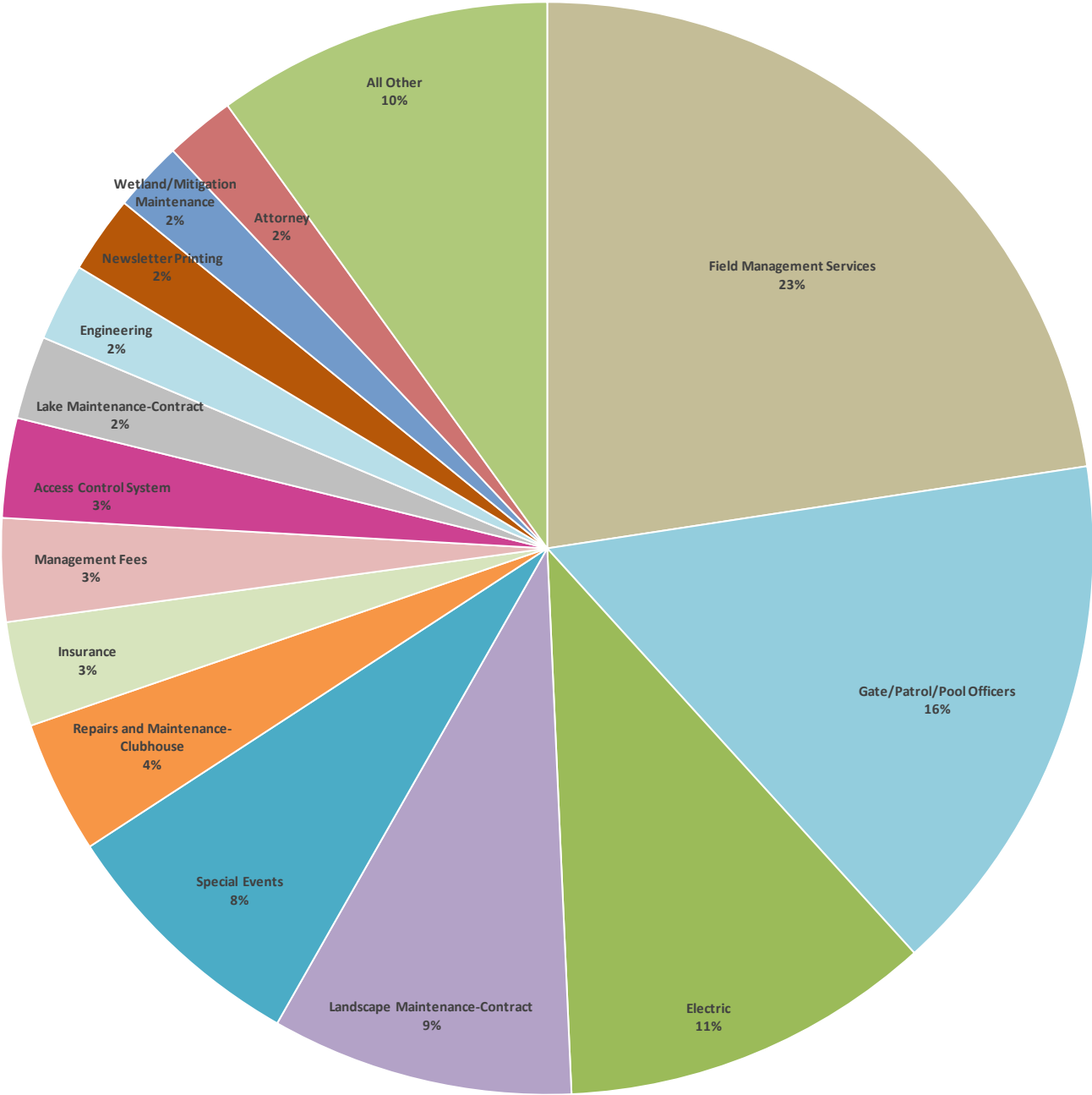
Provided by: **Supervisor Steve Realmuto**
 March 18, 2024



Fiscal Year	Gross Per Unit Assessment	Assesment Yearly \$ Increase	Assesment Yearly % Increase	Cumulative \$ Increase	Cumulative % Increase
FY2019	\$1,714.41	\$0	0	0	0
FY2020	\$1,875.00	\$161	9.37%	\$161	9.37%
FY2021	\$1,875.00	\$0	0.00%	\$161	9.37%
FY2022	\$1,969.00	\$94	5.01%	\$255	14.85%
FY2023	\$2,269.00	\$300	15.24%	\$555	32.35%
FY2024	\$2,369.00	\$100	4.41%	\$655	38.18%

SECTION 4

FY2024 Lake Ashton CDD General Fund Expenses



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

SECTION C

SECTION 1

Lake Ashton
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,108,605	\$ -	\$ -	\$ 1,108,605
Capital Reserve Account	\$ -	\$ -	\$ 542,719	\$ 542,719
Due from Capital Projects	\$ 8,717			\$ 8,717
Due from General Fund	\$ -	\$ 13,291	\$ -	\$ 13,291
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 2,113	\$ -	\$ 231,550	\$ 233,662
Reserve	\$ -	\$ 198,375	\$ -	\$ 198,375
Revenue	\$ -	\$ 413,219	\$ -	\$ 413,219
Prepayment 2015-1	\$ -	\$ 20,189	\$ -	\$ 20,189
Prepayment 2015-2	\$ -	\$ 36	\$ -	\$ 36
Total Assets	\$ 1,119,434	\$ 645,110	\$ 774,269	\$ 2,538,813
Liabilities:				
Accounts Payable	\$ 52,129	\$ -	\$ -	\$ 52,129
Due to Debt Service	\$ 13,291	\$ -	\$ -	\$ 13,291
Due to General Fund	\$ -	\$ -	\$ 8,717	\$ 8,717
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 76,845	\$ -	\$ 8,717	\$ 85,562
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 645,110	\$ -	\$ 645,110
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 765,552	\$ 765,552
Unassigned	\$ 1,042,589	\$ -	\$ -	\$ 1,042,589
Total Fund Balances	\$ 1,042,589	\$ 645,110	\$ 765,552	\$ 2,453,251
Total Liabilities & Fund Balance	\$ 1,119,434	\$ 645,110	\$ 774,269	\$ 2,538,813

SECTION 2

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ 500	\$ 208	\$ 6,455	\$ 6,247
Total Revenues	\$ 500	\$ 208	\$ 6,455	\$ 6,247
Expenditures:				
Capital Projects	\$ 450,850	\$ 322,036	\$ -	\$ 322,036
Bocce Court	\$ -	\$ -	\$ 19,893	\$ (19,893)
Fitness Center Equipment	\$ -	\$ -	\$ 12,763	\$ (12,763)
Pavement/Curb Repairs	\$ -	\$ -	\$ 13,650	\$ (13,650)
Restaurant Equipment	\$ -	\$ -	\$ 6,350	\$ (6,350)
Bridge Management	\$ -	\$ -	\$ 9,420	\$ (9,420)
Grease Trap Installation and Replacement	\$ -	\$ -	\$ 42,527	\$ (42,527)
Shoreline Restoration	\$ -	\$ -	\$ 40,700	\$ (40,700)
Pool/Spa	\$ -	\$ -	\$ 4,690	\$ (4,690)
Contingencies	\$ 82,200	\$ 58,714	\$ -	\$ 58,714
Other Current Charges	\$ 650	\$ 464	\$ -	\$ 464
Total Expenditures	\$ 533,700	\$ 381,214	\$ 149,992	\$ 231,222
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (143,537)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 449,420	\$ 449,420	\$ 449,420	\$ -
Total Other Financing Sources (Uses)	\$ 449,420	\$ 449,420	\$ 449,420	\$ -
Net Change in Fund Balance	\$ (83,780)		\$ 305,883	
Fund Balance - Beginning	\$ 548,136		\$ 459,669	
Fund Balance - Ending	\$ 464,356		\$ 765,552	

SECTION 3

Lake Ashton
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<u>Revenues:</u>				
Special Assessments - Levy	\$ 2,145,886	\$ 2,104,719	\$ 2,104,719	\$ -
Rental Income	\$ 40,000	\$ 16,667	\$ 21,475	\$ 4,808
Entertainment Fees	\$ 165,000	\$ 140,448	\$ 140,448	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 39,583	\$ 53,771	\$ 14,188
Interest Income	\$ 8,000	\$ 3,333	\$ 49	\$ (3,285)
Restaurant Lease Income	\$ 19,600	\$ 8,167	\$ 11,678	\$ 3,512
Miscellaneous Income	\$ 5,000	\$ 2,083	\$ 27,228	\$ 25,145
Total Revenues	\$ 2,478,486	\$ 2,315,001	\$ 2,359,368	\$ 44,367
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,300	\$ 1,700
FICA Expense	\$ 918	\$ 383	\$ 252	\$ 130
Engineering	\$ 50,000	\$ 20,833	\$ 14,383	\$ 6,450
Arbitrage	\$ 600	\$ 250	\$ -	\$ 250
Dissemination	\$ 1,500	\$ 625	\$ 625	\$ -
Attorney	\$ 45,000	\$ 18,750	\$ 11,054	\$ 7,696
Annual Audit	\$ 3,930	\$ 1,638	\$ -	\$ 1,638
Trustee Fees	\$ 4,310	\$ 1,796	\$ -	\$ 1,796
Management Fees	\$ 66,410	\$ 27,671	\$ 27,671	\$ 0
Accounting System Software	\$ 1,000	\$ 417	\$ 417	\$ 0
Postage	\$ 3,500	\$ 1,458	\$ 1,637	\$ (178)
Printing & Binding	\$ 500	\$ 208	\$ 20	\$ 188
Newsletter Printing	\$ 50,000	\$ 20,833	\$ 24,706	\$ (3,873)
Marketing	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Rentals & Leases	\$ 5,500	\$ 2,292	\$ 725	\$ 1,567
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 750	\$ 313	\$ -	\$ 313
Office Supplies	\$ 300	\$ 125	\$ 14	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 172,150	\$ 157,357	\$ 14,793

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 205,011	\$ 205,011	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 142,203	\$ 145,466	\$ (3,264)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 3,958	\$ 2,420	\$ 1,539
Access Control System	\$ 64,235	\$ 26,765	\$ 2,457	\$ 24,308
Pest Control	\$ 4,690	\$ 1,954	\$ 1,540	\$ 414
Telephone/Internet	\$ 12,204	\$ 5,085	\$ 2,669	\$ 2,416
Electric	\$ 240,000	\$ 100,000	\$ 103,799	\$ (3,799)
Water	\$ 16,000	\$ 6,667	\$ 7,216	\$ (549)
Gas-Pool	\$ 25,000	\$ 10,417	\$ 15,270	\$ (4,853)
Refuse	\$ 8,000	\$ 3,333	\$ 3,705	\$ (372)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 35,667	\$ 33,034	\$ 2,632
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,250	\$ 841	\$ 409
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 7,083	\$ 4,123	\$ 2,960
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 2,500	\$ 326	\$ 2,174
Furniture, Fixtures, Equipment	\$ 10,000	\$ 4,167	\$ 4,275	\$ (108)
Repairs and Maintenance-Pool	\$ 15,000	\$ 6,250	\$ 8,528	\$ (2,278)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,250	\$ 5,013	\$ (2,763)
Landscape Maintenance-Contract	\$ 194,700	\$ 81,125	\$ 77,615	\$ 3,510
Landscape Maintenance-Improvements	\$ 15,000	\$ 6,250	\$ 891	\$ 5,359
Irrigation Repairs	\$ 3,500	\$ 1,458	\$ 4,984	\$ (3,526)
Lake Maintenance-Contract	\$ 53,628	\$ 22,345	\$ 15,580	\$ 6,765
Lake Maintenance-Other	\$ 2,000	\$ 833	\$ -	\$ 833
Wetland/Mitigation Maintenance	\$ 45,338	\$ 18,891	\$ -	\$ 18,891
Permits/Inspections	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,083	\$ 1,003	\$ 1,080
Credit Card Processing Fees	\$ 5,500	\$ 2,292	\$ 3,518	\$ (1,227)
Dues & Subscriptions	\$ 9,500	\$ 3,958	\$ 2,135	\$ 1,823
Decorations	\$ 2,000	\$ 833	\$ 425	\$ 408
Special Events	\$ 165,000	\$ 102,148	\$ 102,148	\$ -
Total Operations & Maintenance	\$ 1,859,108	\$ 808,027	\$ 753,993	\$ 54,033
Total Expenditures	\$ 2,177,511	\$ 980,177	\$ 911,350	\$ 68,827
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ 1,448,018	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (449,420)	\$ (449,420)	\$ (449,420)	\$ -
Total Other Financing Sources/(Uses)	\$ (449,420)	\$ (449,420)	\$ (449,420)	\$ -
Net Change in Fund Balance	\$ (148,445)		\$ 998,598	
Fund Balance - Beginning	\$ 148,445		\$ 43,991	
Fund Balance - Ending	\$ 0		\$ 1,042,589	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 401,892	\$ 401,892	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 15,792	\$ 15,792
Interest Income	\$ 500	\$ 208	\$ 5,129	\$ 4,920
Total Revenues	\$ 417,371	\$ 402,101	\$ 422,813	\$ 20,712
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		\$ 283,688	
Net Change in Fund Balance	\$ 19,121		\$ 283,688	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 645,110	

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	\$ 67,896	\$ 52,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,104,719
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ 1,650	\$ 5,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,475
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,448
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,771
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,678
Miscellaneous Income	\$ 2,064	\$ 2,156	\$ 1,440	\$ 20,061	\$ 1,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,228
Total Revenues	\$ 136,898	\$ 496,350	\$ 1,533,808	\$ 107,814	\$ 84,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,359,368
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,383
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,054
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,671
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,637
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ 5,261	\$ 5,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,706
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ 145	\$ 145	\$ -	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 89,877	\$ 17,153	\$ 14,901	\$ 20,556	\$ 14,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,357

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	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	205,011
Gate/Patrol/Pool Officers	\$ 27,508	\$ 29,179	\$ 30,486	\$ 30,364	\$ 27,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	145,466
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ 1,244	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,420
Access Control System	\$ 614	\$ 614	\$ 614	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,457
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,669
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103,799
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,216
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,270
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,705
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,293	\$ 2,901	\$ 9,348	\$ 7,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,034
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 220	\$ -	\$ 621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	841
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,123
Repairs and Maintenance-Restaurant	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	326
Furniture, Fixtures, Equipment	\$ 517	\$ 476	\$ 3,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,275
Repairs and Maintenance-Pool	\$ 3,253	\$ 980	\$ 2,493	\$ 1,731	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,528
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 510	\$ 3,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,013
Landscape Maintenance-Contract	\$ 15,738	\$ 15,738	\$ 15,738	\$ 15,738	\$ 14,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,615
Landscape Maintenance-Improvements	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	891
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,984
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,580
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 529	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,003
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,518
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,135
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,148
Total Operations & Maintenance	\$ 142,766	\$ 127,982	\$ 205,394	\$ 145,125	\$ 132,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	753,993
Total Expenditures	\$ 232,643	\$ 145,136	\$ 220,295	\$ 165,681	\$ 147,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	911,350
Excess (Deficiency) of Revenues over Expenditures	\$ (95,746)	\$ 351,214	\$ 1,313,513	\$ (57,867)	\$ (63,097)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,448,018
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (449,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(449,420)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (449,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(449,420)
Net Change in Fund Balance	\$ (95,746)	\$ 351,214	\$ 1,313,513	\$ (507,287)	\$ (63,097)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	998,598

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
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SECTION D

SECTION 1

RESERVE FUNDING PLAN

Lake Ashton Community Development District Excel - 3-17-24

CASH FLOW ANALYSIS											
Lake Ashton											
Community Development District											
Lake Wales, Florida											
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year	361,998	309,127	459,669	376,141	41,935	222,034	326,963	253,847	485,013	294,575	193,541
Recommended Reserve Contributions	349,813	455,901	449,420	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Additional Assessment											
Total Recommended Reserve Contributions	349,813	455,901	449,420	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	4,112	18,298	752	376	237	494	522	664	701	439	299
Anticipated Expenditures, By Year	(406,796)	(323,657)	(533,700)	(734,582)	(220,138)	(295,565)	(473,638)	(169,498)	(591,139)	(501,473)	(454,701)
Anticipated Reserves at Year End	<u>\$309,127</u>	<u>\$459,669</u>	<u>\$376,141</u>	<u>\$41,935</u>	<u>\$222,034</u>	<u>\$326,963</u>	<u>\$253,847</u>	<u>\$485,013</u>	<u>\$294,575</u>	<u>\$193,541</u>	<u>\$139,139</u>

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	139,139	(289,130)	(237,022)	(354,467)	(442,611)	(296,546)	(533,822)	(398,293)	(443,508)	(608,984)	(584,262)	(838,507)	(875,240)	(703,157)	(662,603)
Recommended Reserve Contributions	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	600,000	600,000	600,000	600,000	600,000	600,000
Additional Assessment															
Total Recommended Reserve Contributions	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	600,000	600,000	600,000	600,000	600,000	
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	(135)	(473)	(532)	(717)	(665)	(747)	(838)	(757)	(946)	(1,073)	(1,279)	(1,541)	(1,419)	(1,228)	(1,337)
Anticipated Expenditures, By Year	(828,134)	(347,419)	(516,913)	(487,427)	(253,270)	(636,529)	(263,633)	(444,458)	(564,530)	(574,205)	(852,966)	(635,192)	(426,498)	(558,218)	(159,859)
Anticipated Reserves at Year End	<u>(\$289,130)</u>	<u>(\$237,022)</u>	<u>(\$354,467)</u>	<u>(\$442,611)</u>	<u>(\$296,546)</u>	<u>(\$533,822)</u>	<u>(\$398,293)</u>	<u>(\$443,508)</u>	<u>(\$608,984)</u>	<u>(\$584,262)</u>	<u>(\$838,507)</u>	<u>(\$875,240)</u>	<u>(\$703,157)</u>	<u>(\$662,603)</u>	<u>(\$823,799)</u>

0.2% is the estimated annual rate of return on invested reserves.

SECTION 2

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

- 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.

Reserve Component Inventory	Estimated	Life Analysis,		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
	1st Year Event	Years Useful	Remaining															
Clubhouse Exterior and Other Exterior Property Elements																		
Gutters and Downspouts, Aluminum	2024	15 to 20	-1	Repairs in 2019	15.50	23,250	23,250	65,122										
Roofs, Asphalt Shingles (Includes Metal Roofs)	2031	12 to 18	6	2018	6.00	210,000	210,000	276,346							276,346			
Roofs, Flat	2031	15 to 20	6	2018	1,100.00	17,600	17,600	23,160							23,160			
Walls, Stucco, Paint Finishes and Capital Repairs	2023	5 to 7	-2	2016	22,485.00	22,485	22,485	137,642						28,451				
Signage	2025	20 to 25	0		800.00	40,000	40,000	41,600	41,600									
Fences, Aluminum	2025	to 25	0	Repairs 11/22	46.00	216,200	216,200	224,848	224,848									
Perimeter Column Caps, Pressure Wash and Paint	2027	to 5	2	2022	7,395.00	7,395	7,395	45,733			8,318					10,121		
Pressure Wash Entrance Pavers, Blvd Medians, and Curbing	2028	to 5	3	2023	4,000	4,000	4,000	25,726				4,679					5,693	
Fences, Chain Link West Portion of Community	2030	to 30	5	Repairs 11/22	19.00	45,980	45,980	58,179						58,179				
Irrigation System	2039	to 40	14		1.00	70,000	70,000	126,066										
Fountains (Main Entrance)																		
Fountains (Clubhouse)																		
Pavers, Clubhouse Circular Drive	2028	15 to 20	3		7.00	36,148	36,148	36,148				36,148						
Pavers, Clubhouse Sidewalks	2028	15 to 20	3		7.00	12,243	12,243	12,243				12,243						
Pavers, Lake Ashton Blvd and Around Guard House	2023	15 to 20	-2		7.00	130,641	130,641	405,882										
Clubhouse Interior - Common Areas																		
Rest Rooms, Renovation, Complete	2030	to 25	5	2021	9,500.00	57,000	57,000	72,123						72,123				
Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms	2040	20 to 30	15	2020	17.00	48,875	48,875	91,542										
Windows - Foyer	2037	to 40	12		50.00	10,400	10,400	17,317										
Doors, Wooden - Foyer, Set	2024	20 to 25	-1		4,000.00	8,000	8,000	26,959										
Doors, Metal with Glass - East Entrance	2032	to 30	7		2,500.00	2,500	2,500	3,421								3,421		
Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)	2035	to 20	10	2020	8,000.00	8,000	8,000	10,123										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
<u>Clubhouse Exterior and Other Exterior Property Elements</u>													
Gutters and Downspouts, Aluminum					41,872								
Roofs, Asphalt Shingles (Includes Metal Roofs)													
Roofs, Flat													
Walls, Stucco, Paint Finishes and Capital Repairs			37,439							49,267			
Signage													
Fences, Aluminum													
Perimeter Column Caps, Pressure Wash and Paint			12,313					14,981					
Pressure Wash Entrance Pavers, Blvd Medians, and Curbing				6,927					8,427				
Fences, Chain Link West Portion of Community													
Irrigation System					126,066								
Fountains (Main Entrance)													
Fountains (Clubhouse)													
Pavers, Clubhouse Circular Drive													
Pavers, Clubhouse Sidewalks													
Pavers, Lake Ashton Blvd and Around Guard House									275,241				
<u>Clubhouse Interior - Common Areas</u>													
Rest Rooms, Renovation, Complete													
Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms						91,542							
Windows - Foyer			17,317										
Doors, Wooden - Foyer, Set												18,959	
Doors, Metal with Glass - East Entrance													
Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)	10,123												

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

- 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.

Reserve Component Inventory	Estimated	Life Analysis,		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
	1st Year Event	Years Useful	Remaining															
Ceilings, Acoustical Tiles and Grid	2030	to 30	5	Replaced as needed	4.00	58,000	58,000	73,389						73,389				
Paint Finishes Restrooms (Hallway)	2029	6 to 10	4	2020	3,000.00	3,000	3,000	9,199					3,796					
Paint Finishes Hallway, Foyer and Fitness Center Vestible	2030	6 to 10	5	2021	6,500.00	6,500	6,500	19,931						8,225				
Paint Finishes Restrooms (Fitness Center)	2029	6 to 10	4	2020	2,500.00	2,500	2,500	7,665					3,163					
Floor Coverings, Tile Fitness Center Restrooms	2030	to 30	9	2021	75.00	12,900	12,900	47,773						16,323				
Clubhouse Interior Amenities																		
Ballroom																		
Windows, Southside Ballroom Windows	2053	to 40	28 to 30+	Windows- 2018	50.00	33,000	33,000	0										
Windows, Northside Ballroom Windows	2037	to 40	12		50.00	25,000	25,000	41,627										
Doors, Metal with Glass, set	2032	to 30	7		2,500.00	7,500	7,500	10,264								10,264		
Doors, Metal (Dressing Rooms)	2049	to 30	24 to 30+	2019	800.00	1,600	1,600	0										
Doors, Large Wooden, set	2032	to 30	7		1,300.00	13,000	13,000	17,791								17,791		
Doors, Wooden	2032	to 30	7		450.00	4,500	4,500	6,159								6,159		
Restrooms	2027	to 25	2		3,000.00	6,000	6,000	6,749			6,749							
Moveable Partition, Ballroom	2035	to 35	10		97.00	94,090	94,090	144,847										
Walls, Paint Finishes	2024	6 to 10	-1	2015	8,000.00	8,000	8,000	35,593									11,386	
Floor Coverings, Carpet	2020	8 to 12	-5	2009	65.00	40,755	40,755	103,495										
Floor Coverings, Wood Laminate	2020	18 to 25	-5	2009	150.00	24,750	24,750	62,851										
Draperies	2024	5 to 10	-1	2014	25,000.00	25,000	25,000	116,784										37,006
Furniture, Chairs	2033	to 20	8	2013	155.00	68,200	68,200	97,070									97,070	
Furniture, Tables - Round	2024	to 20	-1	2016 (3 round)	455.00	5,460	16,380	25,506										8,082
Furniture, Tables - Rectangle	2024	to 20	-1		400.00	2,000	4,400	9,342										2,960
Furniture, Tables - Square	2024	to 20	-1		300.00	1,800	3,600	8,408										2,664

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Ceilings, Acoustical Tiles and Grid													
Paint Finishes Restrooms (Hallway)				5,403									
Paint Finishes Hallway, Foyer and Fitness Center Vestible					11,706								
Paint Finishes Restrooms (Fitness Center)				4,502									
Floor Coverings, Tile Fitness Center Restrooms													
<u>Clubhouse Interior Amenities</u>													
<u>Ballroom</u>													
Windows, Southside Ballroom Windows													
Windows, Northside Ballroom Windows			41,627										
Doors, Metal with Glass, set													
Doors, Metal (Dressing Rooms)													
Doors, Large Wooden, set													
Doors, Wooden													
Restrooms													
Moveable Partition, Ballroom	144,847												
Walls, Paint Finishes								16,207					
Floor Coverings, Carpet	62,740												
Floor Coverings, Wood Laminate	38,101												
Draperies										54,778			
Furniture, Chairs													
Furniture, Tables - Round										11,964			
Furniture, Tables - Rectangle										4,382			
Furniture, Tables - Square										3,944			

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div>Explanatory Notes: 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs. 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div>																	
		Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
Reserve Component Inventory	Useful	Remaining																	
Kitchen, Ballroom, Renovation	2025	to 25	0		34,000.00	34,000	34,000	35,360	35,360										
Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen	2040	20 to 30	15	2020	17.00	8,840	8,840	16,557											
Refrigerator - Ballroom Kitchen	2023	10 to 15	-2	2012	1,500.00	1,500	1,500	4,098											
Ice Machine - Ballroom Kitchen	2023	10 to 15	-2		7,000.00	7,000	7,000	19,122											
Dishwasher - Ballroom Kitchen	2027	5 to 10	2		500.00	500	500	2,627			562								
Cabinets, Laminate - Ballroom Kitchen	2025	15 to 20	0	Laminate replaced in 2013	80.00	9,760	9,760	32,391	10,150										
Countertops, Laminate - Ballroom Kitchen	2025	15 to 20	0	Laminate replaced in 2013	35.00	4,270	4,270	14,171	4,441										
Cinema								0											
Cinema, Renovation	2036	to 20	11	2016	40,000.00	40,000	40,000	64,041											
Chairs	2026	to 20	1	2016 (upholstery only)	420.00	23,100	23,100	79,730		24,985									
Flooring, Carpet	2026	8 to 12	1	2016	65.00	6,110	6,110	30,871		6,609									
Walls, Carpet	2026	8 to 12	1	2016	65.00	8,840	8,840	44,664		9,561									
Projector	2032	5 to 10	7	2022	5,300.00	5,300	5,300	7,253									7,253		
Receiver	2033	5 to 10	8	2023	2,400.00	2,400	2,400	3,416										3,416	
Amps	2025	5 to 10	0		2,000.00	4,000	4,000	19,433	4,160										
Doors, Wood	2032	to 30	7		450.00	1,350	1,350	1,848									1,848		
Offices																			
Flooring, LVT - Club Office	2043	20 to 30	18	2023	17.00	2,601	2,601	8,081											
Wall Finishes, Paint - Club Office	2031	6 to 10	6	2022	940.00	940	940	2,998								1,237			
Flooring, Carpet - Activities Office	2020	8 to 12	-5	2009	65.00	1,105	1,105	1,105											
Wall Finishes, Paint - Activities Office	2031	6 to 10	6	2022	1,239.00	1,239	1,239	3,951								1,630			

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Kitchen, Ballroom, Renovation													
Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen						16,557							
Refrigerator - Ballroom Kitchen				2,598									
Ice Machine - Ballroom Kitchen				12,122									
Dishwasher - Ballroom Kitchen			833										1,232
Cabinets, Laminate - Ballroom Kitchen											22,241		
Countertops, Laminate - Ballroom Kitchen											9,730		
<u>Cinema</u>													
Cinema, Renovation		64,041											
Chairs												54,745	
Flooring, Carpet		9,782										14,480	
Walls, Carpet		14,153										20,950	
Projector													
Receiver													
Amps	6,158										9,115		
Doors, Wood													
<u>Offices</u>													
Flooring, LVT - Club Office									5,480				
Wall Finishes, Paint - Club Office						1,761							
Flooring, Carpet - Activities Office													
Wall Finishes, Paint - Activities Office						2,321							

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div><div>Explanatory Notes:</div><div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs. 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div></div>																
Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office	2040	20 to 30	15	2020	17.00	3,400	3,400	6,368										
Wall Finishes, Paint - Community Director's Office	2031	6 to 10	6	2022	1,000.00	1,000	1,000	3,189							1,316			
Computers - Club Office, Activities Office (2), Community Director's Office	2024	5 to 10	-1	2016	800.00	3,200	3,200	13,573								4,379		
Windows, Store Front (Activities Office)	2042	to 40	17		100.00	7,400	7,400	14,991										
Windows, Store Front (Community Director's Office))	2042	to 40	17		100.00	11,800	11,800	23,905										
Doors, Metal with Glass	2032	to 30	7		1,250.00	2,500	2,500	3,421								3,421		
Game Room						0	0	0										
Flooring, Carpet	2022	8 to 12	-3		65.00	6,630	6,630	30,971	6,630									9,814
Wall Finishes, Paint	2026	6 to 10	1		1,953.00	1,953	1,953	5,119		2,112								
Wall Finishes, Wallpaper	2026	to 15	1		1,288.00	1,288	1,288	3,902		1,393								
Pool Tables	2027	20 to 25	2		3,000.00	6,000	6,000	6,240	6,240									
Tables, Poker	2027	to 25	2		1,200.00	2,400	2,400	2,700			2,700							
Chairs	2041	to 20	16	2021	373.00	5,968	5,968	11,625										
Windows, Store Front	2042	to 40	17		100.00	7,400	7,400	14,991										
Doors, Wooden	2032	to 30	7		450.00	450	450	616								616		
Doors, Wooden, Large	2032	to 40	7		1,300.00	1,300	1,300	1,779								1,779		
Card Room						0	0	0										
Flooring, LVT	2043	20 to 30	18	2023	17.00	8,262	8,262	25,669										
Wall Finishes, Paint	2032	6 to 10	7	2023	2,177.00	2,177	2,177	9,517									3,099	
Tables, Square (8)	2043	20 to 25	18	2023	250.00	2,000	2,000	2,250			2,250							
Chairs (32)	2043	to 20	18	2023	373.00	11,936	11,936	16,989									16,989	
Buffet	2043	to 20		2023	500.00	500	500	1,053										
Draperies	2025	5 to 10	0		1,500.00	1,500	1,500	7,007										2,220

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office						6,368							
Wall Finishes, Paint - Community Director's Office						1,873							
Computers - Club Office, Activities Office (2), Community Director's Office						5,994							
Windows, Store Front (Activities Office)								14,991					
Windows, Store Front (Community Director's Office))								23,905					
Doors, Metal with Glass													
Game Room													
Flooring, Carpet										14,527			
Wall Finishes, Paint	3,007												
Wall Finishes, Wallpaper							2,509						
Pool Tables													
Tables, Poker													
Chairs							11,625						
Windows, Store Front								14,991					
Doors, Wooden													
Doors, Wooden, Large													
Card Room													
Flooring, LVT									17,407				
Wall Finishes, Paint							4,241						
Tables, Square (8)													
Chairs (32)													
Buffet									1,053				
Draperies										3,287			

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div><div>Explanatory Notes:</div><div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs. 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div></div>																
Reserve Component Inventory	Estimated	Life Analysis,		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
	1st Year Event	Years Useful	Remaining															
Windows, Store Front	2042	to 40	17		100.00	4,800	4,800	9,724										
Doors, Wooden (1-8 ft and 1-6 ft)	2032	to 30	7		450.00	900	900	1,232								1,232		
Craft Room						0	0	0										
Flooring, Ceramic Tile	2032	to 30	7		75.00	3,825	3,825	5,235								5,235		
Wall Finishes, Paint	2024	6 to 10	-1		1,075.00	1,075	1,075	4,783									1,530	
Tables, 6 ft Rectangle	2022	to 20	-3 to 30+		300.00	2,400	2,400	0										
Cabinets, Laminate	2022	15 to 20	-3		80.00	3,840	3,840	12,254										
Counters, Laminate	2022	15 to 20	-3		35.00	1,680	1,680	5,361										
Windows	2042	to 40	17		100.00	10,000	10,000	20,258										
Doors, Wooden	2032	to 30	7		450.00	450	450	616								616		
Bowling Lanes						0	0	0										
Bowling Alley, Renovation	2041	to 20	16	2020	50,000.00	50,000	50,000	97,395										
Flooring, Carpet	2030	8 to 10	5	2020	65.00	1,950	1,950	6,119						2,467				
Flooring, LVT	2043	20 to 30	18	2023	17.00	14,688	14,688	30,945										
Flooring, Wood Flooring (Approach)	2035	18 to 25	10		83.00	3,320	3,320	5,111										
Wall Finishes, Carpet	2027	10 to 20	2	2012	65.00	20,475	20,475	64,511			23,032							
Doors, Wooden, Large (Set)	2032	to 30	7		1,300.00	1,300	1,300	1,779								1,779		
Doors, Wooden	2032	to 30	7		450.00	900	900	1,232								1,232		
Doors, Metal	2032		7		800.00	1,600	1,600	2,190								2,190		
Media Center						0	0	0										
Flooring, LVT	2022	8 to 12	-3		17.00	10,251	10,251	45,047								14,029		
Wall Finishes, Paint	2024	6 to 10	-1		1,068.00	1,068	1,068	4,752									1,520	
Computers	2024	5 to 10	-1	2016	800.00	800	800	3,393								1,095		

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Windows, Store Front								9,724					
Doors, Wooden (1-8 ft and 1-6 ft)													
Craft Room													
Flooring, Ceramic Tile													
Wall Finishes, Paint								2,178					
Tables, 6 ft Rectangle													
Cabinets, Laminate										8,414			
Counters, Laminate										3,681			
Windows								20,258					
Doors, Wooden													
Bowling Lanes													
Bowling Alley, Renovation							97,395						
Flooring, Carpet						3,652							
Flooring, LVT									30,945				
Flooring, Wood Flooring (Approach)	5,111												
Wall Finishes, Carpet								41,479					
Doors, Wooden, Large (Set)													
Doors, Wooden													
Doors, Metal													
Media Center													
Flooring, LVT								20,767					
Wall Finishes, Paint								2,164					
Computers						1,498							

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div><div>Explanatory Notes:</div><div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs. 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div></div>																
		Estimated 1st Year Event	Life Analysis, Years Useful Remaining	Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
Reserve Component Inventory																		
Windows		2042	to 40	17		100.00	7,400	7,400	14,991									
Doors, Wooden		2032	to 30	7		450.00	900	900	1,232							1,232		
Fitness Center							0	0	0									
Windows		2042	to 40	17		100.00	38,000	38,000	76,981									
Flooring, Wood Laminate		2027	18 to 25	2		83.00	11,786	11,786	13,258			13,258						
Wall Finishes, Paint		2028	6 to 10	3	2018	2,800.00	2,800	2,800	8,125			3,276						
Counters, Laminate		2022	15 to 20	-3		35.00	420	420	1,340									
Cabinets, Laminate		2022	15 to 20	-3		80.00	480	480	1,532									
Equipment, Cardio - Treadmill A		2033	to 10	8	2023	6,500.00	6,500	6,500	29,447								9,252	
Equipment, Cardio - Treadmill B		2033	to 10	8	2023	6,500.00	6,500	6,500	29,447								9,252	
Equipment, Cardio - Treadmill C		2024	to 10	-1	2014	6,500.00	6,500	6,500	30,364									9,622
Equipment, Cardio - Treadmill D		2024	to 10	-1	2014	6,500.00	6,500	6,500	30,364									9,622
Equipment, Cardio - Elliptical A		2032	to 10	7	2022	4,300.00	4,300	4,300	14,596							5,885		
Equipment, Cardio - Elliptical B		2032	to 10	7	2022	4,300.00	4,300	4,300	14,596							5,885		
Equipment, Cardio - Recumbent Bicycle A		2025	to 10	0	2015	3,000.00	3,000	3,000	14,574	3,120								
Equipment, Cardio - Recumbent Bicycle B		2025	to 10	0	2015	3,000.00	3,000	3,000	14,574	3,120								
Equipment, Cardio - Recumbent Stepper		2027	to 10	2	2017	3,700.00	3,700	3,700	19,442			4,162						
Equipment, Strength - Chest-Shoulder Machine		2033	to 15	8	2018	3,800.00	3,800	3,800	5,409								5,409	
Equipment, Strength - Ab-Bicep Machin		2033	to 15	8	2018	3,800.00	3,800	3,800	5,409								5,409	
Equipment, Strength - Dual Leg Press/Calf Raise Machine		2033	to 15	8	2018	3,800.00	3,800	3,800	5,409								5,409	
Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine		2033	to 15	8	2018	3,800.00	3,800	3,800	5,409								5,409	
Restaurant							0	0	0									
Kitchen Equipment, Grille and Bar, Phased		2022	15 to 20	-3 to 12		15,000.00	15,000	60,000	302,373		16,224		17,548		18,980		20,529	22,204

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Windows								14,991					
Doors, Wooden													
<u>Fitness Center</u>													
Windows								76,981					
Flooring, Wood Laminate													
Wall Finishes, Paint				4,849									
Counters, Laminate										920			
Cabinets, Laminate										1,052			
Equipment, Cardio - Treadmill A									13,695				
Equipment, Cardio - Treadmill B									13,695				
Equipment, Cardio - Treadmill C										14,242			
Equipment, Cardio - Treadmill D										14,242			
Equipment, Cardio - Elliptical A								8,711					
Equipment, Cardio - Elliptical B								8,711					
Equipment, Cardio - Recumbent Bicycle A	4,618										6,836		
Equipment, Cardio - Recumbent Bicycle B	4,618										6,836		
Equipment, Cardio - Recumbent Stepper			6,161										9,119
Equipment, Strength - Chest-Shoulder Machine													
Equipment, Strength - Ab-Bicep Machin													
Equipment, Strength - Dual Leg Press/Calf Raise Machine													
Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine													
<u>Restaurant</u>													
Kitchen Equipment, Grille and Bar, Phased		24,015		25,975		28,095		30,387		32,867		35,549	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

- 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.

Reserve Component Inventory	Estimated	Life Analysis,		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
	1st Year Event	Years Useful	Remaining															
Windows, Storefront	2037	to 40	12		50.00	25,000	25,000	41,627										
Floor Coverings, Tile (Bar and Server Area)	2032	to 30	7		75.00	2,250	2,250	5,127								5,127		
Floor Coverings, Tile (Kitchen)	2046	to 30	21	2016	75.00	9,075	9,075	20,680										
Floor Coverings, Carpet	2031	8 to 12	6	2019	65.00	3,965	3,965	11,322							5,218			
Flooring, LVT (Luxury Vinyl Tile)	2040	20 to 30	15	2019	17.00	13,056	13,056	28,607										
Doors, Wooden	2032	to 30	7		650.00	2,600	2,600	3,558								3,558		
Doors, Metal with Glass	2032	to 30	7		2,500.00	7,500	7,500	10,264								10,264		
Doors, Metal with Glass (single)	2032	to 30	7		1,250.00	1,250	1,250	1,711								1,711		
Paint Finishes	2031	6 to 10	6	2022	4,100.00	4,100	4,100	11,707								5,395		
Furniture, Wood Tables - Square	2030	to 20	5		350.00	8,400	8,400	10,629						10,629				
Furniture, Wood Laminate - Round	2035	to 20	10	2015	500.00	6,000	6,000	9,237										
Furniture, Metal Chairs with Cushion	2034	to 20	9	2014	100.00	15,000	15,000	18,250										18,250
Furniture, Metal Chairs with Cushion - Barstools	2034	to 20	9	2014	130.00	1,560	1,560	1,898										1,898
Furniture, Metal Chairs (Patio)	2030	to 25	5		250.00	15,250	15,250	19,296						19,296				
Furniture, Metal Hi-Top Chairs (Patio)	2030	to 25	5		300.00	4,200	4,200	5,314						5,314				
Furniture, Metal Tables - Round	2030	to 25	5		700.00	8,400	8,400	10,629						10,629				
Furniture, Metal Tables - Hi-Top	2030	to 25	5		800.00	2,400	2,400	3,037						3,037				
Pavers, Clubhouse Restaurant Patio	2028	20	3		7.00	21,182	21,182	21,182				21,182						
Awning, Vinyl	2035	10 to 15	10	2023	20.00	24,000	36,800	121,100										
HVAC																		
Reme Halo LED Cartridge Replacement	2025	to 4	0	2014	495.00	7,425	7,425	71,070	7,722				9,034				10,568	
Ballroom SW #1	2029	15 to 20	4	2014	35,000.00	35,000	35,000	42,583					42,583					
Ballroom NW #2	2025	15 to 20	0	5/2010	9,500.00	9,500	9,500	9,880	9,880									

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Windows, Storefront			41,627										
Floor Coverings, Tile (Bar and Server Area)													
Floor Coverings, Tile (Kitchen)												20,680	
Floor Coverings, Carpet									6,104				
Flooring, LVT (Luxury Vinyl Tile)										28,607			
Doors, Wooden													
Doors, Metal with Glass													
Doors, Metal with Glass (single)													
Paint Finishes						6,312							
Furniture, Wood Tables - Square													
Furniture, Wood Laminate - Round	9,237												
Furniture, Metal Chairs with Cushion													
Furniture, Metal Chairs with Cushion - Barstools													
Furniture, Metal Chairs (Patio)													
Furniture, Metal Hi-Top Chairs (Patio)													
Furniture, Metal Tables - Round													
Furniture, Metal Tables - Hi-Top													
Pavers, Clubhouse Restaurant Patio													
Awning, Vinyl	36,947												59,153
<u>HVAC</u>													
Reme Halo LED Cartridge Replacement			12,363				14,463				16,920		
Ballroom SW #1													
Ballroom NW #2													

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

- 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.

Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Ballroom SE #3	2030	15 to 20	5	2015	35,000.00	35,000	35,000	44,286						44,286				
Ballroom NE #4	2025	15 to 20	0	4/2010	9,500.00	9,500	9,500	9,880	9,880									
Cinema #5	2038	15 to 20	13	2023	8,500.00	8,500	8,500	23,219										
Foyer #6	2024	15 to 20	-1	2009	7,500.00	7,500	7,500	7,500										
Restaurant Dining Room Bar Side #7	2034	15 to 20	9	2018	20,000.00	20,000	20,000	29,605										29,605
Restaurant Dining Room Kitchen Side #8	2030	15 to 20	5	2015	20,000.00	20,000	20,000	25,306						25,306				
Restaurant Kitchen #9	2028	15 to 20	3	2013	9,500.00	9,500	9,500	11,114				11,114						
Game Room #10	2029	15 to 20	4	2014	9,500.00	9,500	9,500	11,558					11,558					
Bowling Alley #11	2033	15 to 20	8	2018	9,500.00	9,500	9,500	13,521									13,521	
Card Room #12	2027	15 to 20	2	2012	7,500.00	7,500	7,500	8,436			8,436							
Craft Room #13	2038	15 to 20	13	2023	7,500.00	7,500	7,500	20,488										
Media Center #14	2027	15 to 20	2	2012	7,500.00	7,500	7,500	8,436			8,436							
Conference Room #15	2017	15 to 20	-8	2002	9,500.00	9,500	9,500	9,500										
Fitness Center #16	2031	15 to 20	6	2016	20,000.00	20,000	20,000	26,319							26,319			
Gate House #17	2034	15 to 20	9	4/2019	5,000.00	5,000	5,000	7,401										7,401
Exterior Amenities																		
Bocce Ball Court																		
Bocce Courts, Light Poles and Fixtures	2046	to 30	21	2016	2,500	5,000	5,000	11,850										
Bocce Court Carpet	2032	8 to 10	7	2023	19,000	19,000	19,000	82,013								26,003		
Furniture, Metal - Round Table	2027	to 25	2		2,500.00	2,500	2,500	2,812			2,812							
Furniture, Metal - Benches	2027	to 25	2		800.00	3,200	3,200	3,600			3,600							
Furniture, Metal - Chairs	2027	to 25	2		250.00	3,250	3,250	3,656			3,656							
Pavers	2032	to 30	7		7.00	7,490	7,490	10,251								10,251		

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Ballroom SE #3													
Ballroom NE #4													
Cinema #5				14,719									
Foyer #6													
Restaurant Dining Room Bar Side #7													
Restaurant Dining Room Kitchen Side #8													
Restaurant Kitchen #9													
Game Room #10													
Bowling Alley #11													
Card Room #12													
Craft Room #13				12,988									
Media Center #14													
Conference Room #15													
Fitness Center #16													
Gate House #17													
<u>Exterior Amenities</u>													
<u>Bocce Ball Court</u>													
Bocce Courts, Light Poles and Fixtures												11,850	
Bocce Court Carpet							37,010						
Furniture, Metal - Round Table													
Furniture, Metal - Benches													
Furniture, Metal - Chairs													
Pavers													

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div><div>Explanatory Notes:</div><div><div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.</div><div>2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div></div></div>																
Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Pool/Spa																		
Deck, Pavers	2032	to 30	7	2002	7.00	53,200	53,200	72,808								72,808		
Fences, Aluminum	2027	to 25	2	2002	46.00	18,400	18,400	20,697			20,697							
Furniture, Metal Chairs	2027	to 25	2		250.00	8,750	8,750	9,843			9,843							
Furniture, Metal Tables (Round)	2027	to 25	2		700.00	4,900	4,900	5,512			5,512							
Furniture, Metal Tables (Side)	2027	to 25	2		150.00	1,950	1,950	2,193			2,193							
Furniture, Lounge Chairs (Rolling)	2027	to 25	2		1,500.00	34,500	34,500	38,808			38,808							
Furniture, Lounge Chairs (Non-Rolling)	2025	to 10	0	2015	400.00	4,800	4,800	25,222	5,399									
Mechanical Equipment, Pool - Self Priming Pump	2036	to 15	11 to 18	2021	15,000.00	15,000	30,000	32,548										
Mechanical Equipment, Pool - Gas Heater	2030	7 to 12	5	2022	3,700.00	3,700	3,700	19,858						4,682				
Mechanical Equipment, Pool - Electric Heater	2020	15 to 20	-5		3,800.00	3,800	3,800	3,800										
Mechanical Equipment, Pool - Electric Cooling/Heating Unit	2037	15 to 20	12	2022	6,300.00	6,300	6,300	10,490										
Mechanical Equipment, Spa - Circulating Motor and Pump	2017	to 15	-8		5,000.00	5,000	5,000	14,005										
Mechanical Equipment, Spa - Therapy Motor and Pump	2033	to 15	8	2023	5,000.00	5,000	5,000	17,651									7,117	
Mechanical Equipment, Spa - Gas Heater	2031	7 to 12	6	2023	4,700.00	4,700	4,700	22,030							6,185		6,690	
Handicap Lift, Pool	2032	to 10	7	2022	5,000.00	5,000	5,000	16,972								6,843		
Handicap Lift, Spa	2034	to 10	9	2024	7,000.00	7,000	7,000	25,700										10,362
Pool, Light Poles and Fixtures	2056	to 40	31 to 30+	2016	4,500.00	13,500	13,500	0										
Pool Finishes, Plaster	2033	8 to 12	8	2023	11.50	31,740	31,740	143,787									45,176	
Finishings, Paint - Concrete Columns	2024	5 to 7	-1		3,225.00	3,225	3,225	20,403							4,244			
Shuffleboard Court						0	0	0										
Shuffleboard Courts, Surface Replacement	2057	to 40	32	2017	2,600.00	20,800	20,800	0										
Shuffleboard Courts, Color Coat	2023	4 to 6	-2	2017	44.00	12,232	12,232	101,217	12,721						16,096			

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
<u>Pool/Spa</u>													
Deck, Pavers													
Fences, Aluminum													
Furniture, Metal Chairs													
Furniture, Metal Tables (Round)													
Furniture, Metal Tables (Side)													
Furniture, Lounge Chairs (Rolling)													
Furniture, Lounge Chairs (Non-Rolling)	7,992										11,831		
Mechanical Equipment, Pool - Self Priming Pump		17,548											
Mechanical Equipment, Pool - Gas Heater				6,407								8,769	
Mechanical Equipment, Pool - Electric Heater													
Mechanical Equipment, Pool - Electric Cooling/Heating Unit			10,490										
Mechanical Equipment, Spa - Circulating Motor and Pump					9,005								
Mechanical Equipment, Spa - Therapy Motor and Pump									10,534				
Mechanical Equipment, Spa - Gas Heater							9,155						
Handicap Lift, Pool								10,129					
Handicap Lift, Spa										15,338			
Pool, Light Poles and Fixtures													
Pool Finishes, Plaster									66,871				
Finishings, Paint - Concrete Columns				5,585							7,349		
<u>Shuffleboard Court</u>													
Shuffleboard Courts, Surface Replacement													
Shuffleboard Courts, Color Coat		19,584					23,827					28,989	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:
1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
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Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Shuffleboard Court, Light Poles and Fixtures	2027	to 35	2		1,500.00	12,000	12,000	13,498			13,498							
Roofs, Asphalt Shingles	2036	12 to 18	11	2018	6.00	10,200	10,200	16,331										
Gutters and Downspouts, Aluminum	2029	15 to 20	4	Repairs in 2019	6.92	678	678	2,052										
Walls, Stucco, Paint Finishes and Capital Repairs	2024	5 to 7	-1		2,140.00	2,140	2,140	13,539							2,816			
Door, Metal	2032	to 30	7		800.00	3,200	3,200	4,379								4,379		
Tennis Court																		
Tennis Courts, Color Coat	2020	4 to 6	-5	2014	10.24	16,384	16,384	135,573	17,039						21,560			
Tennis Courts, Surface Replacement	2026	to 25	1		35.00	56,000	56,000	58,240		58,240								
Tennis Courts, Fence	2025	to 25	0		35.00	16,800	16,800	17,472	17,472									
Tennis Courts, Light Poles and Fixtures	2027	to 35	2		2,500.00	22,500	22,500	25,309			25,309							
Pavilion																		
Furniture, Metal - Square Tables	2042	to 25	17	2017	650.00	5,200	5,200	10,534										
Furniture, Metal - Rectangle Tables	2042	to 25	17	2017	780.00	1,560	1,560	3,160										
Furniture, Metal - Chairs	2042	to 25	17	2017	250.00	10,000	10,000	20,258										
Roofs, Asphalt Shingles	2030	12 to 18	5	2018	6.00	10,200	10,200	33,569						12,906				
Walls, Stucco, Paint Finishes and Capital Repairs	2024	5 to 7	-1		2,565.00	2,565	2,565	16,227							3,375			
Charcoal Grills	2029	to 15	4	2014	2,800.00	11,200	11,200	38,168					13,627					
Doors, Aluminum (Sets)	2027	20 to 25	2	Repairs in 2022	1,446.00	2,892	2,892	3,253			3,253							
Pet Play Park																		
Pet Play Park Furniture, Metal	2027	to 25	2		2,500.00	2,500	2,500	8,974			2,812							
Fences, Chain Link	2051	to 30	26 to 30+	2021	19.00	9,500	9,500	0										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Shuffleboard Court, Light Poles and Fixtures													
Roofs, Asphalt Shingles		16,331											
Gutters and Downspouts, Aluminum								1,374					
Walls, Stucco, Paint Finishes and Capital Repairs				3,706							4,877		
Door, Metal													
<u>Tennis Court</u>													
Tennis Courts, Color Coat		26,231					31,914					38,829	
Tennis Courts, Surface Replacement													
Tennis Courts, Fence													
Tennis Courts, Light Poles and Fixtures													
<u>Pavilion</u>													
Furniture, Metal - Square Tables								10,534					
Furniture, Metal - Rectangle Tables								3,160					
Furniture, Metal - Chairs								20,258					
Roofs, Asphalt Shingles								20,663					
Walls, Stucco, Paint Finishes and Capital Repairs				4,442							5,845		
Charcoal Grills										24,541			
Doors, Aluminum (Sets)													
<u>Pet Play Park</u>													
Pet Play Park Furniture, Metal													6,162
Fences, Chain Link													

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida		<div><div>Explanatory Notes:</div><div><div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.</div><div>2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div></div></div>																
Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Guard House																		
Roof, Asphalt Shingles	2028	12	3	2016	6.00	1,398	1,398	4,253				1,635						
Walls, Stucco, Paint Finishes and Capital Repairs	2027	5 to 7	2	2020	2,950.00	2,950	2,950	12,336			3,191							4,037
Floor Coverings, Tile	2032	to 30	7		75.00	17,475	17,475	23,916								23,916		
Rest Rooms, Renovation, Complete	2027	to 25	2		3,000.00	3,000	3,000	3,796						3,796				
Gate Arms	2033	to 10	8	2023	1,200.00	4,800	4,800	21,745									6,832	
Gate Operators	2033	to 10	8	2023	9,212.50	36,850	36,850	166,936									52,449	
Security																		
Golf Cart - Green Club Car (Hard Sides)	2031	to 10	6	2021	14,000.00	14,000	14,000	67,666							19,160			
Golf Cart - White 2018 EZGO TXT serial number# 3322255	2031	to 10	6	2021	14,000.00	14,000	14,000	67,666							19,160			
Golf Cart - 2021 ICON	2034	to 10	9	2024	14,000.00	14,000	14,000	54,399										20,723
Life Safety System, Control Panel and Emergency Devices	2027	to 25	2		15,000.00	15,000	15,000	16,873			16,873							
Security System, Phased	2022	to 15	-3 to 4		15,500.00	15,500	31,000	91,830					18,858					
Pavement Management																		
Pavement Managerment Report (Updated)	2025	5	0	2020	10,000.00	10,000	10,000	89,566	10,000					12,653				
Asphalt Pavement, Patch and Partial Seal Coat	2025	3 to 5	0		0.50	13,873	51,450	569,938	14,428	15,005	15,605	16,229	16,879	17,554	18,256	18,986	19,746	20,535
Parking Lot Resurface - East Lot	2038	15 to 20	13	2018	12.00	36,396	36,396	63,026										
Parking Lot Resurface - West Lot	2038	15 to 20	13	2018	12.00	34,536	34,536	59,805										
Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive	2022	15 to 20	-3 to -1	2022	41.00	89,175	89,175	89,175										
Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)	2022	15 to 20	-3 to 1	2022	41.00	102,500	102,500	102,500										
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln	2026	15 to 20	1		41.00	134,357	134,357	139,731	139,731									
Asphalt Pavement, Mill and Overlay (Score 40-59) MacArthur Palms Dr	2026	15 to 20			41.00	33,292	33,292	36,009		36,009								

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
<u>Guard House</u>													
Roof, Asphalt Shingles						2,618							
Walls, Stucco, Paint Finishes and Capital Repairs							5,108						
Floor Coverings, Tile													
Rest Rooms, Renovation, Complete													
Gate Arms									10,113				
Gate Operators									77,637				
<u>Security</u>													
Golf Cart - Green Club Car (Hard Sides)							34,506						
Golf Cart - White 2018 EZGO TXT serial number# 3322255							34,506						
Golf Cart - 2021 ICON										30,676			
Life Safety System, Control Panel and Emergency Devices													
Security System, Phased		24,816							32,656				
<u>Pavement Management</u>													
Pavement Managerment Report (Updated)	15,395					18,730					22,788		
Asphalt Pavement, Patch and Partial Seal Coat	21,357	22,211	23,100	24,024	24,984	25,984	27,023	28,104	29,228	30,397	31,613	32,878	34,193
Parking Lot Resurface - East Lot				63,026									
Parking Lot Resurface - West Lot				59,805									
Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive													
Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)													
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln													
Asphalt Pavement, Mill and Overlay (Score 40-59) MacArthur Palms Dr													

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining															
Asphalt Pavement, Mill and Overlay (Score 40-59) Dunmore Dr	2026	15 to 20			41.00	256,086	256,086	299,584				299,584						
Asphalt Pavement, Mill and Overlay (Score 40-59) Litchfield Loop	2026	15 to 20			41.00	73,431	73,431	92,914						92,914				
Asphalt Pavement, Mill and Overlay (Score 40-59) Waterford Dr	2026	15 to 20			41.00	67,855	67,855	92,864								92,864		
Asphalt Pavement, Mill and Overlay (Score 40-59) Aberdeen Ln	2026	15 to 20	1 to 3		41.00	54,325	54,325	80,414										80,414
Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr	2028	15 to 20			41.00	27,347	27,347	43,783										
Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop	2028	15 to 20			41.00	96,719	96,719	181,153										
Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr	2028	15 to 20			41.00	53,587	53,587	108,557										
Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop	2028	15 to 20			41.00	108,650	108,650	238,066										
Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound	2028	15 to 20			41.00	93,480	93,480	221,540										
Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)	2028	15 to 20			41.00	93,480	93,480	161,877										
Asphalt Pavement, Mill and Overlay (Score 60-79) Troon Ln	2028	15 to 20			41.00	16,687	16,687	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Strathmore Dr	2028	15 to 20			41.00	63,755	63,755	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Birkdale Dr	2028	15 to 20			41.00	44,485	44,485	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Roebelenii Dr	2028	15 to 20			41.00	16,195	16,195	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Dornoch Dr	2028	15 to 20			41.00	34,850	34,850	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Blackmoor Ln	2028	15 to 20	3 to 30+		41.00	22,427	22,427	0										
Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Club Dr (N of APD)	2028	15 to 20	3 to 30+		41.00	150,388	150,388	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr	2030	15 to 20	5 to 30+		41.00	35,096	35,096	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln	2030	15 to 20	5 to 30+		41.00	31,406	31,406	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Heath Land Ln	2030	15 to 20	5 to 30+		41.00	31,652	31,652	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Limerick Dr	2030	15 to 20	5 to 30+		41.00	76,137	76,137	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr	2030	15 to 20	5 to 30+		41.00	15,170	15,170	0										
Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr	2030	15 to 20	5 to 30+		41.00	40,180	40,180	0										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Asphalt Pavement, Mill and Overlay (Score 40-59) Dunmore Dr													
Asphalt Pavement, Mill and Overlay (Score 40-59) Litchfield Loop													
Asphalt Pavement, Mill and Overlay (Score 40-59) Waterford Dr													
Asphalt Pavement, Mill and Overlay (Score 40-59) Aberdeen Ln													
Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr		43,783											
Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop						181,153							
Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr								108,557					
Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop										238,066			
Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound												221,540	
Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)				161,877									
Asphalt Pavement, Mill and Overlay (Score 60-79) Troon Ln													
Asphalt Pavement, Mill and Overlay (Score 60-79) Strathmore Dr													
Asphalt Pavement, Mill and Overlay (Score 60-79) Birkdale Dr													
Asphalt Pavement, Mill and Overlay (Score 60-79) Roebelenii Dr													
Asphalt Pavement, Mill and Overlay (Score 60-79) Dornoch Dr													
Asphalt Pavement, Mill and Overlay (Score 60-79) Blackmoor Ln													
Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Club Dr (N of APD)													
Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr													
Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln													
Asphalt Pavement, Mill and Overlay (Score 80-100) Heath Land Ln													
Asphalt Pavement, Mill and Overlay (Score 80-100) Limerick Dr													
Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr													
Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr													

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Reserve Component Inventory	Estimated	Life Analysis,		Year of Last Event	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
	1st Year Event	Useful	Remaining															
Asphalt Pavement, Mill and Overlay (Score 80-100) Sable Loop Dr	2030	15 to 20	5 to 30+		41.00	59,737	59,737	0										
Stormwater Management																		
Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	-3 to 5		500.00	28,000	28,000	322,677	29,120									
Concrete Curbs and Gutters, Partial	2022	to 65	-3 to 9		26.00	68,770	68,770	731,115	71,521									
Concrete Pathways, Ponds, and Bridges																		
Golf Course Pathways, Partial	2024	15 to 20	-1		0.41	10,000	10,000	272,500	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)	2024		-1		16.09	30,000	30,000	792,500	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Bridge 1 Substructure Replacement	2033		8		500.00	196,000	196,000	278,969									278,969	
Bridge 1 Decking Replacement	2033		8		28.00	109,760	109,760	156,223									156,223	
Bridge 2 Substructure Replacement					500.00	12,710	12,710	0										
Bridge 2 Decking Replacement					28.00	7,112	7,112	0										
Bridge 3 Substructure Replacement					500.00	12,600	12,600	0										
Bridge 3 Decking Replacement					28.00	7,112	7,112	0										
Bridge 4 Substructure Replacement					500.00	100,500	100,500	0										
Bridge 4 Decking Replacement					28.00	56,280	56,280	0										
Bridge 5 Substructure Replacement					500.00	29,000	29,000	0										
Bridge 5 Decking Replacement					28.00	16,240	16,240	0										
Bridge 6 Substructure Replacement					500.00	35,000	35,000	0										
Bridge 6 Decking Replacement					28.00	19,600	19,600	0										
Bridge 7 Substructure Replacement					500.00	39,500	39,500	0										
Bridge 7 Decking Replacement					28.00	22,120	22,120	0										
Bridge 8 Substructure Replacement					500.00	44,750	44,750	0										
Bridge 8 Decking Replacement					28.00	25,060	25,060	0										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Asphalt Pavement, Mill and Overlay (Score 80-100) Sable Loop Dr													
<u>Stormwater Management</u>													
Catch Basins, Inspections and Capital Repairs, Phased		44,829		48,487			52,443		58,992		63,806		
Concrete Curbs and Gutters, Partial		110,103		119,087			128,805		144,888		156,711		
<u>Concrete Pathways, Ponds, and Bridges</u>													
Golf Course Pathways, Partial	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Bridge 1 Substructure Replacement													
Bridge 1 Decking Replacement													
Bridge 2 Substructure Replacement													
Bridge 2 Decking Replacement													
Bridge 3 Substructure Replacement													
Bridge 3 Decking Replacement													
Bridge 4 Substructure Replacement													
Bridge 4 Decking Replacement													
Bridge 5 Substructure Replacement													
Bridge 5 Decking Replacement													
Bridge 6 Substructure Replacement													
Bridge 6 Decking Replacement													
Bridge 7 Substructure Replacement													
Bridge 7 Decking Replacement													
Bridge 8 Substructure Replacement													
Bridge 8 Decking Replacement													

RESERVE EXPENDITURES

Lake Ashton Community Development District Lake Wales, Florida				<div>Explanatory Notes:</div> <div>1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.</div> <div>2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.</div>														
Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Costs, \$ Unit 2023				1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	10 FY 2034
		Useful	Remaining			Per Phase 2023	Total	30-Year Total (Inflated)										
Bridge 9 Substructure Replacement					500.00	48,500	48,500	0										
Bridge 9 Decking Replacement					28.00	27,160	27,160	0										
Bridge 10 Substructure Replacement	2035		10		500.00	40,250	40,250	61,963										
Bridge 10 Decking Replacement	2035		10		28.00	22,540	22,540	34,699										
Bridge 11 Substructure Replacement					500.00	243,500	243,500	0										
Bridge 11 Decking Replacement					28.00	136,360	136,360	0										
Bridge 12 Substructure Replacement					500.00	99,500	99,500	0										
Bridge 12 Decking Replacement					28.00	55,720	55,720	0										
Bridge 13 Substructure Replacement					500.00	30,000	30,000	0										
Bridge 13 Decking Replacement					28.00	16,800	16,800	0										
Ponds, Erosion Control, Partial	2029	to 15	4		35	1,769,390	612,500	250,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Misc. Capital Expenditures																		
Enclose Activities Desk	2022																	
Lake Ashton Blvd Landscape Refurbishment	2022																	
Restaurant Dining Room Redesign	2022																	
Restaurant Kitchen Redesign	2022																	
Other Current Charges (Capital Reserve Bank Account Fee)	2022																	
Anticipated Expenditures, By Year								\$12,079,127	734,582	220,138	295,565	473,638	169,498	591,139	501,473	454,701	828,134	347,419

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Reserve Component Inventory	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Bridge 9 Substructure Replacement													
Bridge 9 Decking Replacement													
Bridge 10 Substructure Replacement	61,963												
Bridge 10 Decking Replacement	34,699												
Bridge 11 Substructure Replacement													
Bridge 11 Decking Replacement													
Bridge 12 Substructure Replacement													
Bridge 12 Decking Replacement													
Bridge 13 Substructure Replacement													
Bridge 13 Decking Replacement													
Ponds, Erosion Control, Partial	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Misc. Capital Expenditures													
Enclose Activities Desk													
Lake Ashton Blvd Landscape Refurbishment													
Restaurant Dining Room Redesign													
Restaurant Kitchen Redesign													
Other Current Charges (Capital Reserve Bank Account Fee)													
Anticipated Expenditures, By Year	516,913	487,427	253,270	636,529	263,633	444,458	564,530	574,205	852,966	635,192	426,498	558,218	159,859

SECTION 3

Captial Projects from the Reserve Study
FY 2025

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Signage (Street Name Plates Only)		\$9,250
Fences, Aluminum		\$224,848
Cinema Amps		\$4,160
Game Room Carpet - Moved from 2022		\$6,630
Pool Tables		\$6,240
Equipment, Cardio - Recumbent Bicycle A		\$3,120
Equipment, Cardio - Recumbent Bicycle B		\$3,120
Reme Halo LED Cartridge Replacement		\$7,722
Ballroom NW #2		\$9,880
Ballroom NE #4		\$9,880
Furniture, Lounge Chairs (Non-Rolling)		\$5,399
Shuffledboard Color Coat - Moved from 2023		\$12,721
Tennis Court Color Coat - Moved from 2020		\$17,039
Tennis Courts, Fence		\$17,472
Pavement Managerment Report (Updated)		\$10,000
Asphalt Pavement, Patch and Partial Seal Coat		\$14,428
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln		\$139,731
Catch Basins, Inspections and Capital Repairs, Phased		\$29,120
Concrete Curbs and Gutters, Partial		\$71,521
Golf Course Pathways, Partial		\$10,000
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)		\$30,000
Ponds, Erosion Control, Partial		\$10,000

\$652,281.00

SECTION 4

STRATEGIC PLANNING PROJECTS

FY 2025

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount
Pier/Observation Deck (behind Clubhouse)		\$80,000
Upgrade Speakers & Sound Equipment to Include Sound Segregation (Ballroom)		\$57,000
Add Acoustic Panels and Ceiling Tiles (Ballroom)		\$101,000
Backup Power for Clubhouse (Power Ballroom Only)		\$55,000
Backup Power for Guard House		\$25,000
Pool Heater (Gas)		\$6,500
Reflection Garden Rehab (\$15,000-\$50,000)		\$25,000
Trim Lights for Clubhouse		\$15,000
Trim Lights for Guard House		\$4,000
Christmas Light and Garland Replacement		\$10,000
Replace Sod at Pet Play Park (includes installation of additional irrigation)		\$16,100
Window Tinting Throughout the Clubhouse		\$12,000
Streetlights (81) - FY 26		\$380,000
Streetlights (104) - FY 27		\$490,000
Streetlights (41) - FY 28		\$193,000
Streetlights (6) - FY 29		\$29,000
Additional AED Units at the Clubhouse (2 addn'l)		\$8,000
Front Entrance Lighting		\$10,000
Bandstand (Gazebo) for Outdoor Entertainment		
Potential Property Acquisition		
Solar Power at the Clubhouse		
Total (Includes ALL Streetlight Replacement - Multiple Fiscal Years)		\$1,516,600

IMPORTANCE

2

Important, Less Urgent - Longer Term Initiatives

1

Important & Urgent - Prioritize and Complete

4

Less Important & Less Urgent - Do Not Fund

3

Urgent, Less Important - Consider and Fill-in

URGENCY

SECTION 5

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total	Future Projects Total
Contingencies						\$82,200	
HVAC Contingency	1.2	\$27,000			\$27,000		
Asphalt, Patch/Seal Contingency	1.4	\$15,000			\$15,000		
Concrete Pathway Contingency	1.6	\$10,000			\$10,000		
Spa Pump Contingency	1.4	\$5,200			\$5,200		
Ponds Erosion Control Contingency	1.2	\$10,000			\$10,000		
Restaurant Major Equipment		\$15,000			\$15,000		
Security Upgrades						\$27,096	
Upgrade Current Security Camera System Additional Camera Locations Upgrade to 4K Cameras	1	\$63,302		\$63,302			
Replace Current Gate Operations System RFID or License Plate Readers	1.4						
Amenity Access Control	1.6						
Gate Credentials		\$12,096			\$12,096		
Clubhouse Credentials		\$15,000			\$15,000		
Painting Clubhouse and Surrounding Amenities						\$31,632	
Clubhouse Painting	1.6	\$23,384			\$23,384		
Pool Columns Painting	1.6	\$3,354			\$3,354		
Pavilion Painting	2	\$2,668			\$2,668		

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined

FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total	Future Projects Total
Shuffleboard Court Area Painting	2	\$2,226			\$2,226		
Ballroom Refurbishment						\$170,594	
Paint	1.4	\$8,320			\$8,320		
Carpet	1.4	\$42,385			\$42,385		
Activities Office Carpet Replacement	1.8	\$1,149			\$1,149		
Wood Laminate (Recommend Hard Wood as a Replacement)	1.4	\$25,740			\$25,740		
Draperies	1.4	\$26,000			\$26,000		
Upgrade Current Projector and Replace Screen	1.4	\$8,000			\$8,000		
Update Dressing Rooms	1.6	\$5,000			\$5,000		
Hearing Loop Installation in the Ballroom	1.6	\$15,000			\$15,000		
Add Paneling to the Front of the Stage	2	\$1,000			\$1,000		
Round Tables	2.4	\$5,678		\$5,678			
Rectangle Tables	2.4	\$2,080		\$2,080			
Ballroom Kitchen Refurbishment		\$38,000			\$38,000		
Other Projects						\$181,528	
Grease Trap		\$40,000			\$40,000		
Additional Pavers Installed in the Pet Play Park	1.4	\$4,400			\$4,400		
Clubhouse Gutters & Downspouts	1.6	\$23,400			\$23,400		

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total	Future Projects Total
Fitness Center Equipment, Treadmills	1.6	\$10,400			\$10,400		
Bridge Management	1.8	\$30,000			\$30,000		
Computer Replacement - Offices	1.8	\$3,328			\$3,328		
Potential Acquisitions	1.8	\$40,000			\$40,000		
Ramp To Reflection Garden	2.4	\$15,000			\$15,000		
Emergency Communications	1.8	\$1,000		\$1,000	\$0		
Spa Handicap Lift		\$15,000			\$15,000		
Projects to Fund in Fiscal Year 2023							
Install an Additional Electric Meter for the Ballroom (Potential Cost Savings)	1.8	\$5,000	\$5,000				
Card Room Painting	1.8	\$2,264	\$2,264				
Club Office Carpet Replacement (Recommend LVT)	1.8	\$1,149	\$1,149				
Card Room Carpet Replacement (Recommend LVT)	2	\$3,650	\$3,650				
Bowling Alley Carpet Replacement (Recommend LVT)		\$6,100	\$6,100				
Game Room Carpet Replacement (Recommend LVT)	2	\$6,895	\$6,895				
Media Center Carpet Replacement (Recommend LVT)	1.8	\$4,529	\$4,529				
Media Center Painting	1.8	\$1,111	\$1,111				
Projects to Reconsider for a Future Fiscal Year							
Install an Additional Electric Meter for the Restaurant (Potential Cost Savings)	1.4	\$5,000					\$5,000

DRAFT - FOR SUPERVISOR CONSIDERATION

Reserve Study and Strategic Planning Projects Combined FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount	2023 GF/CPF Budget	2024 GF Budget	2024 CPF Budget	2024 CPF Sub-Total	Future Projects Total
Install an Additional Electric Meter for the Pool (Potential Cost Savings)	2	\$5,000					\$5,000
Upgrade Speakers and Sound Equipment to Include Sound Segregation (Ballroom)	1.6	\$57,000					\$57,000
Add Acoustic Panels and Ceiling Tiles (Ballroom)	1.4	\$101,000					\$101,000
Foyer Doors	1.8	\$8,320					\$8,320
Backup Power for Clubhouse (Power Ballroom Only)	2.2	\$55,000					\$55,000
Backup Power for Guard House	2.2	\$25,000					\$25,000
Pool Heater	2.2	\$3,952					\$3,952
Tennis Court Color Coat	2.2	\$17,039					\$17,039
Florida Friendly Landscaping and Hardscapes (allowance)	2.4	\$10,000					\$10,000
Craft Room Painting	2.4	\$1,118					\$1,118
Media Center Refurbishment (Adding Additional Room)	2.4	\$16,000					\$16,000
Finish a Portion of the Attic for Additional Storage	2.4						
Shuffleboard Court Color Coat	2.4	\$12,721					\$12,721
Totals		\$912,958	\$30,698	\$72,060	\$493,050	\$493,050	\$317,150

SECTION E

**Proposed Budget
Fiscal Year 2025**



LAKE ASHTON
Community Development District

***March 25, 2024
Budget Workshop***



Lake Ashton
Community Development District

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Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,145,886	\$2,104,719	\$41,167	\$2,145,886	\$2,145,888
Rental Income	001.300.36200.10100	\$40,000	\$21,475	\$30,065	\$51,540	\$40,000
Entertainment Fees	001.300.36200.10000	\$165,000	\$140,448	\$34,001	\$174,450	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$53,771	\$75,279	\$129,050	\$95,000
Interest Income	001.300.36100.10000	\$8,000	\$49	\$68	\$117	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$19,600	\$11,678	\$7,922	\$19,600	\$19,600
Miscellaneous Income	001.300.36900.10000	\$5,000	\$27,228	\$10,500	\$37,728	\$5,000
Carryforward	001.300.27100.10000	\$148,445	\$43,991	\$0	\$43,991	\$67,023
TOTAL REVENUES		\$2,626,931	\$2,403,359	\$199,002	\$2,602,361	\$2,545,511
Expenditures						
Administrative						
Supervisor Fees	001.310.51300.11000	\$12,000	\$3,300	\$4,620	\$7,920	\$12,000
FICA Expense	001.310.51300.21000	\$918	\$252	\$353	\$606	\$918
Engineering	001.310.51300.31100	\$50,000	\$14,383	\$20,136	\$34,519	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$0	\$600	\$600	\$600
Dissemination	001.310.51300.31300	\$1,500	\$625	\$875	\$1,500	\$1,575
Attorney	001.310.51300.31500	\$45,000	\$11,054	\$22,108	\$33,162	\$45,000
Annual Audit	001.310.51300.32200	\$3,930	\$0	\$3,930	\$3,930	\$4,000
Trustee Fees	001.310.51300.32300	\$4,310	\$0	\$4,310	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$66,410	\$27,671	\$38,739	\$66,410	\$69,731
Accounting System Software	001.310.51300.35100	\$1,000	\$417	\$583	\$1,000	\$1,000
Postage	001.310.51300.42000	\$3,500	\$1,637	\$2,292	\$3,928	\$3,500
Printing & Binding	001.310.51300.42500	\$500	\$20	\$29	\$49	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$24,706	\$34,588	\$59,294	\$50,000
Marketing	001.310.51300.48001	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$725	\$1,014	\$1,739	\$5,500
Insurance	001.310.51300.45000	\$67,509	\$72,378	\$0	\$72,378	\$79,616
Legal Advertising	001.310.51300.48000	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Other Current Charges	001.310.51300.49000	\$750	\$0	\$750	\$750	\$750
Property Taxes	001.310.51300.31400	\$0	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$300	\$14	\$20	\$34	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$318,403	\$157,357	\$139,448	\$296,804	\$347,474
Maintenance						
Field Management Services	001.320.57200.34000	\$492,027	\$205,011	\$287,016	\$492,027	\$521,549
Gate/Patrol/Pool Officers	001.320.57200.34501	\$341,286	\$143,973	\$201,563	\$345,536	\$372,436
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$1,493	\$2,090	\$3,583	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$9,500	\$2,420	\$3,388	\$5,807	\$9,500
Access Control System	001.320.57200.34504	\$64,235	\$2,457	\$3,439	\$5,896	\$60,362
Pest Control	001.320.57200.54501	\$4,690	\$1,540	\$2,156	\$3,696	\$4,690

Lake Ashton

Community Development District

General Fund

Description		Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$12,204	\$2,669	\$3,737	\$6,405	\$12,204
Electric	001.320.57200.43000	\$240,000	\$103,799	\$145,319	\$249,118	\$240,000
Water	001.320.57200.43100	\$16,000	\$7,216	\$10,102	\$17,318	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$15,270	\$21,378	\$36,648	\$25,000
Refuse	001.320.57200.43300	\$8,000	\$3,705	\$5,187	\$8,892	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$85,600	\$33,034	\$46,248	\$79,283	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$841	\$1,178	\$2,019	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$4,123	\$5,773	\$9,896	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$6,000	\$326	\$457	\$783	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$10,000	\$4,275	\$5,985	\$10,260	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$15,000	\$8,528	\$11,939	\$20,467	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$5,013	\$7,018	\$12,031	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,700	\$77,615	\$108,661	\$186,276	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$15,000	\$891	\$1,248	\$2,139	\$15,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$4,984	\$6,978	\$11,962	\$3,500
Lake Maintenance-Contract	001.320.53800.46800	\$53,628	\$15,580	\$31,160	\$46,740	\$53,628
Lake Maintenance-Other	001.320.53800.46803	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$45,338	\$0	\$45,338	\$45,338	\$45,338
Permits/Inspections	001.320.57200.54100	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,003	\$1,404	\$2,407	\$5,000
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$3,518	\$4,925	\$8,444	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,500	\$2,135	\$2,989	\$5,124	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$425	\$595	\$1,020	\$2,000
Special Events	001.320.57200.49400	\$165,000	\$102,148	\$62,852	\$165,000	\$165,000
TOTAL MAINTENANCE		\$1,859,108	\$753,993	\$1,035,121	\$1,789,114	\$1,915,727
TOTAL EXPENDITURES		\$2,177,511	\$911,350	\$1,174,568	\$2,085,918	\$2,263,201
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$449,420)	(\$449,420)	\$0	(\$449,420)	(\$282,310)
TOTAL OTHER SOURCES AND USES		(\$449,420)	(\$449,420)	\$0	(\$449,420)	(\$282,310)
EXCESS REVENUES		\$0	\$1,042,589	(\$975,566)	\$67,023	\$0

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Net Assessment	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,145,888
Plus Collection Fees (7%)	\$129,413	\$128,231	\$134,660	\$154,700	\$161,518	\$161,518
Gross Assessment	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,307,407
No. of Units	986	977	977	974	974	974
Gross Per Unit Assessment	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,369.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2025

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

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

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2025

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
211003673699	3555 LAKE ASHTON BL LTS	\$500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$60,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$500.00
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$7,800.00
211003675231	LAKE ASHTON PHIII B - OUTDOOR LIGHTING	\$24,500.00
211003673350	3555 LAKE ASHTON BL GRD HSE	\$3,500.00
211003674523	DUNMORE DRIVE AL	\$47,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$64,500.00
221000397002	LAKE ASHTON PH5 LTS	\$12,150.00
211003675660	LAKE ASHTON PH6	\$14,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$4,400.00
TOTAL		<u><u>\$240,000.00</u></u>

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

Refuse Service 001.320.57200.43300

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2025

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance 001.320.53800.46800

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2025

Wetland/Mitigation Maintenance 001.320.53800.46801

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

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

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

Lake Ashton

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$449,420	\$449,420	\$0	\$449,420	\$282,310
Interest Income	\$500	\$6,455	\$7,111	\$13,567	\$500
Carryforward Surplus	\$548,136	\$459,669	\$0	\$459,669	\$389,606
TOTAL REVENUES	\$998,056	\$915,544	\$7,111	\$922,656	\$672,416
Expenditures					
Capital Projects-FY 24					
Bocce Court	\$0	\$19,893	\$0	\$19,893	\$0
Fitness Center Equipment	\$0	\$12,763	\$0	\$12,763	\$0
Pavement/Curb Repairs	\$0	\$13,650	\$0	\$13,650	\$0
Restaurant Equipment	\$0	\$6,350	\$0	\$6,350	\$0
Bridge Management	\$0	\$9,420	\$0	\$9,420	\$0
Grease Trap Installation and Replacement	\$0	\$42,527	\$0	\$42,527	\$0
Shoreline Restoration	\$0	\$40,700	\$0	\$40,700	\$0
Pool/Spa	\$0	\$4,690	\$0	\$4,690	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$450,850	\$0	\$300,858	\$300,858	\$0
Contingencies	\$82,200	\$0	\$82,200	\$82,200	\$0
Other Current Charges	\$650	\$0	\$0	\$0	\$0
Capital Projects-FY 25					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$450,850
Contingencies	\$0	\$0	\$0	\$0	\$82,200
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$533,700	\$149,992	\$383,058	\$533,050	\$533,700
EXCESS REVENUES	\$464,356	\$765,552	(\$375,946)	\$389,606	\$138,716

RESERVES	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$309,127	\$459,669	\$389,606	\$138,716	\$291,716
Reserves	\$455,901	\$449,420	\$282,310	\$400,000	\$400,000
Interest	\$18,298	\$13,567	\$500	\$3,000	\$3,000
Expenditures	(\$323,657)	(\$533,050)	(\$533,700)	(\$250,000)	(\$250,000)
Expenditures-Restaurant	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$459,669	\$389,606	\$138,716	\$291,716	\$444,716

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
Revenues					
Special Assessments - Levy	\$416,871	\$401,892	\$16,112	\$418,004	\$416,871
Special Assessments - PPMT A-1	\$0	\$15,792	\$0	\$15,792	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$5,129	\$7,180	\$12,309	\$500
Carry Forward Surplus ⁽¹⁾	\$90,783	\$113,643	\$0	\$113,643	\$77,997
TOTAL REVENUES	\$508,154	\$536,456	\$23,292	\$559,747	\$495,368
Expenditures					
Series 2015A-1					
Interest - 11/01	\$63,500	\$63,500	\$0	\$63,500	\$56,375
Interest - 05/01	\$63,500	\$0	\$62,125	\$62,125	\$56,375
Principal - 05/01	\$230,000	\$0	\$230,000	\$230,000	\$235,000
Special Call - 11/01	\$0	\$55,000	\$0	\$55,000	\$0
Special Call - 5/01	\$0	\$0	\$20,000	\$20,000	\$0
Series 2015A-2					
Interest - 11/01	\$10,625	\$10,625	\$0	\$10,625	\$10,000
Interest - 05/01	\$10,625	\$0	\$10,500	\$10,500	\$10,000
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
Special Call - 5/01	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$398,250	\$139,125	\$342,625	\$481,750	\$387,750
EXCESS REVENUES	\$109,904	\$397,331	(\$319,333)	\$77,997	\$107,618

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

2015A-1	\$50,500
2015A-2	\$9,500
11/24 Interest	\$60,000

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

Lake Ashton
Community Development District
Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$2,900,000.00	\$ 360,000.00	\$ 72,500.00	\$ -
11/01/23	\$2,540,000.00	\$ 55,000.00	\$ 63,500.00	\$ 551,000.00
05/01/24	\$2,485,000.00	\$ 230,000.00	\$ 62,125.00	\$ -
11/01/24	\$2,255,000.00	\$ -	\$ 56,375.00	\$ 348,500.00
05/01/25	\$2,255,000.00	\$ 235,000.00	\$ 56,375.00	\$ -
11/01/25	\$2,020,000.00	\$ -	\$ 50,500.00	\$ 341,875.00
05/01/26	\$2,020,000.00	\$ 245,000.00	\$ 50,500.00	\$ -
11/01/26	\$1,775,000.00	\$ -	\$ 44,375.00	\$ 339,875.00
05/01/27	\$1,775,000.00	\$ 260,000.00	\$ 44,375.00	\$ -
11/01/27	\$1,515,000.00	\$ -	\$ 37,875.00	\$ 342,250.00
05/01/28	\$1,515,000.00	\$ 275,000.00	\$ 37,875.00	\$ -
11/01/28	\$1,240,000.00	\$ -	\$ 31,000.00	\$ 343,875.00
05/01/29	\$1,240,000.00	\$ 285,000.00	\$ 31,000.00	\$ -
11/01/29	\$ 955,000.00	\$ -	\$ 23,875.00	\$ 339,875.00
05/01/30	\$ 955,000.00	\$ 300,000.00	\$ 23,875.00	\$ -
11/01/30	\$ 655,000.00	\$ -	\$ 16,375.00	\$ 340,250.00
05/01/31	\$ 655,000.00	\$ 320,000.00	\$ 16,375.00	\$ -
11/01/31	\$ 335,000.00	\$ -	\$ 8,375.00	\$ 344,750.00
05/01/32	\$ 335,000.00	\$ 335,000.00	\$ 8,375.00	\$ 343,375.00
		\$2,900,000.00	\$ 735,625.00	\$3,635,625.00

Lake Ashton
Community Development District
Series 2015A-2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$455,000.00	\$ 30,000.00	\$ 11,375.00	\$ -
11/01/23	\$425,000.00	\$ 5,000.00	\$ 10,625.00	\$ 57,000.00
05/01/24	\$420,000.00	\$ 20,000.00	\$ 10,500.00	\$ -
11/01/24	\$400,000.00	\$ -	\$ 10,000.00	\$ 40,500.00
05/01/25	\$400,000.00	\$ 20,000.00	\$ 10,000.00	\$ -
11/01/25	\$380,000.00	\$ -	\$ 9,500.00	\$ 39,500.00
05/01/26	\$380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/26	\$355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/27	\$355,000.00	\$ 25,000.00	\$ 8,875.00	\$ -
11/01/27	\$330,000.00	\$ -	\$ 8,250.00	\$ 42,125.00
05/01/28	\$330,000.00	\$ 25,000.00	\$ 8,250.00	\$ -
11/01/28	\$305,000.00	\$ -	\$ 7,625.00	\$ 40,875.00
05/01/29	\$305,000.00	\$ 30,000.00	\$ 7,625.00	\$ -
11/01/29	\$275,000.00	\$ -	\$ 6,875.00	\$ 44,500.00
05/01/30	\$275,000.00	\$ 30,000.00	\$ 6,875.00	\$ -
11/01/30	\$245,000.00	\$ -	\$ 6,125.00	\$ 43,000.00
05/01/31	\$245,000.00	\$ 30,000.00	\$ 6,125.00	\$ -
11/01/31	\$215,000.00	\$ -	\$ 5,375.00	\$ 41,500.00
05/01/32	\$215,000.00	\$ 30,000.00	\$ 5,375.00	\$ -
11/01/32	\$185,000.00	\$ -	\$ 4,625.00	\$ 40,000.00
05/01/33	\$185,000.00	\$ 35,000.00	\$ 4,625.00	\$ -
11/01/33	\$150,000.00	\$ -	\$ 3,750.00	\$ 43,375.00
05/01/34	\$150,000.00	\$ 35,000.00	\$ 3,750.00	\$ -
11/01/34	\$115,000.00	\$ -	\$ 2,875.00	\$ 41,625.00
05/01/35	\$115,000.00	\$ 35,000.00	\$ 2,875.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 39,875.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$455,000.00	\$186,250.00	\$641,250.00