

*Lake Ashton
Community Development District*

Meeting Agenda

April 15, 2024

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 8, 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, April 15, 2024 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the Board meeting by email to jburns@gmscfl.com, or by telephone by calling **(407) 841-5524**, up until **2:00 PM on Friday, April 12, 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 March 25, 2024 Board of Supervisors Meeting and Budget Workshop
5. Landscaping Update
 - A. Presentation of Monthly Landscaping Checklist and Report

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

6. Old Business
 - A. Update Regarding Security (*requested by Supervisor Costello*)
 - B. Items Pertaining to Preliminary Proposed Fiscal Year 2025 Budget
 - I. Review of Fiscal Year 2024 Reserve Study Projects and Strategic Planning Projects Combined Listing
 - II. Draft Fiscal Year 2025 Combined Capital Project Lists with Quotes Provided
 - III. Fiscal Year 2025 Capital Project List and Budget Analysis (*requested by Supervisor Realmuto; documentation also provided by Supervisor Realmuto*)
 - a) Draft Fiscal Year 2025 Capital Projects List with Alternative Allocations
 - b) Fiscal Year 2025 Proposed Budget General Fund Prior Year Comparison
 - c) Fiscal Year 2025 Proposed Budget Capital Projects Funds Updated with Fiscal Year 2025 Capital Projects List
 - IV. Discussion and Review of the Preliminary Proposed Fiscal Year 2025 Budget
7. New Business
8. Monthly Reports
 - A. Attorney
 - I. Presentation of Annual Ethics Reminder Memo
 - B. Engineer
 - C. Lake Ashton Community Director
 - I. Consideration of Quotes to Replace an Air Conditioning Unit
 - II. Consideration of Quotes to Install Pavers at the Pet Play Park
 - III. Consideration of Proposal to Install Self-Service Kayak Station
 - IV. Review of TECO Cost Savings Options
 - V. Review of Natural Gas Cost/Benefit Analysis
 - D. Operations Manager
 - E. District Manager's Report
 - I. Announcing General Election Qualifying Period (Starting 12:00 PM Monday, June 10, 2024 and Ending 12:00 PM Friday, June 14, 2024)
9. Financial Report
 - A. Combined Balance Sheet
 - B. Capital Projects Reserve Fund
 - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Approval of Check Run Summary
10. Public Comments
11. Supervisor Requests/Supervisor Open Discussion
12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **March 25, 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
Debbie Landgrebe
Mike Costello

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jan Carpenter
Christine Wells
Matt Fisher
Garret Posten

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

The following is a summary of the discussions and actions taken at the March 25, 2024 Lake Ashton Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 9:00 a.m., called roll, and the pledge of allegiance was recited. Four Supervisors were present in person with one attending via Zoom 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 Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 5-0.
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THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the February 26, 2024 Board of Supervisors Meeting

Ms. VanSickle presented the February 26, 2023 and the January 22, 2024 Board of Supervisors meeting minutes and asked for any comments or changes. There being none there was a motion of approval.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the February 26, 2024 Board of Supervisors Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS

Landscaping Update

A. Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the monthly landscaping report to the Board stating that he communicated with Yellowstone that the boulevard needs to be detailed. Yellowstone installed about 40 new plants along the boulevard that were covered under warranty and installed some blue daze at no cost. He is looking into the date of the next weed treatment for the turf as he noticed some weeds and will get that taken care of. Staff is still waiting on a proposal for various projects and installs and will update the Board when he has more information to report.

SIXTH ORDER OF BUSINESS

Old Business

A. Update Regarding Security *(requested by Supervisor Costello)*

Mr. Costello stated that they are in talks with Securitrax and Equity and progress is being made. He hopes to have an update of when it will start soon. The installation has been completed with a few exceptions including the pool entrances. The problem they

are facing is no electric hookups in some of the areas and they are working to get that fixed. Once the electricity is run, they will be ready to test the system.

Ms. Wells stated that a walkthrough will occur after everything is installed and they will learn how each component works as well as the monitoring station at the guardhouse. Discussion continued for some time with Board questions and detail on upcoming logistics and completion. Ms. Wells stated that she believes that they are further along in the process than they were last month. It may not be going as fast as they would all like, but progress is being made.

SEVENTH ORDER OF BUSINESS

New Business

**A. Consideration of Request by the Lake Ashton Community Action Committee
(requested by Supervisor Costello)**

Ms. Costello explained that he received a letter from a member of the Lake Ashton Community Action Committee who provided figures from the US Census Bureau which he shared with the Board. Due to the growth of the area, there will be many added challenges with infrastructure. The CDD has been asked to endorse what the Action Committee is saying and he believes it is in their best interest to do so. The Board discussed before agreeing to endorse and send the letter to the county. Ms. Burns added that in her vast experience, the most effective thing to affect speeding in the area is to have individual residents call the police department. She believes that action will hold a lot more weight than a letter.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, Endorsing Request by Lake Ashton Community Action Committee, was approved 5-0.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter stated that it had been a fairly quiet month with usual communication with the District Manager and Community Director. She offered to answer any questions. There being none, there meeting continued.

B. Engineer

Mr. Posten updated the Board on the cart path repairs that were discussed at the previous meeting. It is being rescheduled due to rain. Additionally, a draft for what they will be sending out for bids for work on the portion of the carpath discussed by hole #4 will be available for the next scheduled Board meeting. The Board had a few questions for the Engineer and they discussed multiple points about the carpath. He also reported a depression in the asphalt on 4173 Limerick. In the past they have occurred over the city's sanitary sewer line but that does not seem to be the case in this instance. Instead it is over the CDD's storm sewer line.

Board direction was to do repairs and if there is a need to scope further after repairs they will do that. They talked about setting a not to exceed amount but they will wait until the next meeting to make a decision. The final issue is the bridge behind the hole #4 green. Some of the material under the cart path is starting to wash out under the bridge. He will come back with quotes to make that repair.

C. Lake Ashton Community Director

Ms. Wells reviewed the Lake Ashton Community Director report. An email has been sent out about the volunteer appreciation Spring Fling. They are working on soliciting sponsors to cover the cost so there will be no cost to the District. The natural gas is taking a lot longer than anticipated. They are getting quotes on conversion and some replacement parts, and she is hopeful to have them for the next Board meeting. She will work on getting the cost benefit analysis numbers for the Board. They went into deeper detail about what may or may not need to be replaced in terms of propane usage.

A contract was presented to the Board about the ATM that the Board approved to move forward with a not to exceed \$500 for installation of an electric outlet. After the meeting she spoke to another vendor that will provide a hotspot for internet. There still a \$3 transaction fee but they will give \$.50 District to offset some of the costs.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the ATM Agreement, was approved 5-0.

A stop sign and street sign at the corner of Ashton Club Drive and Gulane Drive reimbursement has been submitted for \$910 and they have moved forward with repairs.

Reimbursement has been received for the unauthorized maintenance on the shore of the pond between Dornoch Drive and Gulane Drive from last fiscal year totaling \$5,052.50.

I. Consideration of Quote for Replacement of Treadmills

Ms. Wells presented the quotes for replacement treadmills. The two vendors that they are working with have a non-compete clause with Life Fitness and are only able to sell used units. The quote is for a replacement of the older treadmills are the same as the units replaced last fiscal year totaling \$12,155.22.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Quote for Replacement of Treadmills, was approved 5-0.

D. Operations Manager

Mr. Fisher presented the Operations Manager report to the Board that was included in the agenda packet. There is no current concern with the ponds. The carriers to the green divider have been replaced. Dog park needs have been addressed. The floors in the clubhouse will be cleaned this month and staff will be taking that on with onsite equipment. The Board asked a few questions before the next item followed.

E. District Manager's Report

Ms. Burns stated that they received the tax-exempt application for all the District owned property filed before the March 1st deadline and offered to answer any questions. The next item followed.

NINTH ORDER OF BUSINESS

Financial Report

- A. Combined Balance Sheet**
- B. Capital Projects Reserve Fund**
- C. Statement of Revenues, Expenditures, and Changes in Fund Balance**
- D. Approval of Check Run Summary**

The financials were included in the agenda package for review. Mr. Realmuto asked to look into adding more to the funds form the capital reserve to an SBA account and staff will look into it. There being no questions on the check run summary there was a motion od approval.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Check Run Summary, was approved 5-0.

TENTH ORDER OF BUSINESS

Public Comments

Ms. VanSickle opened the meeting up to public comments. There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

The budget workshop meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **March 25, 2024** at 10:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Lloyd Howison <i>by Zoom</i>	Chairman
Brenda VanSickle	Vice Chairman
Steve Realmuto	Assistant Secretary
Debbie Landgrebe	Assistant Secretary
Mike Costello	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Christine Wells	Community Director
Matt Fisher	Operations Manager

The following is a summary of the March 25, 2024 Lake Ashton Community Development District budget workshop meeting.

FIRST ORDER OF BUSINESS

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 Charts**
 - 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, Expenditure, 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**

The Lake Ashton Board and staff discussed the current year budget and potential capital projects the Board may want to consider for the upcoming year. No action was taken at the workshop meeting.

SECTION V

SECTION A

Yellowstone Site Visit Report: 4/8/24

Task	Remarks (Including Specific Areas for improvement)	
<p>Mowing</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.</p> <ul style="list-style-type: none"> Weekly mowing will begin in March.
<p>Edging Completed</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report</p>
<p>String Trimming</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report</p>
<p>Weed Control Turf/Beds</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Weeds present in turf and beds in various areas.</p>
<p>Shrubs/Ground Cover Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Plumbago can be trimmed down to promote new growth in the Reflection Garden area.</p>

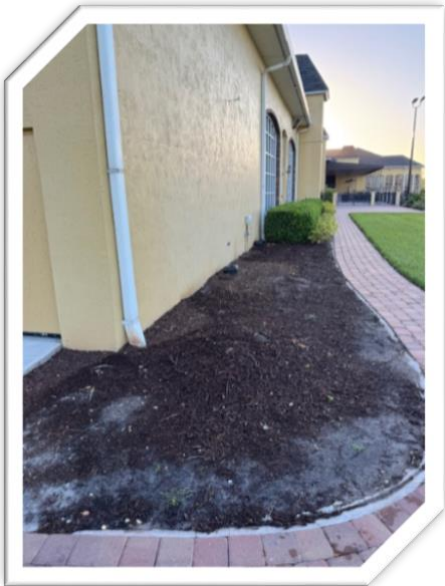
<p>Tree Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Japanese Blueberry tress along the Blvd will not be trimmed for some time to allow for growth. Update: it is time to trim the around the trees.</p>
<p>Litter and Debris</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Litter along TNR needs to be checked daily.</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 monitoring several Queen Palm trees that appear to be declining.

Example of a Queen Palm being monitored





Japanese Blueberry tree was removed. New plantings being determined.

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 VI

SECTION B

SECTION 1

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					
Replace Current Gate Operations System RFID or License Plate Readers	1.4			\$63,302			
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 2

Contingencies	
Reme Halo LED Cartridge Replacement	\$7,722
HVAC Ballroom NW #2	\$24,000
HVAC Ballroom NE #4	\$18,500
Asphalt Pavement, Patch and Partial Seal Coat (Parking Lots Sealings/Striping)	\$14,428
Stormwater Management (Concrete Curbs, Gutters, and Inlets)	\$50,000
Golf Course Pathways	\$15,000
Ponds, Erosion Control	\$30,000
Total	\$159,650

Projects to Complete in Fiscal Year 2025	
Signage (Street Name Plates Only)	\$9,250
Cinema Amps	\$5,500
Equipment, Cardio - Recumbent Bicycle A	\$3,400
Equipment, Cardio - Recumbent Bicycle B	\$3,400
Furniture, Lounge Chairs (Non-Rolling)	\$5,399
Tennis Court Color Coat - Moved from 2020	\$17,039
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln	\$139,731
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)	\$30,000
Upgrade Speakers & Sound Equipment to Include Sound Segregation (Ballroom)	\$57,000
Backup Power for Clubhouse (Power Ballroom Only)	\$55,000
Backup Power for Guard House	\$25,000
Reflection Garden Rehab (\$15,000-\$50,000)	\$25,000
Trim Lights for Clubhouse	\$22,000
Trim Lights for Guard House	\$4,000
Christmas Light and Garland Replacement (\$1,900 each year to install - CH Maint Budget)	\$7,300
Replace Sod at Pet Play Park (includes installation of additional irrigation)	\$16,100
Window Tinting Throughout the Clubhouse (possible rebates from TECO)	\$15,000

Additional AED Units at the Clubhouse (2 addn'l)	\$4,500
Front Entrance Lighting	\$10,000
Potential Property Acquisition	
Total	\$454,619

Projects to Consider For a Future Fiscal Year	
Fences, Aluminum	\$224,848
Game Room Carpet - Moved from 2022	\$6,630
Pool Tables	\$6,240
Tennis Courts, Fence	\$17,472
Shuffledboard Color Coat - Moved from 2023 (no cost savings by doing together with TC)	\$13,000
Pavement Management Report (Updated)	\$10,000
Pier/Observation Deck (behind Clubhouse)	\$51,000
Add Acoustic Panels and Ceiling Tiles (Ballroom)	\$101,000
Pool Heater (Gas)	\$6,500
Bandstand (Gazebo) for Outdoor Entertainment	
Solar Power at the Clubhouse	
Total	\$436,690

For Consideration (Not Previously Presented)	
Restaurant Equipment Contingency	\$15,000
HVAC - Restaurant Kitchen Unit	\$28,000
Additional Recumbent Stepper	\$6,200



ESTIMATE	#110
ESTIMATE DATE	Mar 29, 2024
TOTAL	\$7,425.00

ClimateGuard Cooling Services LLC.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

1427 US Hwy 27 N
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
REMI HALO LED CARTRIDGE REPLACEMENTS	15.0	\$495.00	\$7,425.00
QUOTE IS FOR REPLACEMENTS OF ALL INTERNAL REMI HALO LED CARTRIDGES FOR 15 UNITS IN THE CLUBHOUSE			

Services subtotal: \$7,425.00

Total **\$7,425.00**

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES



By *RGF*

WE ARE RGF

HALO-LED[®] Whole Home Air Purification System

HALO-LED[®] whole home in-duct air purifier uses our revolutionary REME-LED[®] technology to help protect your air conditioned space. The HALO-LED[®] is zero ozone certified and provides a longer product life with improved energy efficiency. Easily installed in new or existing air conditioning system ductwork, the HALO-LED[®] actively reduces airborne bacteria, viruses, odors, mold and allergens ensuring excellent indoor air quality.



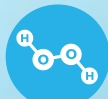
LED UV



LONG LIFE
CELL



HYBRID
CATALYST



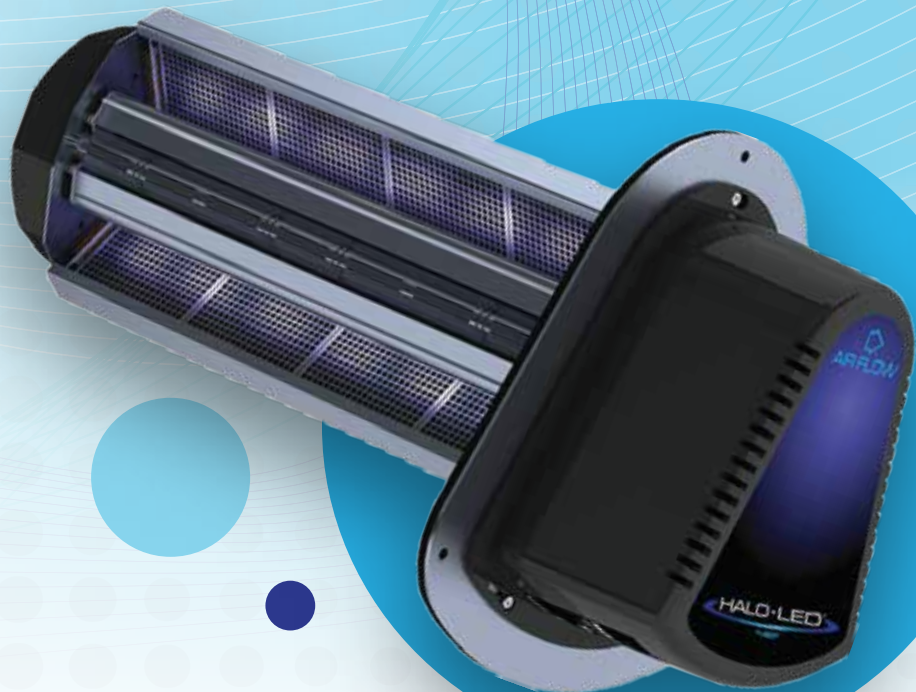
H₂O₂



ZERO
OZONE



WHOLE
HOME



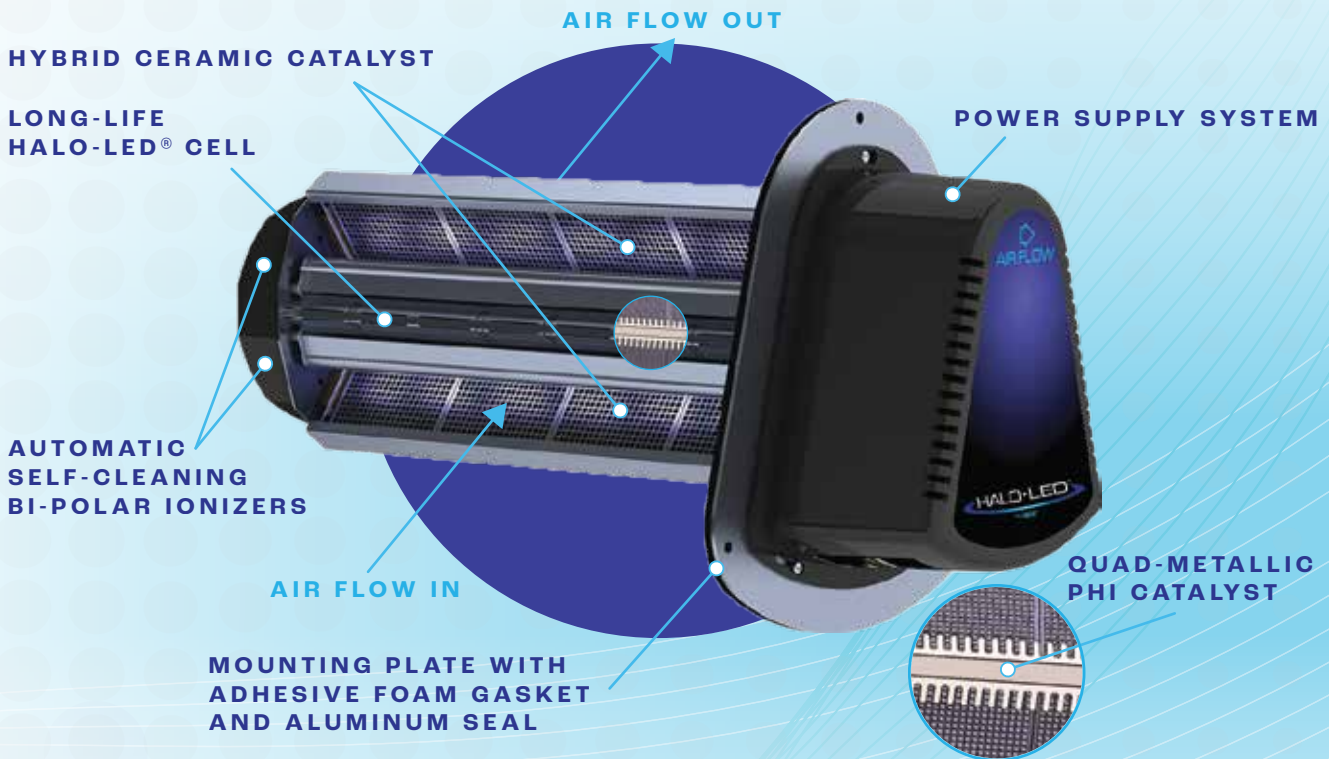
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Why Use RGF's REME® Technology?

The HALO-LED® is the industry's first LED in-duct, whole home and building air purification system that is both mercury free and zero ozone compliant. The HALO-LED® proactively treats the air-conditioned space, reducing airborne and surface contaminants and pollutants. By combining REME-LED® UV technology along with RGF's proven PHI-CELL® and REME® technologies, the HALO-LED® provides revolutionary indoor air purification.

HALO-LED® Whole Home Air Purification System



NOTICE TO INSTALLER: This unit must be wired in series with the blower to cycle on/off with the blower. This installation is required in order to be in compliance with new safety standards and to ensure maximum energy efficiency and LED module service life.

ITEM#	REPLACEMENT CELL	ELECTRICAL	DIMENSIONS	SHIP WT.
REME-LED	PHIC-REME-LED	24 VAC/DC	14.25"L x 6.50"W x 7.50"H Probe 11" / Plate 6.50" x 7.50"	6.4 lbs
		0.7 Amps 17 Watts	362.5 mm x 165.1 mm x 190.5 mm Probe 279.4 mm / Plate 165.1 mm x 190.5 mm	2.90 kg

MATERIALS

Aluminum / Polymers

HVAC BLOWER SIZE

800 to 2,400 CFM (1359.2 m³/h – 4077.6 m³/h)

WARRANTY

7 years U.S. and Canada
(1 year international)

CELL REPLACEMENT

Recommended after 4.5 years



UL 1598:2021 Ed.5
CAN/CSA C22.2
No.250.0:2021



EPA Registration No. 067400-FL-001 | Approved for sale in California

TO LEARN MORE, VISIT: RGF.COM



ESTIMATE	#114
ESTIMATE DATE	Mar 31, 2024
EXPIRATION DATE	Apr 29, 2024
TOTAL	\$23,573.00

ClimateGuard Cooling Services LLC.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

1427 US Hwy 27 N
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
SPLIT SYSTEM BY ICP (INTERNATIONAL COOLING PRODUCTS)	1.0	\$23,573.00	\$23,573.00
NORTH WEST BALL ROOM SYSTEM			
10 TON COMMERCIAL SPLIT SYSTEM			
3 PHASE UNIT			
RECONNECT TO EXISTING DUCT WORK			
CRANE SERVICE			
OVERFLOW PROTECTION			
HURRICANE STRAPS			
START AND TEST			
1 YEAR PARTS			
1 YEAR LABOR WARRANTY			
5 YEAR COMPRESSOR			

Services subtotal: \$23,573.00

Total \$23,573.00

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES



ESTIMATE	#115
ESTIMATE DATE	Mar 31, 2024
TOTAL	\$18,427.00

ClimateGuard Cooling Services LLC.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

1427 US Hwy 27 N
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
SPLIT SYSTEM BY ICP (INTERNATIONAL COOLING PRODUCTS)	1.0	\$18,427.00	\$18,427.00
NORTH EAST BALL ROOM SYSTEM			
7.5 TON COMMERCIAL SPLIT SYSTEM			
3 PHASE UNIT			
RECONNECT TO EXISTING DUCT WORK			
CRANE SERVICE			
OVERFLOW PROTECTION			
HURRICANE STRAPS			
START AND TEST			
1 YEAR PARTS			
1 YEAR LABOR WARRANTY			
5 YEAR COMPRESSOR			

Services subtotal: \$18,427.00

Total \$18,427.00

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES

H&S Investment Group of Central
 Florida LLC
 P. O. Box 1564
 Winter Haven, FL 33882 US
 (863) 521-5454
 aaatopqualityasphalt@gmail.com
 www.aaatopqualityasphalt.com

Proposal



ADDRESS
 LAKE ASHTON CDD
 4140 ASHTON CLUB DRIVE
 LAKE WALES, FLORIDA 33859 USA

SHIP TO
 LAKE ASHTON CLUBHOUSE
 4140 ASHTON CLUB DRIVE
 LAKE WALES, FLORIDA 33859

PROPOSAL #	DATE
10638	03/20/2024

SALES REP
 DAVID PRILLHART

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
SALESMAN 4	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT DAVID PRILLHART FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863) 956-7724, OR AT THE OFFICE AT (863) 521-5454.			
JOB INFO	CLUBHOUSE PARKING LOTS - SEAL AND STRIPE			
JOB INFO 2	SEE AAA TQA MAPS DUE TO THE VOLATILITY OF THE CURRENT MARKET IN REFERENCE TO OIL BASED PRODUCTS, WE RESERVE THE RIGHT TO RELOOK AT PRICING AT TIME OF ASPHALT INSTALLATION. ALL WORK IS DURING NORMAL BUSINESS HOURS MONDAY THROUGH FRIDAY. NON-PREVAILING WAGE RATES APPLY.			
M.O.E.	*** PARKING LOT EAST *** MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT. ONE INCLUDED.			
SEAL COATING	CLEAN ALL ASPHALT USING WALK BEHIND BLOWERS, BACKPACK BLOWERS, STEEL BROOMS AND OR BROOM TRACTOR IF NEEDED SO THAT THE ASPHALT IS LOOSE AND FREE OF DIRT AND DEBRIS.			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
PAINTING	<p>HYDRO SPRAY ONE COAT OF NYRA TARCONITE COAL TAR SEALER ASPHALT BASED EMULSION. SAND AND LATEX ADDED AS DIRECTED BY THE MANUFACTURE TO HELP PROVIDE A LONGER LASTING AND SLIP RESISTANT SURFACE. PRODUCT IS MIXED AT NYRA FACILITY IN PLANT CITY.</p> <p>THE PARKING LOT SHOULD BE DRY AT LEAST 24 HOURS BEFORE WE SEAL. THE TEMP SHOULD BE AT LEAST 65 DEGREES AND RISING TO HELP INSURE THE CURE OF THE MATERIALS. THE PARKING LOT SHOULD BE FREE OF ANY FOOT, AND VEHICLE TRAFFIC 24 HOURS AFTER COMPLETION. IF YOU GIVE THE PRODUCT MORE CURE TIME THE LONGER IT WILL LAST. IF WE ARE SEALING OLDER ASPHALT WHICH IS MORE THAN 3-5 YEARS OLD THE SEAL COAT WILL MOST LIKELY ONLY LAST ONE YEAR DUE TO THE AGGREGATE BEING POLISHED AND EXPOSED, AS PER INDUSTRY STANDARDS.</p> <p>AREA MEASURES APPROXIMATELY 23,836 SQ. FT. (2,649 SQ. YDS.)</p> <p>RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (NOT RAISED THERMOPLASTIC)</p> <p>QUANTITIES INCLUDE: (52) REGULAR STALLS (2) HANDICAP STALLS (28) GOLF CART STALLS 658 LN. FT. OF WHITE HATCH LINE 15 LN. FT. OF 24" WHITE STOPBAR (2) CAR STOPS - BLUE (AT HANDICAPS)</p>			
TOTAL SECTION	TOTAL FOR EAST PARKING LOT SEAL AND STRIPE	1	6,750.00	6,750.00
SEAL COATING	<p>*** WEST PARKING LOT ***</p> <p>CLEAN ALL ASPHALT USING WALK BEHIND BLOWERS, BACKPACK BLOWERS, STEEL BROOMS AND OR BROOM TRACTOR IF NEEDED SO THAT THE ASPHALT IS LOOSE AND FREE OF DIRT AND DEBRIS.</p> <p>HYDRO SPRAY ONE COAT OF NYRA TARCONITE COAL TAR SEALER ASPHALT BASED EMULSION. SAND AND LATEX ADDED AS DIRECTED BY THE MANUFACTURE TO HELP PROVIDE A LONGER LASTING AND SLIP</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
PAINTING	<p>RESISTANT SURFACE. PRODUCT IS MIXED AT NYRA FACILITY IN PLANT CITY.</p> <p>THE PARKING LOT SHOULD BE DRY AT LEAST 24 HOURS BEFORE WE SEAL. THE TEMP SHOULD BE AT LEAST 65 DEGREES AND RISING TO HELP INSURE THE CURE OF THE MATERIALS. THE PARKING LOT SHOULD BE FREE OF ANY FOOT, AND VEHICLE TRAFFIC 24 HOURS AFTER COMPLETION. IF YOU GIVE THE PRODUCT MORE CURE TIME THE LONGER IT WILL LAST. IF WE ARE SEALING OLDER ASPHALT WHICH IS MORE THAN 3-5 YEARS OLD THE SEAL COAT WILL MOST LIKELY ONLY LAST ONE YEAR DUE TO THE AGGREGATE BEING POLISHED AND EXPOSED, AS PER INDUSTRY STANDARDS.</p> <p>AREA MEASURES APPROXIMATELY 20,430 SQ. FT. (2,270 SQ. YDS.)</p> <p>RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (NOT RAISED THERMOPLASTIC)</p> <p>QUANTITIES INCLUDE: (54) REGULAR STALLS (3) HANDICAP STALLS 248 LN. FT. OF WHITE HATCH LINE 28 LN. FT. OF 24" WHITE STOPBAR (3) CAR STOPS - BLUE (AT HANDICAPS)</p>	1	5,950.00	5,950.00
SEAL COAT WARRANTY	<p>The age of your asphalt is the biggest factor determining how long sealcoat will last on your asphalt driveway or parking lot.</p> <p>WHEN SHOULD YOU APPLY ASPHALT SEALER?</p> <p>The most cost effective timing for application of sealcoat is one where sealer is applied between one and two years after a parking lot is initially paved, or repaved with new asphalt. This is very important because the closer you apply your initial sealcoat to the date the parking lot was paved or repaved, the more asphalt binder and asphalt cement is present on the asphalt surface. The more asphalt cement there is on the pavement surface or near the surface, the more asphalt there is for the pavement sealer to strongly adhere.</p> <p>How Long Should Sealcoat Last on Asphalt?</p> <p>SHOULDN'T I WAIT LONGER TO SEAL MY ASPHALT?</p> <p>Ten years is a long time In asphalt years.</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>Unfortunately, the vast majority of property managers and owners wait until their driveways and parking lots are eight, ten, or even twelve years old (or older) before they think about an asphalt pavement maintenance program, which includes crack filling, sealcoating, and restriping. This is when their parking lots and driveways look bleached out, or very light gray from the sun and elements. At this point, the asphalt cement that holds the rock and aggregate in the asphalt together has been completely oxidized to the point that only the aggregate remains on the asphalt, often smoothly polished from years of traffic and weathering.</p> <p>Under these conditions, sealcoating asphalt that is bleached and dried out leaves very little to no asphalt cement near the surface for the pavement sealer to bond. The pavement sealcoat is applied and initially looks great to the property manager and owner. However, after a few seasons pass it is not surprising that the sealcoat has already worn off the tops of the asphalt aggregate disappointing the property owner who invested the money to improve the appearance of their asphalt for better curb appeal as well as extending the life of the asphalt pavement itself.</p> <p>The Best Sealcoating and Maintenance Schedule To Follow</p> <p>When a property manager or owner sealcoats their driveway or parking lot within one to two years after it has been repaved with new asphalt, it should be sealcoated four years later, and then every five years thereafter. This sealcoating maintenance schedule will give the property owner an attractive black parking lot at all times in comparison to the drab and faded parking lots where the white parking lines are barely visible.</p> <p>Sealcoating Asphalt</p> <p>If you have an aged lot, it may not be too late to make it look good and push back the expense when it will eventually have to be overlaid with new asphalt pavement. Apply two coats of pavement sealer over the entire surface, and three coats on the drive lanes, intersections, and busy entrances to the parking lot. The next year, it will likely be obvious by the premature wear on the drive lanes. At that point, you can apply a new coat of sealer over the drive lanes again to bring back the deep color. The re-application will last since there will be enough pavement sealer remaining on the asphalt surface for it bond.</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
EXCLUSIONS	<p>For best long-term results, apply asphalt sealcoat within the first one to three years of the paving installation and repeat every three to five years to give the property owner the best looking and longest lasting parking lot for the least amount of money over the life of their asphalt pavement. Finally, the amount of traffic on the driveway and parking lot will determine the sealcoating cycle: every three years for a busy shopping center every five years for church parking lot or less traveled area</p> <p>*** PLEASE NOTE ***</p> <p>DUE TO THE VOLATILITY OF THE CURRENT MARKET IN REFERENCE TO OIL BASED PRODUCTS, WE RESERVE THE RIGHT TO RELOOK AT PRICING AT TIME OF ASPHALT INSTALLATION.</p> <p>EXCLUSIONS:</p> <p>ASPHALT OVERAGES DUE TO BASE NOT BEING CORRECT, TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. NOT RESPONSIBLE FOR REFLECTIVE CRACKING COMING UP DUE TO PAVING OVER OLD ASPHALT OR CONCRETE. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. POSITIVE DRAINAGE IS NOT GUARANTEED ON ALL AREAS. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION. ALL WORK QUOTED IS SPECIFIED ABOVE. ANY WORK NOT SPECIFICALLY LISTED IS NOT INCLUDED.</p> <p>WARRANTY OF ASPHALT PAVEMENT OR BASE INSTALLATION IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY EXISTING SUB-GRADE SOILS AND / OR SUB-GRADE SOILS THAT CONTAIN CLAYEY SOILS, ORGANICS OR UNSUITABLE MATERIALS.</p> <p>WARRANTY OF ASPHALT PAVEMENT IS NOT</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY BASE AND / OR SUBGRADE INSTALLED AND COMPACTED BY OTHERS.</p> <p>PAYMENT IS DUE IN 30 DAYS FROM ORIGINAL INVOICE DATE. IF PAYMENT IS NOT RECEIVED WITH IN 60 DAYS FROM ORIGINAL INVOICE DATE A NOTICE OF NON-PAYMENT WILL BE FILLED/SENT OUT WITH THE INTENT TO LIEN IN 10 DAYS. IF A ATTORNEY IS RETAINED IN ORDER TO COLLECT PAYMENT THEN THE FEES WILL ALSO BE INCLUDED. PRIOR TO PAVING THE BASE NEEDS TO BE INSPECTED. BASE NEEDS TO BE FIRM ON GRADE AND UNYIELDING. THE BASE SHOULD HAVE A STRING LINE TEST TO ENSURE THE THICKNESS OF THE ASPHALT BEING INSTALLED.</p> <p>ANY AND ALL OVERAGES WILL BE SENT BACK TO THE CONTRACTOR. ANY ADDITIONAL MOBILIZATIONS WILL BE AT THE CONTRACTOR EXPENSE AT \$3,500.00. WE TRY AND HOLD PRICES FOR AT LEAST THIRTY DAYS BUT AFTER THAT PRICES ARE SUBJECT TO CHANGE DUE TO PRICE INCREASES IN MATERIALS, HAULING ECT.</p>			

ACCEPTANCE OF PROPOSAL

TOTAL

\$12,700.00

THE ABOVE PRICES,SPECIFICATIONS,AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL IS GOOD FOR 30 DAYS FROM ABOVE DATE.

Accepted By

Accepted Date



PROPOSAL

March 15, 2024

Submitted to: Lake Ashton – Matt Fisher
324-5457 mfisher@lakeashtonccd.com

Regarding: Street Name Signs and Exit Sign

Street Names: Produce and install new street name and logo sign faces. 1/8” aluminum, painted black with automotive grade paint and premium grade reflective white vinyl lettering on both sides. Installed in existing brackets.

- Street Name signs – 30”w x 6”h
- Logo signs – 6” x 6”

Qty 50 of each \$9,250

Qty 25 of each \$4,950

Exit Sign: Produce and install 1 sign face. 1/8” aluminum, painted black with automotive grade paint and premium grade reflective white vinyl lettering on face. Installed with mounting bracket; painted black.

- New Exit sign: 18”w x 12”h, qty 1

Total \$340

Additional Costs: n/a (sales tax exempt)

Payment terms: Due within 30 days of receipt

Other terms: Any alteration or deviation from above specifications involving extra cost will be executed only upon written approval, and will become an extra charge over and above the estimate. Once job go-ahead has been given, no refunds apply. This quote is valid for thirty (30) days from the date above. Any account, bill, or invoice not paid within 30 days of billing date will be charged 1 1/2% on the unpaid monthly balance (18% annual percentage rate).

The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature: _____ Date: _____



LA Ashton Club Dr	Ashton Palms Dr
LA Ashton Palms Dr	Coconut Dr
LA Aberdeen Ln	Berwick Dr
LA Troon Ln	Waterford Dr
LA Waterford Dr	Turnberry Ln
LA Dunmore Dr	Blackmoor Ln
LA Gullane Drive	Sable Loop
LA Muirfield Loop	Roebelenii Dr
LA Domoch Drive	MacArthur Palm
LA Strathmore Dr	Birkdale Drive
LA Tralee Drive	Mulligan Lane
LA Limerick Drive	Litchfield Loop

FINISHED EXAMPLE



29996 Hwy. 27
Lake Hamilton, FL 33851

Ph: (863) 438-8612

www.extremegx.com

Created Exclusively for:



Sales Representative:

Customer Approval: Date:

Landlord's Approval: Date:

Filename:
LK ASHTON STREET NAME SIGNS

Scale: Sheet No.
1

Date: Rev. Date:
03/27/2024

Designer:
NVV

This drawing is intended for the sole purpose of conveying visual design intent. It is an original drawing created by and is the sole property of (with exception to registered trademarks) EXTREME GRAPHICS. It is not to be shown to any individual(s) outside of your company and it is not to be used or reproduced in any form. Violation of these terms may result in EXTREME GRAPHICS implementing their right to charge for this original design and/or may result in court action.



Zoomed in View



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001059

Phone: 863.619.7734

Fax: 863.816.4591

jeff@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Lake Ashton CDD1 4141 Ashton Club Drive Lake Wales, FL 33859
Home/Work: 863-324-5457 Christine Cell/Alt: Email: CWells@lakeAshtonCDD.com

Date:	4/1/2024
Proposal:	13379
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	Marantz 7-Channel Power Amplifier, 150 watts per channel MAR-MM8077	2,499.00
	2	Installation & System Programming	250.00

Subtotal	\$2,749.00
Sales Tax (0.0%)	\$0.00
Total	\$2,749.00

World's Class Systems

Quote# 3731972 - 1R

Date 13-MAR-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	ASPR-SL ASPIRE RECUMBENT BIKE SL MODEL - Aspire Recumbent SL Charcoal Grey Smooth Base/SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL	2	4,599.00	-1,704.00	2,895.00	5,790.00

Quote#

3731972 - 1R

Date 13-MAR-2024

PO Number		Subtotal	
Payment Type		List Price	9,198.00
Payment Terms	NET 30	Adjustment and Surcharge	-3,408.00
Freight Terms		Selling Price	5,790.00
FOB			
Freight/Fuel/Installation			844.42
Tax TAXES AS APPLICABLE			
Total(USD)			6,634.42

Notes:

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

Quote#

3731972 - 1R

Date 13-MAR-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

RECUMBENT BIKE



STREAMLINED COMFORT

Comfortable and inviting experiences for exercisers at any fitness level. Aspire Cardio employs a sleek, modern design with a functionality that is rooted in more than 20 years of innovation and reliability.

FEATURED:
Aspire Recumbent Bike with SL
Console in Smooth Charcoal.



COMFORTABLE RIDE

A backrest, lumbar support and a wrap-around adjustment lever combine to help exercisers achieve maximum comfort.



GET-ON-AND-GO ACCESSIBILITY

Step-through design and front assist handle allow for easy entry and exit. Wide, self-leveling pedals with simple buckle straps allow exercisers to get started quickly.



GENERATOR DRIVE SYSTEM

Drive system with 8-ribbed poly-V belt resistance provides a smooth, quiet operation and requires limited maintenance.

LifeFitness

ASPIRE RECUMBENT BIKE

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 RECUMBENT BIKE

BASE FEATURES	
Step-through design	•
Easy-adjust pedal straps	•
Standard Wide Ride™ Pedals	•
Seat with lumbar support	•
Wrap-around seat adjustment lever	•
Fine-tuned seat adjustment positions	41
Resistance levels	0-25
Maximum resistance (Watts)	900+
Removable locking cup holders	1
Integrated accessory tray	•
FRAME	
Generator Drive System	•
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	
Max user weight	400 lbs (181 kg)
Length	67" (170 cm)
Width	26" (66 cm)
Height	51.5" (131 cm)
Unit weight	298 lbs (135 kg)
POWER REQUIREMENTS	
Self-powered	•
Auto Start: Brings power to console when user begins pedaling	•
120V, 20A or 230V, 10A (varies by country) outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
Japan: 100V, 20A or 200V, 10A outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
WARRANTY*	
Parts and Labor	3 Years
* Visit LifeFitness.com/warranties for full warranty details.	
PRODUCT MODELS/SKUS	
SL Console	ASPR-SL

LifeFitness.com

©2022 Life Fitness, LLC. All Rights Reserved. Life Fitness is a registered trademark 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

JNJ HOME SERVICES
 14819 LONE EAGLE DR.
 ORLANDO, FL 32837

JoAnne Costello c.407 625 9121

QUOTE

Delivery:

Name Lake Ashton
 Address _____
 City Lake Wales State FL ZIP _____
 Phone _____

Misc

Date 2/1/2022
 Order No. _____
 PO _____
 INV# _____

		Unit Price	TOTAL
10	Island Breeze Stackable Sling (fabric/color TBD) stackable	\$ 325.00	\$ 3,250.00
	Shipping / Drop off		\$ 100.00

Payment

Comments _____
 Name _____
 CC # _____
 Expires _____

Tax Rate(s)

SubTotal	
Delivery	
Balance due	\$ -

Office Use Only

Payments can be made via Check & Zelle



TENNIS PROPOSAL

Submitted To:

March 28, 2024

Lake Ashton

4000 Mulligan Lane

Winter Haven, FL 33884

Payment to be upon completion. Price subject to change after 30 days. Our Base Price to furnish materials and labor as outlined:

Two Courts: \$16,380.00

SCOPE OF WORK:

- 1) Machine sand surface of court.
- 2) Patch large open cracks 1/16" or larger with acrylic patch mix.
- 3) Patch damaged scrapes and scratches on court caused from storm/fence damage.
- 4) Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- 5) Apply one (1) coat of Acrylic Resurfacer over the entire surface of the court.
- 6) Apply two (2) coats of Color Coating over the entire surface of the court.
 - a. Inbounds Color: Dark Green
 - b. Outbounds Color: Light Green
- 7) Paint regulation tennis court markings with white textured line paint.
- 8) Remove loose material and paint existing net posts.
- 9) Furnish and install two (2) new tennis nets.

NOTES:

- 1) It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- 2) Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- 3) Owner to provide suitable access for equipment, water, and electric as required.
- 4) Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.

CRACKS IN TENNIS COURTS:

It should be noted that as your tennis court ages, it will develop cracks. After resurfacing, new cracks may appear and repaired cracks will reappear. Cracks develop in tennis courts for various reasons with the most common being:

- 1) Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- 2) Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- 3) Changes in subsurface stability reflecting through the court surface.

Nidy does **NOT** provide any written or implied guarantee of tennis courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

WARRANTY:

Color Coating is warranted against any excessive fading for a period of one year from application. Surface is warranted against peeling and flaking for a period of one year from application. Problems from normal wear, vandalism, and improper care are excluded.

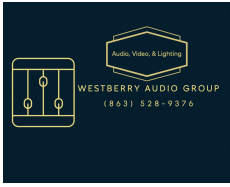
Owner's Name & Billing Address: _____

Job Site's Contact Name & Phone: _____

Authorized Signature

Total Dollar Amount Authorized

Date



Westberry Audio Group sent you an estimate


We look forward to working with you.

Scope:

Deinstall Current System

Install, Test, and Tune New Sound System.

Train Staff and Selected Residents.

Show full details 

Club Sound System

Please select a package below to accept the estimate.

Club Sound System Zoned Sound System

Behringer X32 Rack
Mixer

\$3,200.00

Tannoy CVS-801-W
(\$225.00 ea.) × 56
HD Ceiling Speakers

\$12,600.00

Tannoy CVS-801S-W
(\$250.00 ea.) × 12
Subwoofer

\$3,000.00

WestPenn Wire Speaker
(\$300.00 ea.) × 4

\$1,200.00

WestPenn Cat6 Wire	\$190.00
Ram Audio Z440 Amplifier (\$1,800.00 ea.) × 4	\$7,200.00
Zero Ohm 2K4 Transformer (\$1,800.00 ea.) × 4	\$7,200.00
Sennheiser Microphone Systems (\$499.00 ea.) × 12 10 Handheld 2 Belt packs	\$5,988.00
Sennheiser Antenna Distribution (\$650.00 ea.) × 3 3 Modules and 2 paddles Antenna's.	\$1,950.00
WAG Custom Wall (\$350.00 ea.) × 4 Media wall plate.	\$1,400.00
Gator Table Top Stands (\$45.00 ea.) × 8	\$360.00
Gator Round Base Stand (\$65.00 ea.) × 2	\$130.00
Gator Wall Rack	\$750.00
Lift Rental Delivery and one week rental.	\$1,300.00
Subtotal	\$46,468.00
Total	\$46,468.00
Deposit Due upon invoice date	\$37,174.40
Balance Due within 30 days	\$9,293.60

Accept

Labor/De-Install Current Sound System



This is to remove existing sound system. Lake Ashton HOA will have to provide acoustical ceiling tiles for this project. Ceiling tiles with speakers would not be able to be reused.

Time and Material (\$125.00 ea.) × 10	\$1,250.00
Labor (Club Sound System)	\$9,000.00
Subtotal	\$10,250.00
Total	\$10,250.00

Accept

From: **Wittman, Peter** <pwittman@yellowstonelandscape.com>
Date: Fri, Mar 15, 2024, 1:45 PM
Subject: RE: Need Quote
To: Christine Wells <cwells@lakeashtonccd.com>
Cc: Matt Fisher <mfisher@lakeashtonccd.com>

Good afternoon Christine. We have crunched some rough numbers that will help for budgeting purposes. These are not exact but we made sure to inflate slightly just in case there are rise in costs. And of course since you need by end of day we had to get these together quickly. Either way, will be perfect for your budgeting. You just let me know if this is ok?

- **Dog Park Complete Re-Sod** (8400 sq ft) : \$10,080.00
- **Dog Park Irrigation Overhaul** (New zone, run new mainline, changing all heads, installing new timer): \$6,000.00
- **Reflection Garden** : 15-20K. This one is hard to gauge but 15-20K will have a really big impact on overall look of reflection garden. Our renderings we did were pretty much starting over, which could put that number closer to 50K. I don't think the board or community would think a complete overhaul is necessary. A general facelift and replacement of struggling plants, then additions of some trees, flowers, etc will be money more wisely spent vs redoing the whole thing.

Sincerely,

Pete Wittman | *Branch Manager*

Yellowstone Landscape

1773 Business Center Lane

Kissimmee, FL 34758

Cell: 407.319.8298

www.yellowstonelandscape.com

Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Japanese Blueberry (J.B.)
- Dwarf Firebush (D.F.)
- Dwarf Oleander (D.O.)
- Tibouchina Tree (T.T.)
- River Rock (R.R.)
- Liriope (L.P.)

- J.B.
- A.T.
- L.P.
- T.T.
- R.R.
- D.O.
- D.F.



Potential

Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

- J.B.
- T.T.
- D.F.
- D.O.
- R.R.
- R.P.
- A.T.
- L.P.
- P.B.
- B.D.



Landscape Design Suggestions

- Blue Daze 'Blue My Mind' (B.D.)
- Arboricola 'Trinette' (A.T.)
- Japanese Blueberry (J.B.)
- Raised Planter Beds (R.P.)
- Dwarf Oleander (D.O.)
- Tibouchina Tree (T.T.)
- Dwarf Firebush (D.F.)
- River Rock (R.R.)
- Plumbago (P.B.)
- Liriope (L.P.)

Potential

Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

- J.B.
- T.T.
- D.F.
- D.O.
- A.T.
- R.P.
- R.R.
- L.P.
- B.D.

Landscape Design Suggestions

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- Dwarf Oleander (D.O.)
- Tibouchina Tree (T.T.)
- Dwarf Firebush (D.F.)
- River Rock (R.R.)
- Liriope (L.P.)

Potential



Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

- J.B.
- T.T.
- D.F.
- D.O.
- R.P.
- R.R.
- B.D.
- L.P.
- A.T.

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- Liriope (L.P.)



Potential

Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

J.B.
T.T.
A.T.
D.O.
D.F.
R.R.
L.P.
B.D.



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Potential

Lake Ashton

Winter Haven, FL.

June 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

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- Arboricola 'Trinette' (A.T.)*
- Tibouchina Tree (T.T.)*
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- Liriope (L.P.)*

- T.T.*
- D.O.*
- D.F.*
- A.T.*
- B.D.*
- L.P.*



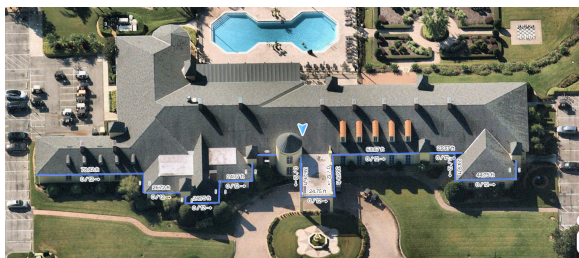
Potential



1512 E Gary Rd Lakeland, FL 33801

863.292.6551

Matt Fisher



Building	Footage	Price
Front of Gatehouse	68	\$3600.00
Front of Clubhouse	511	\$21912.00

4141 Ashton Club Drive
 Lake Wales, FL 33859
 (863) 956-6207

Price quoted as 12" standard spacing. Other spacing options are available upon request (9" and 6")

We do charge a \$25 fee for a surge protector for your system. It is included in all pricing.

This is not intended to be an estimate but ballpark pricing for lighting projects for your home. This is a **regular** price and is **not** reflecting any discounts. We are offering a 20% discount on all lighting projects until the end of March 2024. If you would like to take advantage of those discounts, reach out to me so I can get an in person estimate scheduled.



What is Trimlight?

PERMANENT PROGRAMMABLE LIGHTING

Trimlight is an innovative, patented lighting system that allows customers to have permanent, exterior lighting professionally installed on their homes and businesses, eliminating the hassle and worry out of hanging Christmas or holiday lights ever again!

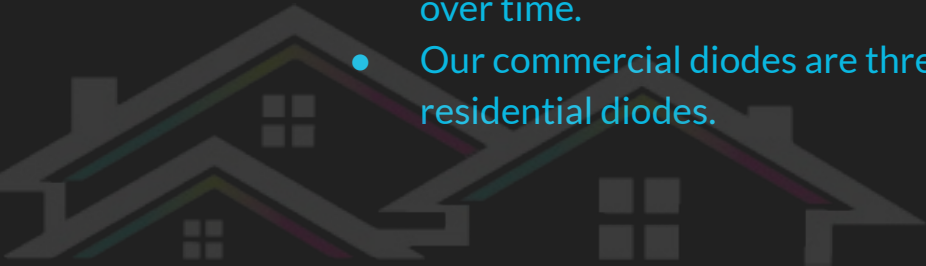
With virtually unlimited color and animation options, our programmable system gives customers the control and versatility to set their lights for every major holiday, sporting event, or any special occasion throughout the year. Trimlight provides bright, beautiful holiday and year round lighting at night, which is hardly noticeable during the day so the system can be left up all year, every year!

With Trimlight's unmatched customer service, and lifetime product warranty we take pride in making lives brighter!



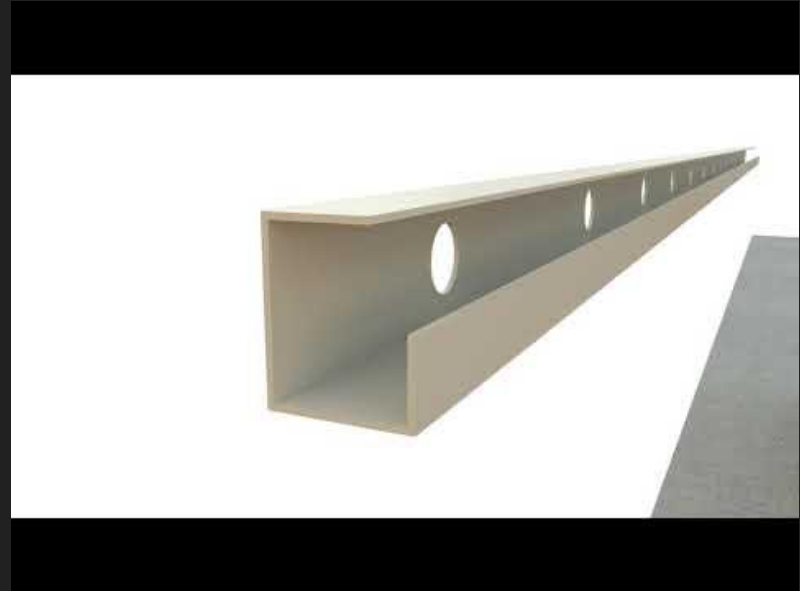
KEY BENEFITS

- Our lifetime product warranty allows us to stand alone at the top of the permanent lighting world!
- All of our aluminum channel is painted to match the color of the installation site.
- All of our systems are waterproof and weather resistant!
- Trimlight operates via a state of the art, user friendly app that comes pre-programmed with over 180 light shows! This allows the user to change their show right from the palm of their hand.
- The Trimlight System completely eliminates the needs to hang traditional Christmas lights year after year, ultimately saving you money over time.
- Our commercial diodes are three times as bright as our standard residential diodes.



COMMERCIAL INSTALLS

- On average, businesses with Trimlight see a 15-25 percent increase in attention and traffic.
- Our commercial snap-in and drip channels utilize larger lights that illuminate brighter to attract potential customers from a much farther distance. This Trimlight system comes standard with 12" spacing.
- Our custom aluminum channel design and color selection provides for minimum daytime visibility, so it seamlessly blends in with your existing architecture.



This short video will demonstrate how our commercial material is installed.

PAST INSTALLS



PAST INSTALLS



PAST INSTALLS



COMMERCIAL INSTALL

Check out this short clip of our commercial material in action!



TRIMLIGHT APP

POWER IN HAND



Power at Your Fingertips

With our permanent residential outdoor programmable holiday lighting system, you have the power to program millions of colors and animations. Because there's so many options, we've provided over 180 preset programs for ease of use. Customize patterns for any event, and plan ahead with a built in calendar and timer functions.

GET IN TOUCH

Michelle Rusticus - Sales Manager

(863) 445-9687

Michelle@CentralFloridaTrimlight.com

Robby Ratcliffe - Owner, President

(863) 292-0229

Robby@CentralFloridaTrimlight.com

Kathie Lanier - Project Manager

(863) 286-0229

Kathie@CentralFloridaTrimlight.com



AWESOME WARRANTY!



LIFETIME GUARANTEE ON ALL PARTS

All parts are guaranteed for the manufacturers estimated lifespan of the parts. This amount of time is dependent upon the usage that the individual part sustains. If used just around the holidays, this amount could be upwards of 30-40 years. But if used nightly, this amount of time could be around 7-8 years. Lifespan of the controls can be affected by future technology changes.

(Ridge Channel Lights and Lights faced out or vertical have a limited 1 year warranty)



1 YEAR LABOR WARRANTY

Any labor costs to make repairs on manufacturer defective parts are covered in full for the first year. This may include faulty bulbs, power supply parts, LED controllers, connections, aluminum channel finish, etc.

LIMITED WARRANTY ITEMS

Although the control board that connects to the smartphone or tablet is fully covered under the lifetime parts warranty, the software that connects the unit to the device is not covered. Connection issues due to wifi interference or radio frequency interference is not covered under the warranty. Connecting the Trimlight Controller to the local network is great but may not be the best for your specific situation. Using the Trimlight signal that can be broadcast from the box is the most reliable. All troubleshooting steps should be taken first before contacting a local representative for a repair. A minimum service fee of \$75 could be charged if the parts are shown to work properly on any repair visit.



Troubleshooting help is found here:

WWW.TRIMLIGHT.COM/TROUBLESHOOTING

SIGNATURE

LIGHTING & ELECTRICAL

TAMPA - LAKELAND - ODESSA - PLACIDA

Corporate office: 2690 S Combee Rd., Lakeland, FL 33803

www.SignatureLE.com

1-866-8 LIGHTS (544487)

Lighting Contract

Date	Estimate #
3/28/2024	2673

License: ET11000982

Name / Address
Lake Ashton CDD C/O Matt Fisher 4141 Ashton Club Dr Lake Wales Fl 33859

P.O. No.	Allied Reference

Description	Qty	Rate	Total
<p>****Christmas Light Materials Replacement****</p> <p>(02) 500' Green Outdoor Zip Cord Wire, SPT2W (125) 70 5mm Warm White LED Christmas Lights, Green Wire, 4" Spacing (01) 36" Red with Gold Trim Structural 3D Velvet Bow (01) 60" Commercial Sequoia Fir Prelit Wreath, 400 Warm White LED 5mm Lights (01) 24" Red with Gold Trim Structural 3D Velvet Bow (01) 48" Commercial Sequoia Fir Prelit Wreath, 200 Warm White LED 5mm Lights (15) 9' x 14" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights (05) Green Polarized Male Zip Plug, SPT2 (09) Green Polarized Female Zip Plug, SPT2</p> <p>Christmas Light Setup and Takedown</p> <p>Note: Christmas light materials cost us due upon placement of order. 50% of setup and takedown is due upon completion of setup. The full balance is due upon removal of the decorations.</p>		7,245.48	7,245.48
		1,900.00	1,900.00

Price includes all supplies and labor necessary to install the above according to the plan provided with the estimate. A deposit of 50% is due at the signing of the agreement and the balance is due upon the completion of the project. A 4% fee will be added if payment is by credit card. Upon execution of this Contract all Product herein shall be deemed accepted by purchaser, without the right of rejection or revocation. Cancellation of contract by purchaser will result in forfeiture of all deposits paid. In the event that the Purchaser shall default in the payment terms of this contract, Purchaser agrees that Signature Lighting & Electrical, its representatives and assigns, may repossess the lighting system and all associated material, without being liable for trespass, conversion or damage. If the project is delayed by purchaser, contractors or any reason outside the control of Signature, full payment will become due. Please make checks payable to Signature Lighting & Electrical.

Please Sign, Date & Return with approval

Total

\$9,145.48

iTint Glass Tinting

📞 8634568505

Proposal To: Lake Ashton Clubhouse- Alex Fuertes

📞 8133810189

📍 4140 Ashton Club Drive
Lake Wales, FL 33859

Proposal #1817029896

Date Jan 26, 2024

📍 4140 Ashton Club Drive, Lake Wales, FL 33859

- > Gym 100 items ~ 306 sqft
- > Ballroom Windows 204 items ~ 860 sqft
- > Clubhouse Entryways 48 items ~ 132 sqft
- > Gameroom 18 items ~ 58 sqft
- > Craftroom 24 items ~ 77 sqft
- > Media Center 18 items ~ 58 sqft
- > Card Room 12 items ~ 39 sqft
- > Christine's Office 19 items ~ 119 sqft
- > Alex's Office 17 items ~ 69.89 sqft
- > Activities office 12 items ~ 37 sqft
- > Clubhouse Office 20 items ~ 56 sqft

Solution 1 UltraVision Ceramic Film

- > Gym 100 items ~ 306 sqft
- > Ballroom Windows 204 items ~ 860 sqft
- > Clubhouse Entryways 48 items ~ 132 sqft
- > Craftroom 24 items ~ 77 sqft
- > Media Center 18 items ~ 58 sqft
- > Card Room 12 items ~ 39 sqft
- > Christine's Office 19 items ~ 119 sqft
- > Alex's Office 17 items ~ 69.89 sqft
- > Activities office 12 items ~ 37 sqft
- > Clubhouse Office 20 items ~ 56 sqft

SunTek ULVDS 40

Ultra-Vision DS is a high-end and spectrally Selective Window Film. It is a premier product in SunTek's Home Window Film line.

- Barely Visible and Elegant Appearance
- Extremely low Interior and Exterior Reflectivity
- Ultra-Violet Protection
- Reduces Solar Heat and Glare
- Non-corrosive, all metal materials

\$ 21,046.68

Solution 2 SYDS 25, DRDS 25, LRDS 10 Options

- > Gym 100 items ~ 306 sqft
- > Ballroom Windows 204 items ~ 860 sqft
- > Clubhouse Entryways 48 items ~ 132 sqft
- > Craftroom 24 items ~ 77 sqft
- > Media Center 18 items ~ 58 sqft
- > Card Room 12 items ~ 39 sqft
- > Christine's Office 19 items ~ 119 sqft
- > Alex's Office 17 items ~ 69.89 sqft
- > Activities office 12 items ~ 37 sqft
- > Clubhouse Office 20 items ~ 56 sqft

SunTek SYDS 15

\$ 14,031.12

Solution 3 Removal on windows that have previous film

\$ 1,014.66

Please review our offer and approve below. To speed up the scheduling process, you may provide your preferred install date and any notes you would like to add below.

ⓘ You didn't select any solutions. Please select solutions above to approve the proposal.

TOTAL

\$ 0.00



Quote No: QN-005451
 Date: 04/04/2024

AED One-Stop Shop
 purchaseAEDs.com
 6300 Riverside Plaza Lane NW. 888-241-7339 Fax
 Suite 100
 Albuquerque, NM 87120

855-677-2337 Main Phone
 Orders@AEDOneStopShop.com
 www.AEDOneStopShop.com

Billing Address	Shipping Address
Lake Ashton CDD Christine Wells 4141 Ashton Club Drive Lake Wales, FL 33859 United States 863-324-5457	Lake Ashton CDD Christine Wells 4141 Ashton Club Drive Lake Wales, FL 33859 United States 863-324-5457

Terms	Prepared By	Vendor Number	Expires
NET30	Carol Ann Silver		

Shipping Method	Comments
FedEx/UPS Ground	

Product	Description & Notes	Quantity	Quote Price	Extended Total
LIFEPAK CR2 AED (WIFI, Semi-Auto, English, Handle)	The LIFEPAK CR2 AED includes AED, battery, adult/child electrode kit & handle. WIFI equipped AED ready for connection with AED LIFELINKcentral (sold separately.)	2.00	\$ 2,255.90	\$ 4,511.80
Large Basic Alarmed AED Cabinet from purchaseAEDs.com	The purchaseAEDs.com large basic surface mount AED cabinet with window & alarm; 16"L x 14 5/8"H x 8 3/8"W. Weight: 10 lbs.	2.00	\$ 100.00	\$ 200.00
PPE AED KIT	PPE AED Kit, Contents include: 2 pair nitrile gloves, trauma shears, razor, 2 towelettes, 2 3-ply disposable face masks	2.00	\$ 0.00	\$ 0.00
3D Wall Sign from purchaseAEDs.com	The purchaseAEDs.com 3D triangular wall sign is designed to raise awareness of the AEDs location.	2.00	\$ 0.00	\$ 0.00
Customer Loyalty Discount	Special Discount	2.00	\$ -250.00	\$ -500.00

Subtotal	\$ 4,211.80
Shipping Fee	\$ 20.00
Total Amount	\$ 4,231.80

To proceed with your order, please email your PO or signed quote to Orders@AEDOneStopShop.com or call 855-677-2337 option 3 to pay by credit card.



SHUFFLEBOARD PROPOSAL

Submitted To:

March 28, 2024

Lake Ashton
4000 Mulligan Lane
Winter Haven, FL 33884

Payment to be upon completion. Price subject to change after 30 days. Our Base Price to furnish materials and labor as outlined:

Eight NICO Courts: \$12,950.00

SCOPE OF WORK:

- 1) Grind over existing NICO surface of courts to a bondable surface.
 - a. If existing surface is NOT NICO, grinding and sanding may not remove all of existing surface.
- 2) Patch chips on edge of courts. NOTE: New patches may re-chip if hit by discs. Contractor will assume NO responsibility for this problem.
- 3) Install our NICO maintenance free green textured surface and make ready for play, complete with white regulation markings. Put green squares with white #'s in gutters – NOT in triangles.

SPECIAL NOTE: Courts that have been previously resurfaced by an entity other than Nidy Sports Construction Company show a higher possibility of blistering, which is not covered under the warranty. If blisters appear within 30 days of completion, Nidy Sports Construction Company will return one (1) time to remove blisters if they are causing a defect in gameplay. Appearance can only be blended by consistent game play.

NOTES:

- 1) The use of glass beads and/or waxing on courts is **NOT** required with this surface by owner.
- 2) Surfacing of courts will **NOT** level or remove any variations from surface of courts.
- 3) No patching to be done on any cracks. Cracks in court may reappear after surfacing due in part to the expansion and contraction of the concrete slab from daily variations in ambient temperature.
- 4) Court drains should always be maintained in working order. Standing water for extended time on courts can cause surface coatings to blister.
- 5) No work is proposed on gutters or surrounding concrete.

WARRANTY:

Surface is warranted against peeling and flaking for a period of one year from application. Problems from vandalism and improper care are excluded.

Authorized Signature

Total Dollar Amount Authorized

Date



PROJECT INFORMATION SHEET

**** COMPLETED FORM MUST ACCOMPANY SIGNED CONTRACT/PROPOSAL ****

Owner Name and Physical Address:

Project Name and Physical Site Address:

Billing Name and Address:

Email:

Project Manager's Contact Name, Phone & Email Address:

Name: _____

Phone Number: _____

Email Address: _____







To: **Lake Ashton Community** Date: **7/17/2023**
 Attention: **Christine Wells** Address: **Lake Wales, FL**
 Phone: **863-324-5457** Orig. Plan Date:
 Email: cwells@lakeashtoncdd.com Architect:
 Job: **Lake Ashton Ballroom** Addendum(s):

Thank you for allowing Acousti Engineering the opportunity of bidding this project for you. The pricing below is based on bid documents dated _____ . All work bid is per these documents unless otherwise noted in this proposal.

- 095000 - ACOUSTICAL CEILINGS
 - ARMSTRONG LYRA #8372 - NRC .95 \$90,700.00
 - ARMSTRONG OPTIMA #3152 - NRC .95 \$68,500.00
 - ARMSTRONG CALLA #2820 - NRC .85 \$65,600.00
 - ARMSTRONG ULTIMA #1940 - NRC .80 \$58,800.00
- 095200 - ACOUSTICAL WALL PANELS \$10,000.00

BASE BID VALUE -

Scopes, terms, conditions, and qualifications as specifically outlined in Acousti's proposal shall be considered included and incorporates all conditions of said proposal with the clear understanding that they are part of the Agreement. Purchaser's acceptance of the intent of this proposal whether by this form or otherwise incorporates all conditions of this proposal. Subject to purchaser's acceptance by an authorized office or agent, within Thirty (30) days from date hereof.

Respectfully Submitted,

Acousti Engineering Company

Sean Mullin

Sean Mullin, Project Manager

Initial: _____



BREAKOUT VALUES:

- OPTION 1 - LYRA #8372 \$90,700.00
- OPTION 2 - OPTIMA #3152 \$68,500.00
- OPTION 3 - CALLA #2820 \$65,600.00
- OPTION 4 - ULTIMA #1940 \$58,800.00
- ACOUSTICAL WALL PANELS \$10,000.00

ALTERNATES:

NA \$0.00

SCOPE OF WORK:

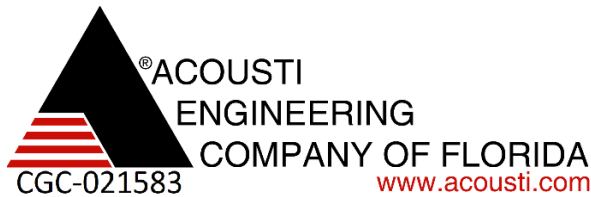
ACOUSTICAL CEILINGS

Demo existing acoustical ceiling tile. Existing grid to remain in place.
 F&I New acoustical ceiling tile. Above-ceiling insulation is not required/not included.
 Includes allowance to furnish & install approx 400sf of wall panels along North and East walls.
 Any device tiles (speakers, exit lights, fire strobes, etc) will need to be disconnected/reinstalled by others.
 Includes minor grid repair.
 Includes all required dumpsters and lifts.
 Includes protection of wood floor.

Qualifications:

This proposal does not include any OCIPS, CCIP or ODP participation.
 P&P bond is not included. If required, please add 1.5% to our price.
 This proposal is for a package price offering, if broken apart, price is subject to change.
 No overtime, shift, night or weekend work is included in this bid.
 Demo is not included.
 Acousti is not providing any testing of materials. **(All testing to be by the owner or general contractor)**
 Price is based on the quantities and products listed above.
 No insulation above ceiling tiles included.
 Price includes two mobilizations only, one for the grid and one for the tile.
 Please include \$250 for each additional mobilization.

Initial: _____



CGC-021583
ORLANDO BRANCH
4656 34TH STREET SW ORLANDO, FL 32811
407-425-3467

CONDITIONS

- (1) So that we may ship material and organize our erection crew, purchaser shall notify us in writing at least four weeks before the building is ready for our work with work progressed to the extent that all our work can be done in one continuous operation.
- (2) Purchaser shall make no charge against us for liquidated damages, clean-up, hoisting, watchman, telephone, broken glass, light, rubbish removal, or insurance. We will remove only that rubbish caused by us and pay for breakage caused by the negligence of our men.
- (3) Purchaser shall furnish no labor or materials for us on our account without our written order, prior to the action.
- (4) This proposal is based upon all labor being performed during regular hours of work. You shall pay us all additional costs, including insurance and overhead costs, of any overtime work, that may be requested by purchaser or his agent.
- (5) Purchaser shall bear the risk of any loss or damage to materials delivered to the premises or installed by us, whether such loss or damage results from theft, misuse, fire, flood, or any other cause except our own negligence, and the purchaser shall reimburse us for any such loss or damage.
- (6) We shall not be liable for any damages or delays caused by strikes, lockouts, embargoes, fires, car shortage, floods, tornadoes, accidents, inability to obtain materials from our regular sources of supply, or other causes beyond our reasonable control, and the time for delivery of materials or doing the work hereunder shall be extended for the time of delay or reason of any said causes.
- (7) Purchaser shall furnish to us, without charge, a sufficient quantity and flow of water and sufficient electrical service for our equipment at convenient locations at working levels, and satisfactory storage space in the building from which we will not be required to remove our material except as required in our work. If a railroad siding is on the premises, we are to have free use of same within 150' of building.
- (8) Purchaser shall furnish us with a complete set of plans, specifications, and addenda at least ten (10) weeks before building will be ready for our work.
- (9) All trash to be placed in dumpster to be supplied by others, and placed on site.
- (10) Acousti Engineering Company of Florida assumes all liability for the collection and payment of Social Security and Unemployment Compensation Taxes on its employees.
- (11) None of the material furnished under this contract shall be subjected to a temperature of higher than 140 degrees Fahrenheit.
- (12) If this is a contract for a complete installation of our materials, we will pay all sales and/or use taxes in effect at the date of the Proposal. Any other or additional taxes will be paid by the Purchaser. If this is a contract for material sales only, purchaser will pay all sales and/or use taxes.
- (13) Purchaser shall provide adequate protection for our finished work.

TERMS

- (1) Payment of the aforementioned price, together with payment of any extras that may be agreed upon between us, shall be made by purchaser to us as follows: On or before the tenth (10th) day of month, ninety per cent (90%) of the value of the materials delivered upon the premises and the work performed during the next preceding calendar month. Final payments shall be made within thirty (30) days after the completion of our work embodied in the proposal. If an account of delays by purchaser or other trades or for any cause beyond our reasonable control, we are unable to complete our work, purchaser shall pay us in full on or before the tenth (10th) day of the calendar month following the month in which the work was suspended, for all materials delivered or in transit, and work performed by us up to the time of suspension of the work. If payments are not made in accordance with the terms hereof, it is agreed that interest on said unpaid balances at the maximum legal rate of interest prescribed by the laws of the State of Florida will become due for the period of default, and at our election we may suspend work until such payments are made, and all costs or expenses incurred by us in collecting any sum due hereunder, whether by suit or otherwise, including reasonable attorney's fees shall be paid by purchaser. All provisions of this contract shall be construed in accord with the laws of the Florida.
- (2) A performance bond or other bond, if desired by the purchaser, shall be provided at your expense. Final payments shall be made within thirty (30) days after the completion of our work embodied in the proposal. If an account of delays by purchaser or other trades or for any cause beyond our reasonable control, we are unable to complete our work, purchaser shall pay us in full on or before the tenth (10th) day of the calendar month following the month in which the work was suspended, for all materials delivered or in transit, and work performed by us up to the time of suspension of the work. If payments are not made in accordance with the terms hereof, it is agreed that interest on said unpaid balances at the maximum legal rate of interest prescribed by the laws of the State of Florida will become due for the period of default, and at our election we may suspend work until such payments are made, and all costs or expenses incurred by us in collecting any sum due hereunder, whether by suit or otherwise, including reasonable attorney's fees shall be paid by purchaser. All provisions of this contract shall be construed in accord with the laws of the Florida.
- (3) We will not accept consequential damages as part of this agreement & waive them mutually.

There are no promises, agreements, or understandings, between purchaser and us, not contained in this agreement.

ACCEPTANCE

This proposal is subject to final approval by an authorized agent or officer of Acousti Engineering Company following acceptance by purchaser. Only when so accepted and finally approved shall this proposal constitute a contract between us.

ACCEPTED:

Contracting Company

APPROVED:

Acousti Engineering Company

Authorized Signature

Print _____

Date _____

Authorized Signature

Print _____

Date _____

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



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

LAKE ASHTON
4141 ASHTON CLUB DR.
LAKE WALES, FL. 33859

02/27/2024

ATTN: MATT

THIS QUOTE IS FOR INSTALLATION OF ONE NEW COMMERCIAL HEATER ON THE POOL AND INCLUDES THE FOLLOWING:

- REMOVE EXISTING FAULTY HEATER AND DISPOSE OFFSITE
- INSTALL ONE NEW RAYPAK COMMERCIAL HEATER 400,000 BTU, PROPANE GAS, ELECTRONIC IGNITION MODEL B-R406A-EP-C A.S.M.E RATED WITH BRONZE HEADERS
- PRESSURE RELIEF VALVE PER CODE
- GALVANIZED FITTINGS AS NEEDED TO CONNECT TO EXISTING GAS LINE
- CONNECT TO EXISTING PLUMBING
- INSTALLATION OF NEW GFCI BREAKER PER NATIONAL ELECTRIC CODE
- ALL NECESSARY LABOR

TOTAL \$6,095.00

PLEASE NOTE: HEATER IS IN STOCK AT OUR SHOP AND AVAILABLE FOR INSTALLATION. PRICE IS GOOD FOR 30 DAYS FROM DATE ON QUOTE. RAYPAK HEATERS HAVE A 1-YEAR MANUFACTURER'S WARRANTY EXCLUDING DAMAGE CAUSED BY CHEMICAL IMBALANCE (LOW PH), OR EROSION DUE TO EXCESSIVE FLOW TO HEATER. SPIES PROVIDES A 1-YEAR LABOR WARRANTY FROM DATE OF INSTALLATION.

ACCEPTED AND AGREED:

BY: _____
TITLE: _____
DATE: _____

REGARDS,

KEN SOUKUP
SERVICE MANAGER
SPIES POOL INC.
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



ESTIMATE	#113
ESTIMATE DATE	Mar 31, 2024
EXPIRATION DATE	Apr 29, 2024
TOTAL	\$27,500.00

ClimateGuard Cooling Services LLC.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

1427 US Hwy 27 N
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
SPLIT SYSTEM BY ICP (INTERNATIONAL COOLING PRODUCTS)	1.0	\$27,500.00	\$27,500.00
KITCHEN SYSTEM			
12.5 TON COMMERCIAL SPLIT SYSTEM			
3 PHASE UNIT			
RECONNECT TO EXISTING DUCT WORK			
CRANE SERVICE			
OVERFLOW PROTECTION			
HURRICANE STRAPS			
START AND TEST			
1 YEAR PARTS			
1 YEAR LABOR WARRANTY			
5 YEAR COMPRESSOR			

Services subtotal: \$27,500.00

Total \$27,500.00

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES



advanced exercise

advancedexercise.com | 861 SouthPark Drive #100, Littleton, CO 80120 | 800.520.1112

CONSULTANT

Jeff Gormley
jgormley@advancedexercise.com
Phone:
Fax:

Date: March 19, 2024
Quote Expires: 60 day(s)
Proposal # 077916-R0

BILL TO
Lake Ashton
4140 Ashton Club Dr
Lake Wales, FL 33859

SHIP TO
Lake Ashton



CARDIO EQUIPMENT

Model	Brand	Description	Specifications	Unit Price	Qty	Total Ext
45000	NuStep	T4r Recumbent Cross-Trainer		4,695.00	1	\$4,695.00



Subtotal: **\$4,695.00**

Freight, Delivery and Install: **1,459.00**

Taxes As Applicable

Total: \$6,154.00



advanced exercise

Terms & Conditions

Terms: All new customers are required to pay 50% down and balance due prior to install. Residential customers, personal trainers, and orders for resale, require 100% payment before the order can be placed. All other terms and credit lines are subject to credit approval. Invoice will be due and payable, based on the original requested installation date, unless Advanced Exercise is notified in writing 60 days prior to the requested installation date with a change of the installation date. We accept checks, money orders, ACH and credit cards (under \$2000). A late payment fee will be assessed at a rate of 1.5% (18% annual) per month on any unpaid balance remaining 30 days after the due date. Special Orders: A 100% prepayment is required for all customized products including but not limited to custom colors, sports flooring and products with logos such as plates, dumbbells and platforms.

Return Policy: Any returns require approval in writing by Advanced Exercise Project Management. A minimum 25% restocking fee, plus freight, will be incurred for all non-custom products returned. Customized products are nonreturnable. All products with color choices are defined as custom products.

Bolt Down Requirements: Life Fitness recommends that all strength training equipment be secured to the floor in order to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness requires that certain strength training equipment (specifically the Synrgy 360 90, T, XS, XM, HD Elite Half Rack/Short Base, Athletic Series Rigs, Athletic Series Racks with Wing option, Cybex PWR Play, Synrgy Outdoor BlueSky and other products to be used for body weight strap training) be secured to the floor. In the case of Synrgy 360S, T, XS, XM and the Elite HD Half Rack Short Base, the customer acknowledges:

- Customer has determined the proper placement of the equipment to be secured. **Customer Initial** _____
- Customer has identified and informed Advanced Exercise of the location of any utility, service lines, including but not limited to post tension cables. It is the customer's responsibility to identify the locations of any cables or lines prior to installation.

Customer Initial _____

- Customer has confirmed that the subfloor consists of no less than 4.0 inches of concrete. **Customer Initial** _____
- Customer has obtained any and all consents to the drilling of holes in the flooring and subflooring. **Customer Initial** _____

If your order includes any of the equipment requiring bolting to the floor, initials are required above and an additional signed waiver will be required to place the order. Additional products may require bolting to the floor, wall or ceiling. Bolting is not included on these products unless otherwise noted on the quotation. Customer is responsible for bolting these products to meet the manufacturer's requirements. This includes TRX, Core Energy, Boxing mounts and other products that require bolting to the facility structure.

Wall & Ceiling Attached Items: The installation of any items such as TRX Multi Mounts., X Mounts, Wall Mat Racks, etc. that require bolting to walls or ceilings are not included in the proposal unless otherwise noted.

Flooring Installation: Refer to the product specifications to ensure that the sub floor meets the material installation requirements. Freight offloading, inside delivery, adhesive, moisture tests, moisture reducers, base boards, sub floor prep, sub floor cleaning, transition strips and existing floor removal and disposal are not included unless otherwise noted on the quotation.

Storage: We reserve the right to assess storage fees not to exceed 1.5% per month, or fraction thereof and request payment in full on the related customer's invoice, when a customer's original requested delivery date is delayed by circumstances beyond our control.

Taxes: We collect sales or use taxes only in jurisdictions where we are licensed to do so. Customer agrees to accept sole liability and responsibility to pay for any and all uncollected sales or use tax liabilities, related penalties and interest that arise as a result of the purchase of products and/or services from our company.

Security: Until all products are paid in full, customer hereby grants to, and Advanced Exercise shall retain, a security interest in and lien on all products sold to the customer.

I accept the terms and conditions of this quote.

Signature: _____

Name: _____

Date: _____ **Customer Requested Install Date:** _____

SECTION 3

SECTION (a)

LACDD FY2025 Capital Projects List with Alternative Contingency/FY2025/Future Allocation

Provided by LACDD Supervisor Steve Realmuto
for April 15, 2024 BOS Meeting

		Workshop	Alternative Allocation		
Contingencies (Funds Available for Repair/Replacement When Needed)			Contingency	FY2025	Future
Reme Halo LED Cartridge Replacement		\$7,722		\$7,722	
HVAC Ballroom NW #2		\$24,000	\$24,000		
HVAC Ballroom NE #4		\$18,500	\$18,500		
Asphalt Pavement, Patch and Partial Seal Coat (Parking Lots Sealings/Striping)		\$14,428	\$14,428		
Stormwater Management (Concrete Curbs, Gutters, and Inlets)		\$50,000	\$50,000		
Golf Course Pathways		\$15,000	\$15,000		
Ponds, Erosion Control		\$30,000	\$30,000		
SubTotal		\$159,650	\$151,928	\$7,722	\$0
Projects to Complete in Fiscal Year 2025 (FY2025 Priorities)					
Signage (Street Name Plates Only)		\$9,250		\$9,250	
Cinema Amps		\$5,500	\$5,500		
Equipment, Cardio - Recumbent Bicycle A		\$3,400		\$3,400	
Equipment, Cardio - Recumbent Bicycle B		\$3,400		\$3,400	
Furniture, Lounge Chairs (Non-Rolling)		\$5,399		\$4,000	
Tennis Court Color Coat - Moved from 2020		\$17,039		\$17,039	
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln		\$139,731	\$139,731		
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)		\$30,000		\$30,000	
Upgrade Speakers & Sound Equipment to Include Sound Segregation (Ballroom)		\$57,000			\$57,000
Backup Power for Clubhouse (Power Ballroom Only)		\$55,000			\$55,000
Backup Power for Guard House		\$25,000		\$25,000	
Reflection Garden Rehab (\$15,000-\$50,000)		\$25,000			\$25,000
Trim Lights for Clubhouse		\$22,000		\$22,000	
Trim Lights for Guard House		\$4,000		\$4,000	
Christmas Light and Garland Replacement (\$1,900 each year to install - CH Maint Budget)		\$7,300		\$7,300	
Replace Sod at Pet Play Park (includes installation of additional irrigation)		\$16,100		\$16,100	
Window Tinting Throughout the Clubhouse (possible rebates from TECO)		\$15,000			\$15,000
Additional AED Units at the Clubhouse (2 addn'l)		\$4,500			\$4,500
Front Entrance Lighting		\$10,000			\$10,000

Potential Property Acquisition	
SubTotal	\$454,619

Projects to Consider For a Future Fiscal Year	
Fences, Aluminum	\$224,848
Game Room Carpet - Moved from 2022	\$6,630
Pool Tables	\$6,240
Tennis Courts, Fence	\$17,472
Shuffledboard Color Coat - Moved from 2023 (no cost savings by doing together with TC)	\$13,000
Pavement Management Report (Updated)	\$10,000
Pier/Observation Deck (behind Clubhouse)	\$51,000
Add Acoustic Panels and Ceiling Tiles (Ballroom)	\$101,000
Pool Heater (Gas)	\$6,500
Bandstand (Gazebo) for Outdoor Entertainment	
Solar Power at the Clubhouse	
SubTotal	\$436,690

For Consideration (Not Previously Presented)	
Restaurant Equipment Contingency	\$15,000
HVAC - Restaurant Kitchen Unit	\$28,000
Additional Recumbent Stepper	\$6,200
SubTotal	\$49,200

GRAND TOTAL	\$1,100,159
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GRAND TOTAL (Without Projects to Consider for Future FY)	\$663,469
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\$145,231	\$141,489	\$166,500
		\$224,848
		\$6,630
		\$6,240
		\$17,472
		\$13,000
		\$10,000
		\$51,000
		\$101,000
		\$6,500
\$0	\$0	\$436,690
\$15,000		
\$28,000		
		\$6,200
\$43,000	\$0	\$6,200
Contingency	FY2025	Future
\$340,159	\$149,211	\$609,390

\$489,370

SECTION (b)

Lake Ashton

Community Development District

With Prior FY Comparison Provided by Supervisor Steve Realmuto
For April 15, 2024 BOS Meeting

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	Changes to Budget from Prior Year \$	Changes to Budget from Prior Year %
Revenues							
Special Assessments - Levy	\$2,145,886	\$2,104,719	\$41,167	\$2,145,886	\$2,145,888	\$3	0%
Rental Income	\$40,000	\$21,475	\$30,065	\$51,540	\$40,000	\$0	0%
Entertainment Fees	\$165,000	\$140,448	\$34,001	\$174,450	\$165,000	\$0	0%
Newsletter Ad Revenue	\$95,000	\$53,771	\$75,279	\$129,050	\$95,000	\$0	0%
Interest Income	\$8,000	\$49	\$68	\$117	\$8,000	\$0	0%
Restaurant Lease Income	\$19,600	\$11,678	\$7,922	\$19,600	\$19,600	\$0	0%
Miscellaneous Income	\$5,000	\$27,228	\$10,500	\$37,728	\$5,000	\$0	0%
Carryforward	\$148,445	\$43,991	\$0	\$43,991	\$67,023	(\$81,422)	-121%
TOTAL REVENUES	\$2,626,931	\$2,403,359	\$199,002	\$2,602,361	\$2,545,511		
Expenditures							
<i>Administrative</i>							
Supervisor Fees	\$12,000	\$3,300	\$4,620	\$7,920	\$12,000	\$0	0%
FICA Expense	\$918	\$252	\$353	\$606	\$918	\$0	0%
Engineering	\$50,000	\$14,383	\$20,136	\$34,519	\$50,000	\$0	0%
Arbitrage	\$600	\$0	\$600	\$600	\$600	\$0	0%
Dissemination	\$1,500	\$625	\$875	\$1,500	\$1,575	\$75	5%
Attorney	\$45,000	\$11,054	\$22,108	\$33,162	\$45,000	\$0	0%
Annual Audit	\$3,930	\$0	\$3,930	\$3,930	\$4,000	\$70	2%
Trustee Fees	\$4,310	\$0	\$4,310	\$4,310	\$4,310	\$0	0%
Management Fees	\$66,410	\$27,671	\$38,739	\$66,410	\$69,731	\$3,320	5%
Accounting System Software	\$1,000	\$417	\$583	\$1,000	\$1,000	\$0	0%
Postage	\$3,500	\$1,637	\$2,292	\$3,928	\$3,500	\$0	0%
Printing & Binding	\$500	\$20	\$29	\$49	\$500	\$0	0%
Newsletter Printing	\$50,000	\$24,706	\$34,588	\$59,294	\$50,000	\$0	0%
Marketing	\$3,000	\$0	\$3,000	\$3,000	\$3,000	\$0	0%
Rentals & Leases	\$5,500	\$725	\$1,014	\$1,739	\$5,500	\$0	0%
Insurance	\$67,509	\$72,378	\$0	\$72,378	\$79,616	\$12,107	15%
Legal Advertising	\$1,500	\$0	\$1,500	\$1,500	\$1,500	\$0	0%
Other Current Charges	\$750	\$0	\$750	\$750	\$750	\$0	0%
Property Taxes	\$0	\$0	\$0	\$0	\$13,500	\$13,500	100%
Office Supplies	\$300	\$14	\$20	\$34	\$300	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
TOTAL ADMINISTRATIVE	\$318,403	\$157,357	\$139,448	\$296,804	\$347,474	\$29,072	8%
<i>Maintenance</i>							
Field Management Services	\$492,027	\$205,011	\$287,016	\$492,027	\$521,549	\$29,522	6%
Gate/Patrol/Pool Officers	\$341,286	\$143,973	\$201,563	\$345,536	\$372,436	\$31,150	8%
Gate/Patrol/Pool Officers-Special Events	\$0	\$1,493	\$2,090	\$3,583	\$0	\$0	0%
Security/Fire Alarm/Gate Repairs	\$9,500	\$2,420	\$3,388	\$5,807	\$9,500	\$0	0%
Access Control System	\$64,235	\$2,457	\$3,439	\$5,896	\$60,362	(\$3,873)	-6%
Pest Control	\$4,690	\$1,540	\$2,156	\$3,696	\$4,690	\$0	0%
<i>Maintenance-continued</i>							
Telephone/Internet	\$12,204	\$2,669	\$3,737	\$6,405	\$12,204	\$0	0%
Electric	\$240,000	\$103,799	\$145,319	\$249,118	\$240,000	\$0	0%
Water	\$16,000	\$7,216	\$10,102	\$17,318	\$16,000	\$0	0%
Gas-Pool	\$25,000	\$15,270	\$21,378	\$36,648	\$25,000	\$0	0%
Refuse	\$8,000	\$3,705	\$5,187	\$8,892	\$8,000	\$0	0%
Repairs and Maintenance-Clubhouse	\$85,600	\$33,034	\$46,248	\$79,283	\$85,600	\$0	0%
Repairs and Maintenance-Fitness Center	\$3,000	\$841	\$1,178	\$2,019	\$3,000	\$0	0%
Repairs and Maintenance-Bowling Lanes	\$17,000	\$4,123	\$5,773	\$9,896	\$17,000	\$0	0%
Repairs and Maintenance-Restaurant	\$6,000	\$326	\$457	\$783	\$6,000	\$0	0%
Furniture, Fixtures, Equipment	\$10,000	\$4,275	\$5,985	\$10,260	\$10,000	\$0	0%
Repairs and Maintenance-Pool	\$15,000	\$8,528	\$11,939	\$20,467	\$15,000	\$0	0%

Lake Ashton

Community Development District

With Prior FY Comparison Provided by Supervisor Steve Realmuto
For April 15, 2024 BOS Meeting

General Fund

Description	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget	Changes to Budget from Prior Year	Changes to Budget from Prior Year
	FY 2024	2/29/24	7 Months	9/30/24	FY 2025	\$	%
Repairs and Maintenance-Golf Cart	\$5,400	\$5,013	\$7,018	\$12,031	\$5,400	\$0	0%
Landscape Maintenance-Contract	\$194,700	\$77,615	\$108,661	\$186,276	\$194,520	(\$180)	0%
Landscape Maintenance-Improvements	\$15,000	\$891	\$1,248	\$2,139	\$15,000	\$0	0%
Irrigation Repairs	\$3,500	\$4,984	\$6,978	\$11,962	\$3,500	\$0	0%
Lake Maintenance-Contract	\$53,628	\$15,580	\$31,160	\$46,740	\$53,628	\$0	0%
Lake Maintenance-Other	\$2,000	\$0	\$2,000	\$2,000	\$2,000	\$0	0%
Wetland/Mitigation Maintenance	\$45,338	\$0	\$45,338	\$45,338	\$45,338	\$0	0%
Permits/Inspections	\$3,000	\$0	\$3,000	\$3,000	\$3,000	\$0	0%
Office Supplies/Printing/Binding	\$5,000	\$1,003	\$1,404	\$2,407	\$5,000	\$0	0%
Credit Card Processing Fees	\$5,500	\$3,518	\$4,925	\$8,444	\$5,500	\$0	0%
Dues & Subscriptions	\$9,500	\$2,135	\$2,989	\$5,124	\$9,500	\$0	0%
Decorations	\$2,000	\$425	\$595	\$1,020	\$2,000	\$0	0%
Special Events	\$165,000	\$102,148	\$62,852	\$165,000	\$165,000	\$0	0%
TOTAL MAINTENANCE	\$1,859,108	\$753,993	\$1,035,121	\$1,789,114	\$1,915,727	\$56,619	3%
TOTAL EXPENDITURES	\$2,177,511	\$911,350	\$1,174,568	\$2,085,918	\$2,263,201	\$85,691	4%
Other Sources and Uses							
Capital Reserve-Transfer Out (From General Fu	(\$449,420)	(\$449,420)	\$0	(\$449,420)	(\$282,310)	\$167,110	-59%
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 2021	FY 2022	FY 2023	FY 2024	FY 2025
Net Assessment	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,145,888
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$161,518
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,307,407
No. of Units	977	977	974	974	974
Gross Per Unit Assessment	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,369.00

SECTION (c)

Lake Ashton

Capital Projects Funds

Community Development District

With Updates From FY2025 Capital Projects List Provided by Supervisor Steve Realmuto
For April 15, 2024 BOS Meeting

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	\$503,819
Contingencies	\$0	\$0	\$0	\$0	\$159,650
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$533,700	\$149,992	\$383,058	\$533,050	\$664,119
EXCESS REVENUES	\$464,356	\$765,552	(\$375,946)	\$389,606	\$8,297

RESERVES	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$309,127	\$459,669	\$389,606	\$8,297	\$161,297
(Previous FY GF Transfer To) 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)	(\$664,119)	(\$250,000)	(\$250,000)
Ending Balance	\$459,669	\$389,606	\$8,297	\$161,297	\$314,297

SECTION 4

**Proposed Budget
Fiscal Year 2025**



LAKE ASHTON
Community Development District

*April 15, 2024
Board Meeting*



**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 PHIIIIB - 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		\$240,000.00

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		\$16,000.00

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

Debt Service Fund

Community Development District

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

SECTION VIII

SECTION A

SECTION 1



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To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

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endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

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b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>

⁶ October 1st through September 30th.

SECTION B



04/15/2024

**Lake Ashton I CDD Meeting
Engineering Report**

- 1) **Cart Path Repairs**

- 2) **4173 Limerick**

- 3) **Hole #4 Green Bridge (Bridge # 7)**

- 4) **Pond/Cart Path Proximity Review**

- 5) **Turnberry**

SECTION C



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: April 15, 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 were able to solicit a total of 8 sponsors. We have approximately 115 volunteers signed up for the event. The last day to sign up is April 15.

We are excited to have Lake Ashton's first Summer Locals Concert Series this year. There will be a total of 9 local bands that will be playing at the Clubhouse and HFC from May –September. Tickets are \$15 each and are on sale as of April 9. Residents have had many positive comments about the series already. We are hoping to make this a yearly event based on the success of the Series this year.



Summer Locals Concert Series Bands

- May 10: Pressure Point (HFC)
- May 24: Almost There (CH)
- June 7: Big Time Jukebox (CH)
- June 14: Bad Habit (HFC)
- July 26: Hwy 41 (CH)
- August 9: Two Smooth (HFC)
- August 23: Good Stuff (HFC)
- August 30: Rusty Wright Band (CH)
- September 6: Eklectik Haze

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

- 4/16: Community Social Potluck
- 4/19: Volunteer Appreciation Event
- 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

4/22-4/24: Jekyll Island and Jacksonville

5/8: Captain Hiram's and River King Cruise

Small World Tours will be at Monday Coffee on May 20 to announce trips for the rest of the year.

Newsletter:



The April *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on March 29. The front cover promoted the Earth Day and the Garden Club's Annual Fundraiser. The back cover promoted the Denim and Diamonds Ladies' Luncheon. The May edition will be distributed on **Wednesday, May 1**.



Monday Coffee:

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

- April 22 – WH EDE and Commissioner Brad Danzler
- April 29 – Polk Museum of Art and AdventHealth “Health Talks” Series
- May 6 – Lori Edwards
- May 20 – Small World Bus Tours

Cost Savings Analysis:

- Contact was made with all utility companies to determine any cost savings.
 - TECO
 - Information regarding options available to convert the currently installed poles and light fixtures is included at the end of this report. This is a high-level estimate based on current options so this could change by the time that our current contracts are up for renewal. These are being provided to assist with planning for when the first contract is up for renewal in 2026.
 - Staff has been working with TECO on a tax exemption inquiry that was under review by their management team. They did confirm a credit

would be issued but could not confirm an amount at this time. This credit should be on our April statement.

- Staff is continuing to work on bringing natural gas into the community. A cost/benefit analysis including the prices if not able to piggyback on a State of Florida contract for lower priced gas, is included in the agenda packet for Supervisors to review. Once a determination is made in regards to piggybacking on the State of Florida contract, Supervisors will be provided with an updated analysis.
- The credits from City of Lake Wales have been applied to our bills. The credits for the Guard House were over \$9,000 so a refund check was requested and will be issued the week of April 8. Subsequent leak adjustments have been submitted for a leaking urinal and failed hot water heater. It takes approximately 90 days to completely process a leak adjustment so credits will not be realized for a few months.

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. We are hoping to have this completed the week of April 8. Once finalized Supervisors will be provided with a final copy of the policy.
- Installation of all components related to the cameras and amenity access controllers should be completed by April 12.
- Electrical work for the cameras and amenity access controls is completed. The final invoice amount was \$6,859.54 and was coded to the Access Controls line item in the General Fund.
- Additional staff training from TekWave is pending. Staff has reached out to Securitas for an update on when this will be taking place.
- Staff is working with Securitas to schedule training for residents after staff training is completed. This will occur prior to emails being sent to residents to register.
- A quote to install a sign in the planter bed in front of the Guard House informing visitors to be prepared to stop and have their driver's license scanned is included for Supervisor consideration.
- A sign has been ordered to add to the stop sign on the resident side of the entrance that warns residents not to tailgate, that the gate is an automatic gate that closes after each vehicle. It is set to arrive on April 16. It will be installed upon arrival



Follow-Up from Previous Board Meetings

- The ATM agreement has been executed and the electrical outlet is scheduled to be installed soon.

- The repairs to the stop sign and street signs at the corner of Ashton Club Drive and Gullane Drive were completed on Friday, April 5.
- The treadmills have been ordered. Life Fitness does not have an estimated time of when they will arrive at this time.
- 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. This will be part of the overall plan for that area that was discussed in the Budget Workshop.

General Updates and New Business:

- Quotes to replace an A/C unit that services the Management Offices and Restaurant Office are included for Board consideration. This unit was installed in 2002. This would come out of the HVAC contingency for FY 24. This is the first project to come out of that contingency for FY 24.
- Quotes for the installation of pavers at the Clubhouse Pet Play Park has been included for the Board's consideration. Staff met with residents that use the park on a daily basis and discussed the areas that are being presented. There are two options for Supervisors to consider and they are included in the agenda packet. This project was included in the list of capital projects for FY 2024 (\$4,400).
- A proposal for the installation of a self-service kayak station is included in the packet for Supervisor consideration. If Supervisors decide to move forward with this project, then it is recommended that it be installed in the Pavilion area where residents and guests could launch. The company would retain all fees until the \$18,000 initial fee was paid then the company would split the revenue 50/50. Additional information is included under that agenda item.





PROPOSAL

April 8, 2024

Submitted to: Lake Ashton – Christine Wells
324-5457 cell 256-9184 cwells@lakeashtoncdd.com

Regarding: Visitors Entrance Sign

Description: Produce and install 1 sign with face 18”w x 24”h. Premium grade white reflective vinyl lettering on to .063 aluminum panel with rounded corners, painted black front and back. Attached to aluminum post, powder coated black. Install post in concrete footer in normal soil conditions.

Option A: Fluted post with decorative finial and base. \$1,240

Option B: Round post with ball finial. \$960

Additional Costs: Sales tax

Payment terms: Due within 30 days of invoicing

Other terms: Any alteration or deviation from above specifications involving extra cost will be executed only upon written approval, and will become an extra charge over and above the estimate. Once job go-ahead has been given, no refunds apply. This quote is valid for thirty (30) days from the date above. Any account, bill, or invoice not paid within 30 days of billing date will be charged 1 1/2% on the unpaid monthly balance (18% annual percentage rate).

The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

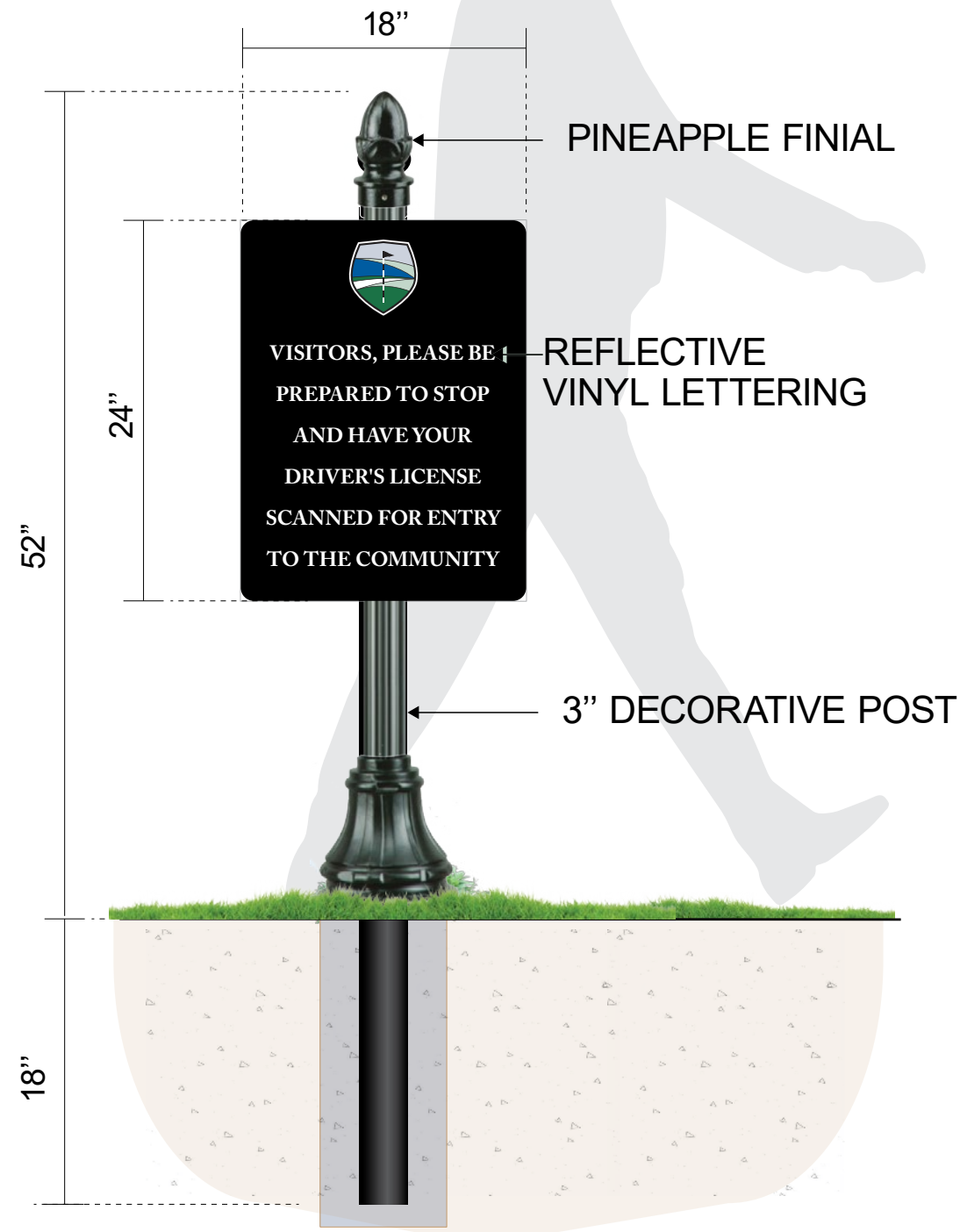
Signature: _____ Date: _____



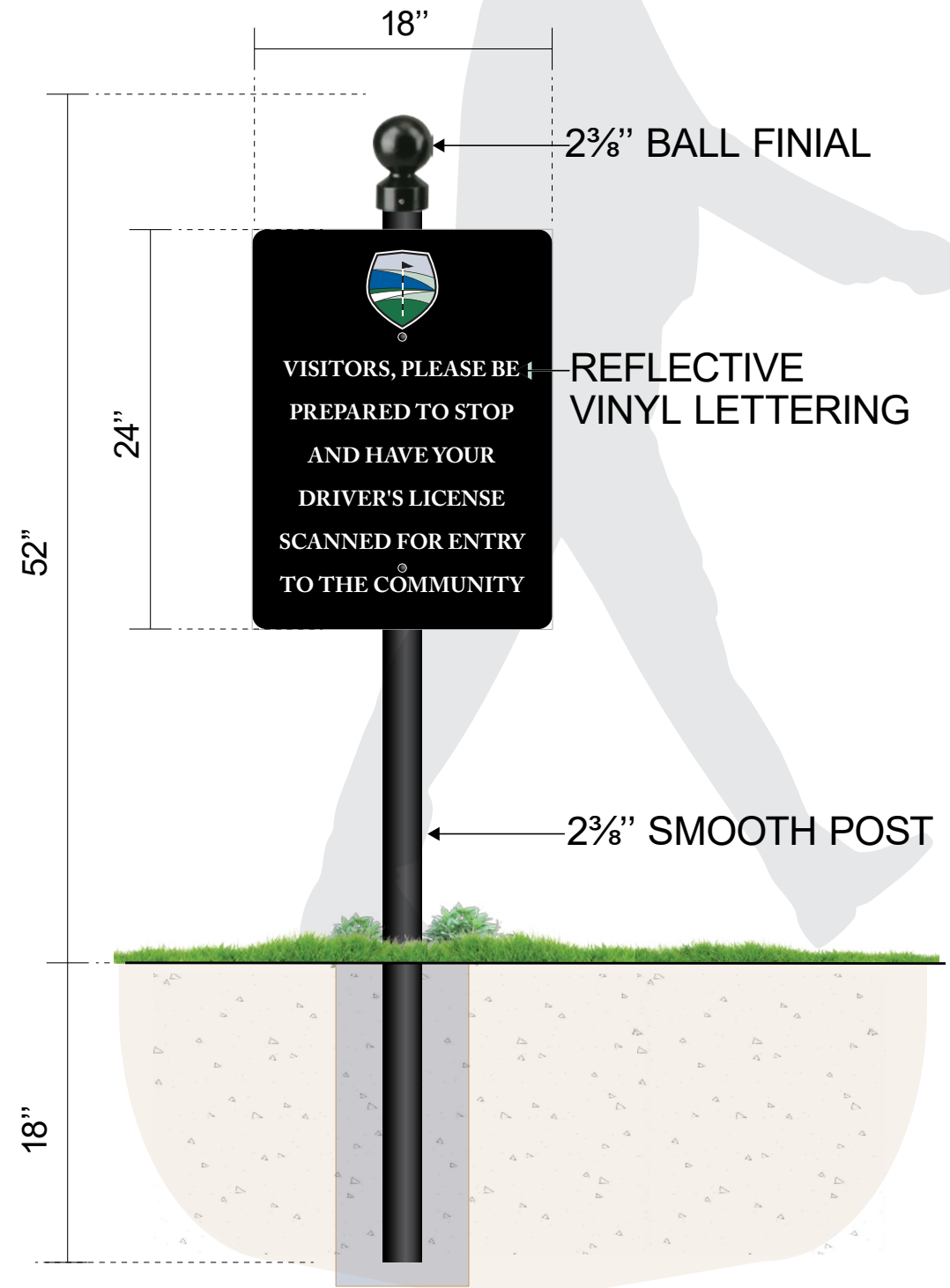
LAKE ASHTON

VISITORS ENTRANCE SIGN
VINYL APPLIED ON 0.63 ALUMINUM
REFLECTIVE VINYL LETTERING
SIZE" 18" W X 24" H
QTY: 1

OPTION "A"



OPTION "B"



29996 Hwy. 27
Lake Hamilton, FL 33851

Ph: (863) 438-8612

www.extremegx.com

Created Exclusively for:



LAKE ASHTON

Sales Representative:

Customer Approval: Date:

Landlord's Approval: Date:

Filename:
NO DUMPING

Scale: Sheet No.
1

Date: 04/08/2024 Rev. Date:

Designer:
Antonio

This drawing is intended for the sole purpose of conveying visual design intent. It is an original drawing created by and is the sole property of (with exception to registered trademarks) EXTREME GRAPHICS. It is not to be shown to any individual(s) outside of your company and it is not to be used or reproduced in any form. Violation of these terms may result in EXTREME GRAPHICS implementing their right to charge for this original design and/or may result in court action.

Lake Ashton Community Development District Project Tracking List - FY 2024

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 (Amount is Per Year for 5 Years)	\$69,400.00		8/21/2023	The contract was executed on September 28. Installation is nearing completion. Please see update in Community Director Report for more details. 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.	4/8/2024		
Installation of ATM	\$500.00		2/26/2024	The agreement and addendum from District council has been signed by both parties. The electrical outlet is scheduled to be installed soon.	4/8/2024		
Replacement of 2 Treadmills in the Fitness Center	\$12,200.00		3/25/2024	The quote has been approved and the vendor has been contacted. Staff has not been given an estimated date for install yet.	4/8/2024		
<i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i>							
Various Concrete Pathway Repairs	\$4,500.00		2/26/2024	Work is scheduled for April 16	4/8/2024		
<i>Completed Projects - FY 2024</i>							
Spa Lift Installation	\$7,500.00	\$6,396.92	1/22/2024	This project is complete	4/8/2024		\$6,396.92
Replacement of Bridge Boards on Bridge 1 and 11	\$10,000.00	\$9,420.00	9/18/2023	This project is complete	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
Slow Drainage on Ventana Lane	\$14,500.00	\$13,650.00	8/21/2023	This project is complete	2/19/2024		\$13,650.00

Lake Ashton Community Development District Project Tracking List - FY 2024

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Lake Ashton Shoreline Restoration	\$37,771.32	\$40,699.53	10/16/2023	There were additional golf cart pathway repairs made (\$2,078.43 - coded to CPF Concrete Pathway Repairs) and some pipe rerouting work (\$849.78) that needed to be done as part of the project.	2/19/2024		\$40,699.53
Bocce Ball Court Refurbishment	\$22,000.00	\$19,892.78	9/18/2023	This project was completed on January 13.	2/19/2024		\$19,892.78
Replacement of 2 Treadmills in the Fitness Center	\$12,963.22	\$12,763.22	7/24/2023	The treadmills were delivered on 11/7/23 (Funded in FY 23 but will come out in FY 24 Budget)	11/13/2023		\$12,763.22
Installation of Beer Glycol System		\$6,350.00		This was approved by the Chair outside of the meeting due to the immediate need	11/20/2023		\$6,350.00
Replacement of Annuals at Thompson Nursery Road Entrance	\$0.00	\$0.00	8/21/2023	This project is complete	10/9/2023	\$0.00	
Replacement of 4 Barrier Gate Arms (Amount is Per Year for 5 Years)	\$7,370.16	\$7,370.16	7/24/2023	The gate operators were installed on October 3 and 4. The monthly payment will be \$614.18. This includes preventative maintenance for 5 years. The amount is \$211.33 for this (included in the monthly amount of \$614.18).	9/11/2023	\$7,370.16	
Totals	\$238,704.70	\$161,669.75				\$7,370.16	\$154,299.59

SECTION 1



ESTIMATE	#116
ESTIMATE DATE	Mar 31, 2024
EXPIRATION DATE	Apr 29, 2024
TOTAL	\$5,995.00

ClimateGuard Cooling Services LLC.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

1427 US Hwy 27 N
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
SPLIT SYSTEM BY ICP (INTERNATIONAL COOLING PRODUCTS)	1.0	\$5,995.00	\$5,995.00
CONFERENCE ROOM (CHRISTINES OFFICE)			
4 TON COMMERCIAL SPLIT SYSTEM			
3 PHASE UNIT			
RECONNECT TO EXISTING DUCT WORK			
CRANE SERVICE			
OVERFLOW PROTECTION			
HURRICANE STRAPS			
NEW AUXILARY DRAIN PAN			
START AND TEST			
1 YEAR PARTS			
1 YEAR LABOR WARRANTY			
5 YEAR COMPRESSOR			

Services subtotal: \$5,995.00

Total \$5,995.00

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING SERVICES

Integrity Refrigeration and A/C Services, LLC
 1300 8th Street SE
 Winter Haven, FL 33880



PROPOSAL

Presented to:

Lake Ashton Country Club
 4141 Ashton Club Dr
 Lake Wales, FL 33859

Job # 5245
Job Name Quote 4-ton replacement system for Clubhouse
Proposal # P-5245-1
Technician Billy Gregus
Issue Date Apr 03 2024

Customer Contact:

M: (863) 256-9184
 E: cwells@lakeashtoncdd.com

Service Location:
 4141 Ashton Club Dr
 Lake Wales, FL 33859

Your Price: \$8,795.00

Description	Qty	Price
AMANA 4-TON SC 14.5-SEER SPLIT SYSTEM -AMANA COMES WITH 10-YEAR PARTS AND COMPRESSOR WARRANTY, 5-YEAR ON COMM. -INTEGRITY REFRIGERATION AND A/C GIVES A 1-YEAR LABOR WARRANTY ON NEW SYSTEM INSTALLS -AMANA HAS BEEN RECOGNIZED AS THE "BEST RESIDENTIAL SPLIT SYSTEM" FOR THE LAST 3-YEARS -LOW OPERATING NOISE, 70-73 DECIBLES ON AVERAGE -INSTALL A NEW CONDNERER PAD, HONEYWELL T6 PRO THERMOSTAT, USE OEM FLUSH ON COPPER LINE-SET PER MANUFACTURER RECOMMENDATIONS, CLEAN OUT THE DRAIN LINE BEFORE INSTALLING THE SYSYSTEM, REPLACING THE EMERGENCY DRAIN PAN AND SAFETY FLOAT SWITCHES, SUPPORTS FOR THE AIR-HANDLER AND REPLACE THE LOW-SIDE INSULATION AT THE UNIT(IF NEEDED)	1	\$8,795.00
INSTALL HONEYWELL T6 PRO THERMOSTAT	1	\$0.00



Your Price \$8,795.00

Review and Sign

Financing Available:

2740 - Reduced Rate 9.99%

Estimated Monthly Payment*subject to credit approval
Loan Amount: **\$9,595.00****Recommended Maintenance Plan:**

Silver Plan

Contract Length: 1 Year
Service: Bi-Annual**\$250.00/year**
Call to sign up
today!

Recommendations	Qty	Your Price
ADVANCE ACTIVE INDOOR AIR QUALITY SYSTEM	1	\$1,895.00
<p>-ACCORDING TO THE CDC, INDOOR AIR POLLUTION INCLUDES: PARTICULATE, BIOLOGICAL AND VOC/ODORS. -FILTERS REMOVE PARTICULATES SUCH AS DIRT, DUST, PET DANDER, ETC BUT DOES NOT TAKE CARE OF BIOLOGICAL AND VOC/ODORS -COMBINES LED/UV LIGHT AND CERAMIC CATALYSTS TO SAFELY REDUCE THE REMAINING TWO-THIRDS WHICH IS ODOR CAUSING VOC'S AND BIOLOGICAL CONTAMINANTS SUCH AS MOLD, BACTERIA AND VIRUSES -IS PROVEN EFFECTIVE AGAINST ALL TYPES OF BIOLOGICAL AND CHEMICAL CONTAMINANTS IN THE HOUSE INCLUDING MOLD, BACTERIA, VIRUSES, ALLERGENS, PET ODORS, COOKING SMELLS AND TOXIC VOC'S -ZERO OZONE EMISSIONS FROM THIS UNIT -LIFETIME WARRANTY ON ALL PARTS EXCEPT THE LAMP -LAMP LAST 5-YEARS WHICH IS 1-2 YEARS LONGER THAN OTHER SYSTEMS ON THE MARKET</p>		
SUMMER/WINTER MAINTENANCE (SILVER)	1	\$250.00
<p>THE SILVER PLAN INCLUDES 2 SERVICE VISITS EACH YEAR. THERE WILL BE AN INSPECTION BEFORE SUMMER AND ANOTHER INSPECTION BEFORE WINTER. LISTED ARE THE ITEMS THAT ARE ADDRESSED AND INSPECTED.</p> <p>-INSPECT AIR FILTER AND REPLACE IF NEEDED (CUSTOMER SUPPLY'S FILTER) -CLEAN OUT CONDENSATE DRAIN LINE AND ADD LINE CLEANER -CHECK SYSTEM PRESSURES AND TEMPERATURES TO VERIFY PROPER OPERATION -ADD UP TO ONE POUND OF REFRIGERANT PER YEAR (INCLUDED) -INSPECT AIR-HANDLER AND CONDENSER COIL (SPRAY CONDENSER COIL IF NEEDED) -PERFORM ELECTRICAL CHECKS ON THE SYSTEM PER MANUFACTURER RECOMMENDATIONS -HOOK-UP THE MANOMETER TO CHECK STATIC PRESSURES OF THE DUCT SYSTEM TO FIND OUT IF THE SYSTEM IS MOVING AIR PROPERLY AND THE DUCTWORK IS SIZED CORRECTLY -PERFORM ELECTRICAL CHECKS ON HARD START AND DUAL-RUN CAPACITOR PER MANUFACTURER RATINGS -VISUALLY INSPECT DUCTWORK FOR DAMAGE/LEAKS -GUARANTEED SERVICE CALL WINDOW WITH SERVICE IN 24 HOURS OR LESS -PARTS AND LABOR WARRANTY -10% OFF SERVICE CALLS</p>		
10-YEAR LABOR WARRANTY	1	\$1,395.00
<p>OBLIGOR WILL PROVIDE LABOR TO REPAIR OR REPLACE ALL AMANA BRAND PARTS AND OTHER MANUFACTURER APPROVED PARTS THAT FAIL UNDER NORMAL USE AND SERVICE DUE TO MANUFACTURER'S DEFECT IN MATERIALS AND WORKMANSHIP UNDER THE TERMS AND FOR THE DURATION OF THE TERM OF COVERAGE. THIS COVERAGE EXTENDS ONLY TO THE ORIGINAL PURCHASER OF THE AGREEMENT FOR THE DURATION OF THE AGREEMENT AND IS NON-TRANSFERABLE.</p>		
REPLACE COPPER LINE-SET	1	\$1,495.00
<p>REMOVE THE EXISTING COPPER LINE-SET AND INSULATION AND INSTALL THE SIZE THE MANUFACTURER RECOMMENDS FOR THAT SYSTEM. REMOVE THE THERMOSTAT WIRE AND REPLACE WITH NEW 18/8 THERMOSTAT WIRE. INSTALL THE COPPER AND VERIFY NO KINKS IN THE LINE WHEN INSTALLING. PROPERLY SEAL THE INSULATION TO THE LOW -SIDE COPPER SO THE LINE-SET WILL NOT SWEAT WATER WHEN RUNNING. PRESSURIZE THE SYSTEM WITH NITROGEN TO VERIFY NO LEAKS IN THE COPPER AND VACUUM DOWN TO 500 MICRON, PER MANUFACTURER RECOMMENDATIONS.</p>		
RESIDENTIAL DUCTWORK SANITIZATION	1	\$595.00
<p>Bio-Fresh cd is a ready-to-use bacteriostat, fungistat and deodorizer based upon chlorine dioxide technology. It is recommended for control of bacteria, mold, mildew, fungi and yeast in HVACR applications. Its EPA registration includes application in HVACR ventilating equipment, including coils, condensate pans, filters and duct-work.</p>		

HURRICANE PROTECTION SYSTEM

1

\$1,295.00

IT IS HIGHLY RECOMMENDED BY THE MANUFACTURER TO INSTALL A SURGE PROTECTOR AND HARD-START ON YOUR INVESTMENT. THE HURRICANE PROTECTION SYSTEM PROTECTS REFRIGERATION SYSTEMS, MOTORS, AIR CONDITIONERS AND AIR HANDLERS AGAINST LIGHTNING STRIKES, POWER SURGES AND HURRICANES. A SURGE PROTECTOR CAN HANDLE UP TO 100,000 AMPS. ITS LIMITED LIFETIME PROTECTION WARRANTY WILL PROTECT AND PAY FOR DAMAGES IF A POWER SURGE, HURRICANE OR LIGHTNING STRIKE HITS YOUR HOME AND DAMAGES THE EQUIPMENT THAT IS CONNECTED TO THE PROTECTIVE DEVICE. A TURBO HARD-START DEVICE DELIVERS PROTECTION TO THE COMPRESSOR KEEPING IT FROM RUNNING ON TO MANY AMPS CAUSING IT TO OVER HEAT AND FAIL. MADE IN AMERICA. WE WILL REGISTER THE DEVICES FOR YOU.

CLEAN COMFORT 4-INCH FILTER BOX W/ UNIT INSTALL

1

\$450.00

Includes MERV 13 media filter, rated at 492 feet/minute, removes airborne particles down to 0.3 micron* Intuitively designed with outer dimensions that match original equipment furnace and air handler cabinets for quick installation
Filter design features a structured density gradient for sustained efficiency over the life of the filter
Filter material is constructed of cellulose-free, hydrophobic polyolefin fibers
Extra deep, 4 1/2 inch pleated filter
filtration is the HEPA filter, which removes 99.97% of particles 0.3um in size that pass through the filter*.
*Independent testing performed by LMS Technologies, Inc.

INSTALL FIBERGLASS BLOW-IN INSULATION(10-BAGS)

1

\$1,695.00

Fiberglass insulation better retains the desired temperature of enclosed spaces, whether they are heated or cooled. Its thermal performance reduces utility costs for building owners, conserves nonrenewable fuel sources, and provides greater occupant comfort (when used in conjunction with appropriately sized heating and cooling equipment).

I decline the above recommendations

Proposal Notes:

THIS PROPOSAL IS FOR INSTALLING AN AMANA 4-TON 14.5-SEER STRAIGHT-COOL WITH AUXILLARY HEAT STRIPS SPLIT SYSTEM (AIR-HANDLER AND CONDENSER). INTEGRITY REFRIGERATION AND A/C. AMANA COMES WITH A 10-YEAR PARTS AND COMPRESSOR WARRANTY FOR RESIDENTIAL, 5-YEAR FOR COMMERCIAL. INTEGRITY REFRIGERATION AND A/C RECOMMENDS ADDING A 10-YEAR LABOR WARRANTY ON ALL NEW SYSTEM INSTALLATIONS. PRICE FOR THE UNIT DOES NOT INCLUDE THE PRICE TO REPLACE DAMAGED COPPER, INSULATION OR THERMOSTAT WIRE AND WILL BE AN ADDITIONAL COST. INTEGRITY REFRIGERATION AND A/C IS NOT RESPONSIBLE FOR ANY UNDERLYING DAMAGE FOUND WHILE REPLACING ANY UNIT AND ANY REPAIR REQUIRED THAT WAS UNFORSEEN DURING THE INITIAL PROPOSAL, WILL BE ADDED TO THE PROPOSAL AND THE CUSTOMER NOTIFIED FOR APPROVAL. INTEGRITY REFRIGERATION AND A/C REGISTERS THE UNIT FOR THE WARRANTY AND PROVIDES ALL THE PAPERWORK FOR PROOF OF WARRANTY. WE PROVIDE A BOOKLET WITH EQUIPMENT DETAILS, WARRANTY PAPERWORK, PRINTED INVOICE PROOF AND THE OPERATORS MANUAL FOR THE HONEYWELL T6 PRO THERMOSTAT. WE ELECTRONICALLY FILE EQUIPMENT DATA PLATES OF THE NEW SYSTEM AND MAKE A CUSTOMER PROFILE SO WE HAVE ALL INFORMATION ON FILE. CUSTOMERS MUST ENROLL IN THE MAINTENANCE PLAN THAT INTEGRITY REFRIGERATION AND A/C OFFERS TWICE A YEAR TO INSPECT THE SYSTEM TO KEEP THE WARRANTY STATUS VALID ON NEW EQUIPMENT PER MANUFACTURER REQUIREMENTS. THE ADVANCE ACTIVE INDOOR AIR QUALITY SYSTEM IS RECOMMENDED TO ADD TO THIS SYSTEM FOR AN ENTIRE WHOLE HOUSE COMFORT AND SANITIZATION.

CLICK THE LINK BELOW FOR A SHORT VIDEO ON HOW THE ADVANCE ACTIVE INDOOR AIR QUALITY SYSTEM IMPROVES THE QUALITY OF YOUR INDOOR AIR SYSTEM.

<https://www.youtube.com/watch?v=z7GwifrV7dl>

ALSO, THE MANUFACTURER(AMANA) HIGHLY RECOMMENDS INSTALLING AN ICM SURGE PROTECTOR WHEN INSTALLING THE AMANA SYSTEM TO PROTECT YOUR SYSTEM FROM ELECTRICAL SURGE CAUSED FROM HOME SURGES OR LIGHTNING STRICKS. CLICK THE LINK BELOW FOR A SHORT VIDEO ON HOW THE ICM SURGE PROTECTOR PROTECTS YOUR SYSTEM FROM ELECTRICAL SURGE.

<https://www.youtube.com/watch?v=gNkispS32Pc>

INTEGRITY REFRIGERATION AND A/C TO ENSURE YOUR UNIT IS OPERATING AT PEAK EFFICENCY HAS INCLUDED A ONE YEAR LABOR WARRANTY. AFTER THE ONE YEAR, THE CUSTOMER IS RESPONSIBLE FOR MAINTAINING THE PREVENTIVE MAINTENANCE PLAN TO UPHOLD A VALID WARRANTY STATUS ON THE EQUIPMENT.

Customer Approval:

I understand I must be approved for financing to receive the monthly payment option. I accept this proposal and agree to the terms and conditions.

Contract Terms:

*** Please note, this proposal is valid for 7 business days after the date issued***

FOR PROPOSALS ONLY - ONCE A PROPOSAL HAS BEEN ACCEPTED AND SIGNED, THE MATERIAL AND EQUIPMENT WILL BE ORDERED IMMEDIATELY. IF THE CUSTOMER CANCELS AFTER PROPOSAL HAS BEEN ACCEPTED AND SIGNED, A 15% RESTOCKING FEE WILL BE APPLIED AND INVOICED TO THE CUSTOMER.

FOR INVOICES ONLY - PAYMENT IS DUE IMMEDIATELY ON THE DAY SERVICE IS RENDERED. PAYMENT THAT HAS NOT BEEN RECEIVED IN FULL WITHIN 72 HOURS AFTER RENDERED SERVICE IS SUBJECTED TO A \$75 ADMINISTRATION FEE. ANY PAYMENT NOT RECEIVED IN FULL AFTER 25 DAYS OF SERVICE RENDERED WILL HAVE ADDITIONAL 15% FEE APPLIED TO OVERDUE BALANCE ALONG WITH THE PREVIOUS ADMINISTRATION FEE OF \$75 AND THE BALANCE WILL BE TRANSFERRED TO COLLECTIONS. IF THE ACCOUNT STAYS IN COLLECTIONS FOR MORE THAN 90-DAYS, 50% WILL BE ADDED TO THE TOTAL PRICE TO COVER COLLECTION AND ATTORNEY FEES TO MOVE THIS ACCOUNT TO COURT. IF THIS ACCOUNT GOES TO COURT, THE CUSTOMER WILL BE RESPONSIBLE FOR ALL ADDITIONAL COURT AND ATTORNEY FEES USED TO COLLECT THE INVOICED AMOUNT. UNTIL INVOICE IS PAID IN FULL, PARTS, EQUIPMENT AND MATERIALS ARE PROPERTY OF INTEGRITY REFRIGERATION AND A/C. ALL PART AND LABOR WARRANTIES REQUIRE AN ACTIVE MAINTENANCE PLAN TO MAINTAIN AN ACTIVE WARRANTY STATUS. ANY CUSTOMER WHO DOES NOT MAINTAIN AN ACTIVE MAINTENANCE PLAN AT THE TIME OF PARTS OR SYSTEM FAILURE, (DUE TO NEGLIGENCE) WILL RESULT IN A VOIDED WARRANTY FOR BOTH PARTS AND LABOR. CUSTOMER AT THAT TIME WOULD BE RESPONSIBLE FOR THE ENTIRE COST OF PARTS AND LABOR FOR ANY REPAIR OR REPLACEMENT.



Comfort Plan prepared for:

Lake Ashton Clubhouse

4141 Ashton club drive
Lake wales, FL, 33853

Proposal

*Prepared: 04/03/2024
Effective thru: 06/02/2024*

Sales : **Daniel Rodriguez**
daniel@millerscentralair.com

Miller's Central Air
FL: CA-C058675

Proposal: 4 Ton Trane Split Electric

Economy

AHRI System Efficiency Rating - 10070398 AHRI / 14.5 SEER / 12.2 EER



Condenser



XR14

Model 4TTA4048A3000*

14 SEER 3-Phase XR14
AC



Air Handler



Hyperion XR

Model
GAM5B0C48M41EA

ECM Motor Multi-Position
Air Handler



Heat Strip



Model
BAYEAAC10BK1B*

Heat Strip; Use with
GAM5, TAM9, TAMX
AHUs



Thermostat



Model
TCONT202AS11MA

Up to 1 Heat/1 Cool;
Common preferred

System Price

\$9,224

Your Final Cost is an estimate. Homeowner must file for rebates and credits, and additional conditions may apply. Individual rebates and credits may not apply in your particular case.

Scope of Work

Removal of existing 4 ton split system.

install 4 ton Trane split system with 10 kw electric heat.

install 3 phase condenser on existing concrete slab and secure with hurricane rated straps.

Set air handler on existing stand,

Reconnect existing ductwork and seal with mastic.

install new digital thermostat .

flush and reconnect copper line set.

reconnect existing electrical.

reconnect existing reme halo .

Install necessary condensate safety switches.

start up and test operation.

All Trane Equipment is 5 year compressor 1 year parts and labor.

Extended Labor Warranty: \$1,389 (price expires after installation date)

5 years labor coverage on mechanical parts and coils

Yes No

About Us

Quality Workmanship - It's What Makes Us Different

Unless otherwise specified each install will include the following:

- Remove and dispose of old equipment
- Recover, reclaim, and evacuate all refrigerant in system
- One year labor warranty

Your Satisfaction is Job One

At Miller's Central Air we take pride in the quality of our workmanship, and we believe it makes a difference for you, our valued customer. In installing your system, our commitment to you is that...

- Your equipment will be installed in a workmanlike manner, according to manufacturer specifications and recommendations, local, state and national codes.
- Our technicians are highly trained on the latest equipment and technology, and work to provide you with the highest quality installation.

SECTION 2



Lake Ashton

CURRENTLY A 36IN SLOPE. THIS WILL BE GRADED TO A 6-12IN SLOPE FOR THE PAVER PATIO

60FT X 20FT PAVER PATIO

RETAINING WALL

GRADE TO APPROXIMATELY 18IN SLOPE TO PAVER PATIO

6FT X 6FT CONCRETE PAD FOR WATERING STATION

10FT X 25FT PAVER PATIO



Mulch & More Inc.
 109 Waldemar Ct.
 Winter Haven, FL 33884

Estimate

Date	Estimate #
4/3/2024	2403

Name / Address
Lake Ashton CDD Per Matt Fisher 863-956-6207 Thompson Nursery Rd

Project

Description	Qty	Cost	Total
Pattern : 6x9 Herringbone 60mm Brick Pavers Color: Knightbridge (Same pavers that are at entry gate now) Concrete Fines White Mason Sand Paver Freight / All other Materials	1,330 13 1.5	3.95 48.00 40.00 600.00	5,253.50 624.00 60.00 600.00
Retaining Wall 3 Piece set 2.6 Linear feet per set @ 6" tall all colors same price	90	18.50	1,665.00
Retaining Wall Corners	15	12.00	180.00
Retaining Wall cap @ 2.75 Linear feet per set all colors the same	15	11.50	172.50
Labor		8,600.00	8,600.00
Remove sod / earth in listed areas below Remove 3 ft of earth on northwest side Build knee wall with retaining wall block with top cap 10 linear feet on north side of fence turning south 20 linear ft 3 ft high tapering to customers liking An additional row of block will be installed underground to insure stability along with geo fabric Grade out dirt in areas needed for smooth transition Install brick paver at entry to dog park off existing pavers creating an entire area of 20'x60' Haul off all debris			
Note: Customer also wanted a quote on 6x6 dog watering section, if job is done there will be no additional charge for this area done in brick pavers			
JOB SITE IS FULLY INSURED PAPERWORK CAN BE PROVIDED UPON REQUEST			
		Total	\$17,155.00

Customer Signature _____

Mulch & More Inc.
 109 Waldemar Ct.
 Winter Haven, FL 33884

Estimate

Date	Estimate #
4/4/2024	2404

Name / Address
Lake Ashton CDD Per Matt Fisher 863-956-6207 Thompson Nursery Rd

Project

Description	Qty	Cost	Total
Pattern: 6x9 Herringbone 60mm Brick Pavers	305	3.95	1,204.75
Color: Knightbridge			
Concrete Fines	3	55.00	165.00
White Mason Sand		45.00	45.00
Paver Freight / All other Materials		175.00	175.00
Labor		2,000.00	2,000.00
Remove sod /earth from areas listed below			
Grade and install brick pavers on south side of dog park 10'x25'			
Haul off all debris			
JOB SITE IS FULLY INSURED PAPERWORK CAN BE PROVIDED UPON REQUEST			
		Total	\$3,589.75

Customer Signature _____



Estimate

#0002411

From: C&C Outdoors INC

2052 B East Edgewood Drive Suite #5, Lakeland, FL, 33803

Amount:

\$13,550.00

Bill To: Alex Fuertes

4141 Ashton Club Drive, Lake
Wales, FL, USA

Expiration Date:

4/30/2024

Item	Rate (excl. tax)	Quantity	Tax	Total
Pavers Estimate Pavers Estimate for New Install, Repair, Seal	\$13,550.00	1		\$13,550.00
	Subtotal			\$13,550.00
	Total			\$13,550.00

Notes:

JOB DESCRIPTION:

- Install retaining wall approximately 20 feet long with 2-3 rows & paver cap (The number of rows will be determined by the grade or slope).
- Install a 60x20 paver pad, approximately 1,200 square feet.
- Install a 10x25 paver pad, approximately 250 square feet.
- Utilize existing pavers to install a 6x6 paver pad, approximately 36 square feet.

THE TOTAL FOR THIS PROJECT IS \$13,550.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted.

Payments are to be made as follows:

Deposit required for the project in the amount of \$4,500.00
and final payment required upon completion of the job in the amount of \$9,050.00

The above prices, specifications, and conditions are satisfactory and are hereby accepted. The customer has authorized C&C Outdoors, INC to do the above work as specified.

Terms & conditions:

Agreement becomes binding upon clicking "APPROVE" on the estimate sent and authorizes C&C Outdoors, INC to commence work as per the Customer Agreement.

This proposal may be withdrawn by us if not accepted within 72 hours.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.

Customer:

- Agrees that if any changes or alterations are made and not specified on this contract/proposal price will be subject to change.

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Checks should be made payable to C&C Outdoors, INC.

Failure to remit full payment upon completion of the project will result in a \$100.00 dollars late fee as well as a \$10.00 a day fee thereafter. There will be an additional \$45.00 fee charged for all checks returned for non-sufficient funds. The customer agrees to pay all collections costs, including, without limitation, any legal fees and expenses incurred in connection with the collection of a past-due account. In the event of any nonpayment by the customer hereunder, C&C Outdoors, INC. may suspend further performance immediately under this Agreement.

ACCEPTANCE OF PROPOSAL

CLIENT SIGNATURE

DATE

Terms & Conditions:

Agreement becomes binding upon clicking "APPROVE" on estimate sent, and authorizes C&C Outdoors, INC to commence work as per Customer Agreement.

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Failure to remit full payment upon completion of project will result in a \$100.00 dollars late fee as well as a \$10.00 a day fee there after. There will be an additional \$45.00 fee charged for all checks _____ returned for non-sufficient funds. The costumer agrees to pay all collections costs, including, without

Lake Ashton

680 SQ FT PAVER PATIO

6FT X 6FT PAVER PAD FOR WATERING STATION

10FT X 25FT PAVER PATIO



Mulch & More Inc.
 109 Waldemar Ct.
 Winter Haven, FL 33884

Estimate

Date	Estimate #
4/4/2024	2405

Name / Address
Lake Ashton CDD Per Matt Fisher 863-956-6207 Thompson Nursery Rd

Project

Description	Qty	Cost	Total
Pattern: 6x9 Herringbone 60mm Brick Pavers	755	3.95	2,982.25
Color: Knightbridge			
Concrete Fines	7	48.00	336.00
White Mason Sand		45.00	45.00
Paver Freight / All other Materials		350.00	350.00
Remove sod / earth from existing area listed below		3,250.00	3,250.00
Install brick pavers leading out entry pavers 8'x10' connecting into a 20'x30' patio			
In total paved area will be 680 sq ft			
Haul off all debris			
 Note : If this job is chosen dog watering area will be an additional cost of 600\$			
		Total	\$6,963.25

Customer Signature _____



Estimate

#0002412

From: C&C Outdoors INC

2052 B East Edgewood Drive Suite #5, Lakeland, FL, 33803

Amount:

\$8,700.00

Bill To: Alex Fuertes

4141 Ashton Club Drive, Lake
Wales, FL, USA

Expiration Date:

5/30/2024

Item	Rate (excl. tax)	Quantity	Tax	Total
Pavers Estimate Pavers Estimate for New Install, Repair, Seal	\$8,700.00	1		\$8,700.00
Subtotal				\$8,700.00
Total				\$8,700.00

Notes:

JOB DESCRIPTION:

- Install approximately 680 square feet of pavers.
- Install a 10x25 paver pad, approximately 250 square feet.
- Utilize existing pavers to install a 6x6 paver pad, approximately 36 square feet.

THE TOTAL FOR THIS PROJECT IS \$8,700.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted.

Payments are to be made as follows:

Deposit required for the project in the amount of \$3,000.00

and final payment required upon completion of the job in the amount of \$5,700.00

The above prices, specifications, and conditions are satisfactory and are hereby accepted. The customer has authorized C&C Outdoors, INC to do the above work as specified.

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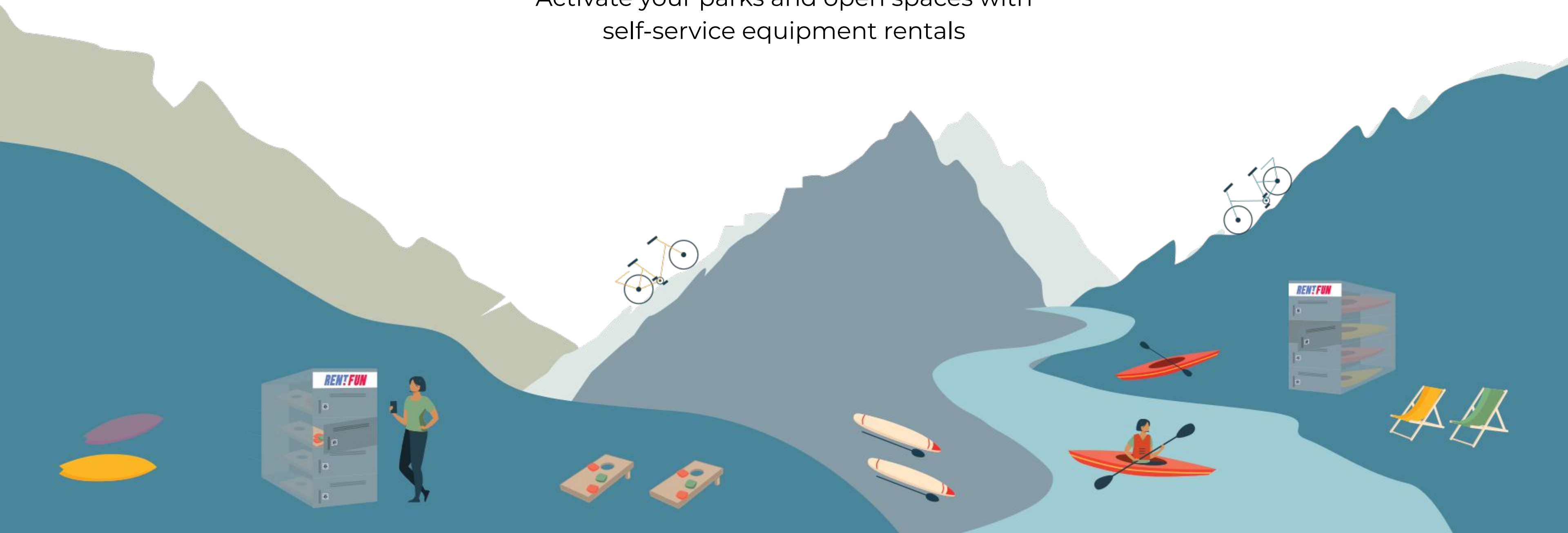
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SECTION 3

RENT! FUN

UNLOCK ADVENTURE

Activate your parks and open spaces with
self-service equipment rentals



Self Service Kayak Rental

LET US ALL DO THE WORK:

FULL-SERVICE MAINTENANCE

Rent.Fun's hires local Field Service Technicians who provide ongoing maintenance to the locker and all rental equipment.

LOCAL MARKETING

We'll build a custom website for your program and run targeted advertisements online so your whole community knows about it.

EQUIPMENT REPLACEMENT

As equipment gets damaged or goes missing, we repair and replace so your station is always ready to go.

RISK MANAGEMENT

All users must sign a digital waiver in app prior to rentals. Rent.fun will add your city as an additionally insured on our \$5M insurance policy.

DELIVERY AND INSTALLATION

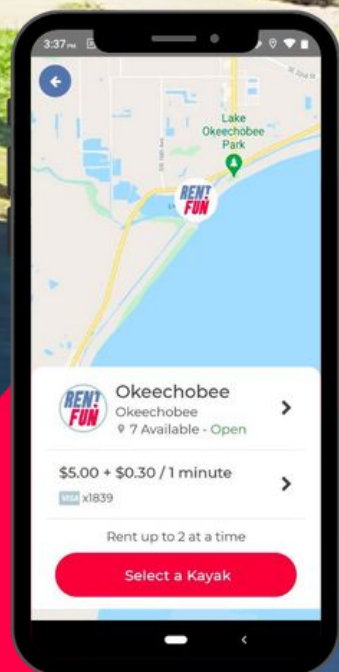
Rent.Fun handles delivery and installation. Our Smart Lockers can be installed on any surface and do not require access to electricity or wi-fi.

CUSTOMER SUPPORT

The public calls us, not you. Our team is on call 7 days per week to assist users with billing or technical issues.



- Rent and unlock kayaks
- Process payments
- Sign waivers
- Watch safety tutorials



One-time
Activation Fee,
**No Annual
Service Fees**

4 - UNIT



\$19,000

Activation Fee (one time fee)

PROGRAM DETAILS

City Rev Share: 50%

Term: 5 years

Renewal: No Cost

SERVICES

Software Set Up

Standard Marketing Package

Monthly Utilization Reporting

7-day customer support

Installation

City-Branded Signage

EQUIPMENT

Paddles

Adult Lifevests

Single Kayaks

Paddleboards

8 - UNIT



\$29,000

Activation Fee (one time fee)

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EQUIPMENT

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Paddleboards

12 - UNIT



\$39,000

Activation Fee (one time fee)

PROGRAM DETAILS

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Term: 5 years

Renewal: No Cost

SERVICES

Software Set Up

Custom Website

Monthly Utilization Reporting

7-day customer support

Installation

City-Branded Signage

EQUIPMENT

Paddles

Adult Lifevests

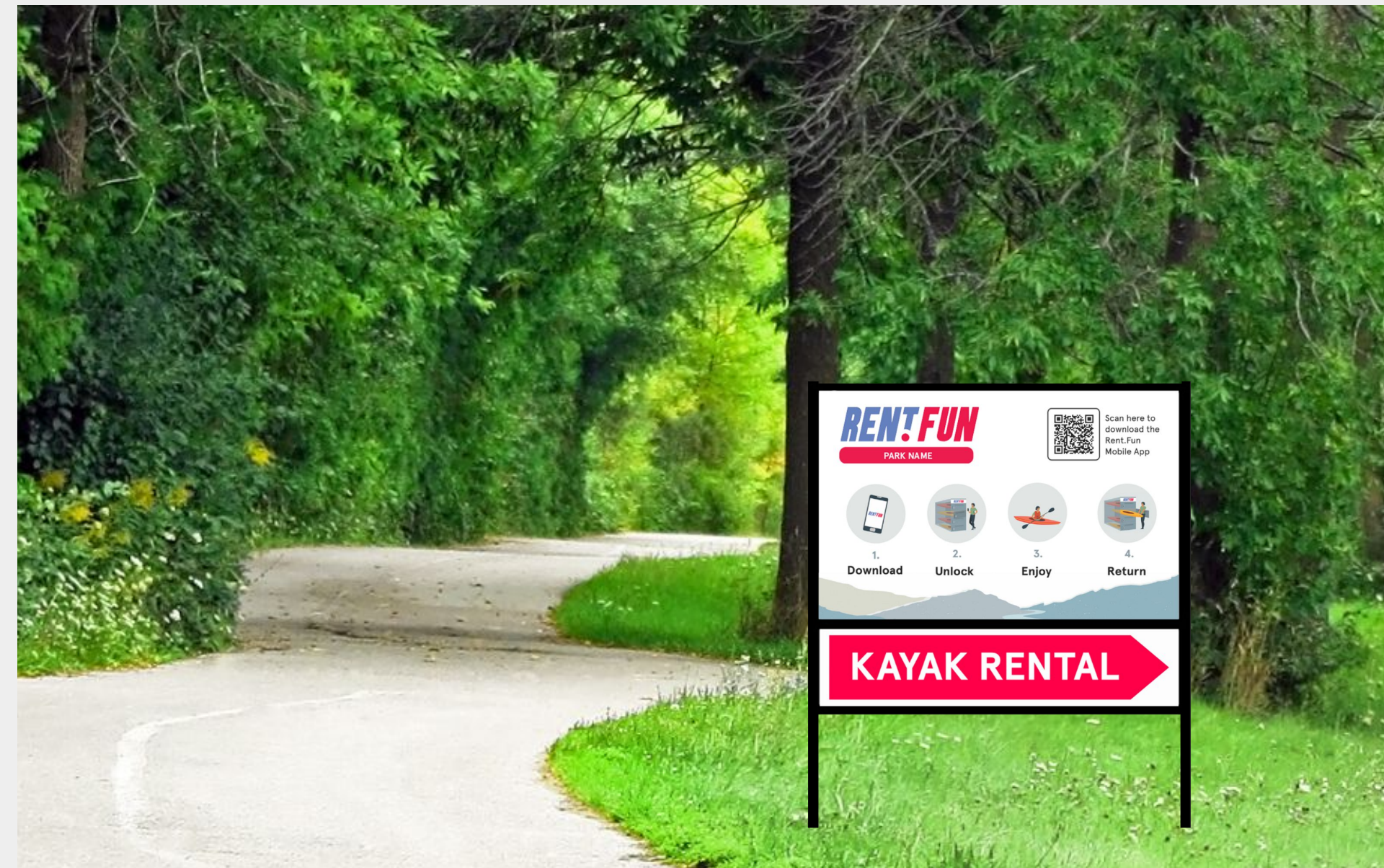
Single Kayaks

Paddleboards

Premium Marketing Package



**500 Physical Promo Code Cards
(\$12,500 in free rentals)**



3 Custom Signs With Wayfinding

\$3,500 One Time Fee

MEDIUM-SIZED CITY 50-250K IN POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (50% REVENUE SHARE)	COST RECOVERY % AFTER 5 YEARS
	OLATHE, KS	143,000	670	\$25.42	\$17,031.40	\$8,515.70	236%
	LENEXA, KS	58,000	630	\$25.94	\$16,342.20	\$8,171.10	227%
	MCKINNEY, TX	203,000	1038	\$10.41	\$10,805.58	\$5,402.79	150%

SMALL CITY 25K-50k IN POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (50% REVENUE SHARE)	COST RECOVERY % AFTER 5 YEARS
	JEFFERSON CITY, MO	43,000	270	\$31.92	\$8,618.40	\$4,309.20	120%
	PONCA CITY, OK	24,000	350	\$22.78	\$7,973	\$3,987	111%
	ELK RIVER, MN	27,000	326	\$23.14	\$7,543.64	\$3,771.82	105%

TOWN <25K POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (50% REVENUE SHARE)	COST RECOVERY % AFTER 5 YEARS
	CHARLESTON, IL	17,350	690	\$20.73	\$14,304	\$7,152	199%
	SMITHFIELD, VA	7800	490	\$28.71	\$14,068	\$7,034	195%
	MAYNARD, MA	10700	360	\$28.07	\$10,105	\$5,053	101%

Cities of all sizes achieve 100%+ cost recovery with our revenue share program

TRUSTED BY

100+ GOVERNMENT AGENCIES

Arkansas

[Fort Smith, AR](#)
[Jonesboro, AR](#)

California

[Clearlake, CA](#)
[San Bernardino, CA](#)
[Tehachapi, CA](#)

Connecticut

[Plymouth, CT](#)

Florida

[Holly Hill, FL](#)
[Lake Wales, FL](#)
[Mount Dora, FL](#)

Georgia

[Dalton, GA](#)

Iowa

[Story County, IA](#)

Illinois

[Carbondale, IL](#)
[Charleston, IL](#)
[Mt. Sterling, IL](#)
[Olney, IL](#)
[Dixon, IL](#)
[Highland, IL](#)
[Lake Mattoon, IL](#)
[Quincy, IL](#)
[Rock Falls, IL](#)
[Village of Park Forest, IL](#)

Indiana

[La Porte, IN](#)
[Little Walnut Creek, IN](#)
[Logansport, IN](#)
[South Bend, IN](#)
[Warsaw, IN](#)

Kansas

[Lenexa, KS](#)
[Olathe, KS](#)
[Wichita, KS](#)

Kentucky

[Shelby County, KY](#)

Massachusetts

[Maynard, MA](#)
[Dedham, MA](#)

Maine

[Auburn, ME](#)
[Westbrook, ME](#)

Michigan

[East Grand Rapids, MI](#)
[Delhi Township, MI](#)
[Genesee County, MI](#)
[Spring Lake, MI](#)
[Van Buren Township, MI](#)

Minnesota

[Woodbury, MN](#)
[Elk River, MN](#)
[Olmsted County, MN](#)
[Paynesville, MN](#)

Missouri

[Jefferson, MO](#)
[Cottleville, MO](#)

North Carolina

[Albemarle, NC](#)
[Havelock, NC](#)
[Jacksonville, NC](#)
[Hertford, NC](#)

New York

[Baldwinsville, NY](#)
[Genesee County, NY](#)

Ohio

[Obetz, OH](#)
[Dayton, OH](#)
[Lima, OH](#)
[Hamilton, OH](#)
[Richwood, OH](#)
[Fort Loramie, OH](#)

Oklahoma

[Durant, OK](#)
[Elk City, OK](#)
[Ponca City, OK](#)

South Carolina

[Johnsonville, SC](#)

Tennessee

[Henderson County, TN](#)
[Harriman, TN](#)

Texas

[Bay City, TX](#)
[McKinney, TX](#)

Virginia

[Prince George County, VA](#)
[Smithfield, VA](#)
[West Point, VA](#)

Wisconsin

[Calumet County, WI](#)
[Marathon County, WI](#)
[Onalaska, WI](#)
[Oshkosh, WI](#)

West Virginia

[New Martinsville, WV](#)

“People are loving the kayak rentals and the self-service approach is really reducing the burden on our staff.”

— Celeste Lewis, Olmsted County, MN

FAQS



THE RENTAL PROCESS

How do people pay for the rentals?

All users must create an account in the rent.fun mobile app and add their credit or debit card information prior to starting a rental.

Are there any age restrictions?

Yes, users must be 13 and up to rent our equipment.

Do you have to make a reservation in advance?

No. All rentals are on demand and no reservations are required. Users can look in the app to see how many kayaks are available in real time.

How do you know if equipment is returned?

Users must use the rent.fun mobile app to take a photo of the equipment in the locker prior to ending their rental.

How much does it cost to rent?

We customize the rental pricing based on each location and our partner's goals. Most rent.fun programs charge "market rates" (\$20 - 25 per rental).



LOCATION REQUIREMENTS

Is a concrete pad required?

No. We can install on any surface - including grass, sand, gravel, etc.

Are utilities are required?

No. Rent.Fun units are solar-powered and do not require access to water or electricity.

Is wi-fi required?

No. Rent.Fun rental stations operate on cellular technology. You need to have at least one bar of cell service at the location.

Who performs the installation?

Rent.Fun technicians install all equipment. No support is need from our partners / hosts.

What happens in the event of a flood?

Our cage can take on up to 3 feet of water. If we expect higher water levels, we move the cage off site and put it back after the flood.



EQUIPMENT MANAGEMENT

Does the city have any maintenance obligations?

No.

Who maintains the equipment?

For every rent.fun program, we recruit, hire, and train a part-time Field Service Technician local to your community (within 30 minutes drive of the install).

How often is the equipment inspected?

Typically 2 to 4 times per month, through a combination of Preventative Maintenance Checks and Reactive Repairs.

If something is damaged or goes missing, what is the turnaround time to replace?

The most common issue is missing or damaged lifevests and paddles. Rent.Fun are provided with safety stock of these items to ensure prompt replacement within 2-4 business days.

Can the city access the equipment or the locker in the case of an emergency?

Yes, we provide admin access to unlock units remotely.



LIABILITY & RISK MANAGEMENT

Do users sign waivers?

Yes, all users must sign a waiver in the rent.fun mobile app prior to taking a rental. The waiver expressly releases the city / land owner from liability. Waivers may be customized to further meet the needs fo our city / land owner partners.

What happens if the city gets sued.?

Our standard agreement with cities include indemnification provisions, which state that rent.fun will cover the city's legal expenses. in the event of claim.

Does the city need to have insurance to cover this?

No. Rent.Fun owns and manages all equipment. We have a \$5m general liability insurance policy. We add all our our government agency partners as an additionally insured on this policy.

Have there ever been any safety incidents?

No. Rent.Fun has 100 locations nationwide. We have never been subject to a claim, nor have any of our partners.

RENT FUN

Self Service Kayak & SUP Rental



> **No Liability for the City**

All users sign a waiver (in our app) during the rental process, and Rent.Fun adds us as additionally insured on their insurance policy. \$1mm per incident, \$5mm aggregate.

> **Proven Concept in Over 100 Communities of All Sizes**

More than 100 cities and counties in 40 states have partnered with Rent.Fun, including several in [STATE] with strong references.

> **One time fee - We can achieve 100% Cost Recovery in 3-6 years**

With Rent.Fun's revenue share program, the City will receive 50% of the rental revenue of the program. (See revenue projections)

> **Zero Tax on Our Maintenance Staff**

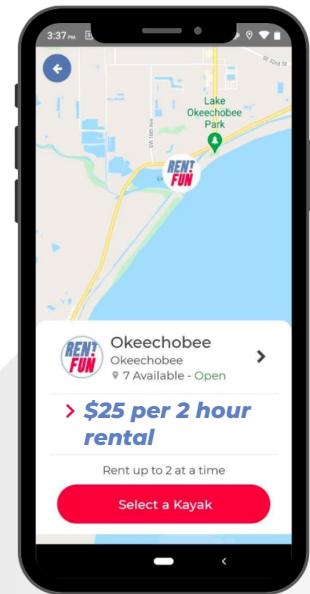
Rent.Fun hires people locally to perform maintenance on all program equipment

> **Equipment Replacement**

Rent.Fun replaces missing or damaged equipment with brand new equipment, at no cost to the City.

> **Solar Powered and No Impact to Surrounding Environment**

The kiosk sits on top of the ground, and does not require access to utilities or Wi-Fi.



“We have a lake but few people own their own boat. Let’s give everyone that opportunity.”



MARKET RATE FEE STRUCTURES - \$25 / 2 hour rental				
4-unit				
Kayaks	4			
Activation Fee (one time)	\$18,000			
Term	5 years			
Revenue Share	50%	*Rent.Fun will keep 100% of Rental Revenue until Partner is paid in full, at which point Rental Revenue Share will transition to 50/50.		
Renewal	No Cost			
Footprint	10 ft x 3.5 ft			
Average Revenue per Rental	\$25			
	Annual Rentals	Annual Gross Rental Revenue	Annual Rev Share for HOST	Total Rev Share for HOST - 5 years
Low Utilization	200	\$5,000	\$2,500	\$12,500
Average Utilization	350	\$8,750	\$4,375	\$21,875
High Utilization	500	\$12,500	\$6,250	\$31,250

MASTER SERVICES AGREEMENT

This Services Agreement (this “Agreement”), effective as of _____, 2024 (the “Effective Date”), is entered into by and between Rent.fun, LLC, a Michigan limited liability company (“Operator”) and _____ (“Land Owner”). In consideration of the mutual covenants and representations set forth in this Agreement, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged and agreed, Land Owner and Operator hereby agree as follows:

The parties agree that the following schedules and attachments are herein incorporated by reference:

Schedule A – Rental Station Services and Obligations

Schedule B – Term & Premises

Schedule C – Land Owner Obligations

1. **Purpose.** Operator supplies and services recreational equipment sharing programs that utilize recreational equipment, physical storage and Bluetooth and cellular locking technology to allow the equipment to be rented, paid for, and locked and unlocked by users with an app (collectively, the “Rental Station Services”). Land Owner now wishes to engage Operator, and Operator has agreed to provide the Rental Station Services on the Land Owner’s parks, recreation, and open space areas (the “Premises”) on the terms and conditions set forth herein and in **Schedule A**.

2. **Term.** This Agreement is effective as of the Effective Date and shall continue as specified in **Schedule B**, unless terminated earlier in accordance with the terms of this Agreement.

4. **Exclusive License.** Land Owner hereby grants to Operator an exclusive license during the Term to enter upon and utilize the Premises to install and operate the Rental Station Services and to bring onto the Premises personnel and equipment as Operator deems necessary in connection with the Rental Station Services. This exclusive license allows Operator to erect and store such equipment and materials as necessary on the Premises. Operator understands that Land Owner’s Premises have varying rules and regulations depending on the location and Operator will comply with said rules and regulations. During the Term of this Agreement, Land Owner agrees that Operator shall be the only paddlesport rental operator with the right to use the Premises for that purpose.

5. **Termination.** Unless otherwise prohibited by law, either party may terminate this Agreement: (i) if the other party is adjudicated bankrupt or otherwise seeks to avoid its performance obligations under applicable bankruptcy or insolvency laws, (ii) upon the occurrence of a material breach of this Agreement by the other party if such breach is not cured within thirty (30) days after written notice identifying the matter constituting the material breach, or (iii) if Land Owner no longer owns or no longer has the right to license the Premises as specified herein this Agreement. In advance of any change in ownership of the Premises, Land Owner will provide Operator with at least fifteen (15) business days prior written notice of such change of ownership. Upon termination or expiration of this Agreement, Operator shall collect and remove all equipment or items located on the Premises within forty-five (45) days.

6. **Limitation of Liability.** To the maximum extent permitted by law (i) in no event will either party be liable to the other party for any indirect, incidental, special, exemplary or consequential damages, including lost profits or loss of goodwill, even if such party has been advised of the possibility of such loss. For the avoidance of doubt, the foregoing limitation of liability is not intended to limit either party’s liability for negligence or willful misconduct, nor is it intended to alter or limit the obligations of Operator under Section 7 below.

7. Liability for Loss; Indemnity. The Parties agree that Land Owner shall not be liable for any injury or damages to persons or property sustained by the Operator, its employees, subcontractors, agents and/or representatives, or by any other persons, including but not limited to customers of the Operator or any others using the equipment of the Operator, with or without permission of the Operator. The Operator shall defend, indemnify, and hold the Land Owner harmless from and against any and all third party claims, damages, lawsuits, losses and costs, including reasonable attorney's fees, asserted against Land Owner arising out of bodily injury or property damage to, or the death of, any person, including, but not limited to, any customer, subcontractor, supplier, employee, agent, representative or invitee of Operator or any subcontractor of Operator, to the extent such injury, damage or death arises out of or results in any manner from (a) Operator's failure to comply with the terms of this Agreement; (b) the fault of, or any act of negligence, or willful misconduct, by Operator, Operator's subcontractors, suppliers, or anyone acting under its or their direction or control. Any indemnification of Land Owner and any limitation of Land Owner's liability shall to the same extent apply to Land Owner's officers, employees, agents, and contractors. Operator shall indemnify and hold Land Owner harmless from and against all damages whether awarded by a court of competent jurisdiction or agreed to by Operator in settlement with respect to such third party claims.

8. Insurance. Operator shall, throughout the term of this Agreement, at its own cost and expense, procure and maintain (i) public liability insurance with respect to the Operator's operations arising out of this Agreement, with limits of at least \$1,000,000.00 per occurrence and \$5,000,000 aggregate for bodily injury and death. Such insurance policies shall name the Land Owner as an additional insured, and shall provide that the policy cannot be cancelled without at least ten (10) days written notice to the Land Owner. Such policies shall contain an endorsement waiving all rights of subrogation, if any, against the Land Owner. Operator shall provide the Land Owner with a copy of such prior to placement of any equipment on the Premises, or conducting any business on the Premises. Operator acknowledges and agrees that it is not an insured under any property or general liability policy maintained by the Land Owner.

9. Subcontractors. The Operator shall be the sole source of contact for the contract. The Operator is totally responsible for all actions and work performed by its subcontractors. All terms, conditions and requirements of the contract shall apply without qualification to any services performed or goods provided by any subcontractor.

10. Publicity. Subject to the prior written approval of the Land Owner, Operator may release a press release announcing the parties' relationship hereunder, and may use Land Owner's name, logos, trademarks and service marks to (i) create marketing and advertising materials for Land Owner to use to promote the Rental Station Services, and (ii) place Land Owner on Operator's customer list, which will be displayed on Operator's website and in other publications.

13. Notice. Any notice required or permitted hereunder will be deemed effective when sent by electronic mail, or by certified mail, registered mail, or a signature confirmation service provided by the United States Postal Service, postage prepaid, or when sent by an overnight carrier as follows:

If to Operator:

Rent.fun, LLC
201 SOUTH DIVISION STREET
ANN ARBOR, MI48104
Attn: Adam Greenstein
adam@rent.fun

If to Land Owner:

With a copy to:
Legal Department
info@movatic.co

or at such other address as either party may from time to time specify by notice hereunder. If notice is provided by electronic mail, the party sending the notice has the burden of demonstrating that the notice was received. This burden may be met by any written acknowledgment or electronic reply to the electronic message from the party receiving

notice, excluding any automatic or computer generated response.

14. Miscellaneous. This Agreement and all matters concerning its interpretation, performance, or enforcement will be governed in accordance with the laws of the State of _____ (exclusive of its choice of law rules), and the federal laws of the U.S. Notwithstanding any provision hereof, Operator is an independent contractor under this Agreement and nothing herein shall be construed to create a partnership, joint venture or agency relationship between Operator and Land Owner, and Operator's employees, representatives, agents and subcontractors shall not be deemed employees of Land Owner under any circumstances. Each party is solely responsible for all applicable taxes, withholdings, and other statutory or contractual obligations. Neither party may assign performance of this Agreement or any of its rights or delegate any of its duties under this Agreement without the prior written consent of the other, except that Operator may assign this Agreement without Land Owner's prior written consent in the case of a merger, acquisition or other change of control, and in such event this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement may be amended by mutual written agreement of the parties. Such amendments shall only be effective if incorporated in written amendments to this Agreement and executed by duly authorized representatives of the parties. This Agreement may be executed simultaneously or in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. This Agreement contains the entire agreement of the parties relating to the subject matter hereof. In the event any of the provisions of this agreement shall be held to be invalid by any court of competent jurisdiction, the same shall be deemed severable, and as never having been contained herein, and this agreement shall then be construed and enforced in accordance with the remaining provisions hereof. In the event either party fails or refuses to comply with the terms of this Agreement, then the non-breaching party may seek any remedy available at law or in equity. Any action brought by either Party that arises out of or relates to this Agreement will be filed only in the state or federal courts located in _____ and each Party irrevocably submits to the jurisdiction of those courts and waives any objections that it may have now or in the future to the jurisdiction of those courts, and also waives any claim that it may have now or in the future that litigation brought in those courts has been brought in an inconvenient forum.

[Signature Page Follows]

AGREED AND ACCEPTED:

OPERATOR: Rent.fun, LLC

By: _____

Name: _____

Title: _____

LAND OWNER: _____

By: _____

Name: _____

Title: _____

Schedule A

Rental Station Services and Obligations

A. EQUIPMENT & INITIAL LAUNCH: Operator will make available for rent Kayak Rental Stations Services, as collectively defined below in this subsection. Each Kayak Rental Station shall include:

- **Four (4)** sit-on-top kayaks and / or stand-up paddleboards, with associated paddles and lifejackets
- When not in use, all equipment shall be stored in a tamper-proof locker provided, maintained, and installed by Operator. The locker shall include individual storage units suitable to store each kayak and / or paddleboard and associated lifejackets and paddles. Each storage unit shall be secured by an app-controlled cellular lock, provided and maintained by Operator.

B. CUSTOMER SUPPORT: Operator shall provide customer and technical support services to end users of its equipment to resolve billing issues, technical issues, and general inquiries.

C. MAINTENANCE: Operator's maintenance personnel will visit the Premises as needed to perform general maintenance and cleaning of all equipment to ensure that all equipment is in good repair and condition for use. In the event a safety or maintenance issue is discovered on any equipment available for rent, such equipment shall be made unavailable to users and shall be removed and repaired before it is put back into service.

Schedule B

Term & Premises

1. Term: The Term shall commence on the Effective Date and shall continue for a period of 5 years after the date on which the services are made available to the public, unless earlier terminated in accordance with the provisions of this Agreement ("Initial Term").
2. Payment Processor. Operator shall collect fees from end users of the Rental Station Services through third-party payment processing agents selected by Operator from time to time (each, a "**Payment Processor**")
3. Rental Fees; Rental Fee Revenue Share. Consumers shall pay Operator a Rental Fee for the right to use the Rental Station. Operator has the right to set the Rental Fee within commercially reasonable standards and reserves the right to adjust the Rental Fee from time to time with 30 days written notice to Land Owner. Operator will keep 100% of the rental revenue until Land Owner pays total \$18,000 activation fee. Once Land Owner pays total \$18,000 Land Owner shall begin to receive 50% of the gross Rental Fees received from watercraft rentals on Premises, less
 - a. any fees due or paid to the Payment Processor as a result of collection of the fees,
 - b. the direct costs of any Non-Standard Repairs. Non-standard repairs shall include:
 - i. moving the locker to a new location, on written request of Land Owner.
 - ii. damage to the locker or equipment therein due to natural disasters or negligence of the Land Owner
4. Revenue Share Payment. Revenue share payments shall be paid by Operator to Land Owner on an annual basis by check, mailed to an address as designated by the Land Owner. Operator shall include a report of every transaction that resulted in Land Owner's revenue share payment. Operator shall send the revenue share payment for preceding calendar year by June 1 of the following year.
5. Nationwide Membership Pass. Operator markets and sells a Nationwide Membership pass to consumers across the county. Under the Nationwide Membership Pass Program, consumers pay Operator a fee in exchange for discounted Rental Fees at any of Rent.Fun's Rental Stations across the country. Land Owner acknowledges and agrees that the Rental Stations provided under this Agreement will be included in Operator's national network and Nationwide Members may receive free or discounted access to the Kayak Rental Station(s) located at Premises. Land Owner further acknowledges and agrees that the Operator is entitled to 100% of the revenue that it generates from its sales of the Nationwide Membership Pass Program.

Schedule C

Land Owner Obligations

1. EQUIPMENT. Land Owner will use reasonable efforts to report any maintenance or other issues relating to Operator's rental equipment on the Premises. Land Owner, however, is under no obligation to maintain, inspect or secure Operator's rental equipment, which obligation is solely that of Operator.
2. MARKETING. Land Owner agrees to link to the program website from the Land Owner's web properties and social media accounts within 60 days of the date that program website is delivered to Land Owner.
3. COMPENSATION.
 - Activation Fee: \$18,000
4. PAYMENT. Payment shall be made in two installments. Operator shall send an invoice in the amount of \$9,000 following execution of this Agreement with payment terms of net 30 days. Operator shall send an invoice for the second and final payment in the amount of \$9,000 at the one year anniversary of the Effective Date of this Agreement, with payment terms of net 30 days. All payments shall be made without deduction for withholding taxes. Late payments shall be subject to fees at the rate of 1.5% per month or, if lower, the maximum rate allowed by law. Such fees shall be deducted from the first Annual Revenue Share Payment sent to Land Owner under Schedule B, Section 3.

SECTION 4

brightchoices

Lake Ashton CDD – Lighting System Potential Cost-saving Options



Photo Courtesy of Google Maps

April 7th, 2024





Existing Salem Post Top Fixture and Franklin Pole

Proposal Overview

Included in this presentation are two, high-level equipment options intended to provide a light for light comparison to the Lake Ashton CDD’s current system.

Finances

These high-level estimates of the costs of two new alternative systems require a 20-year lease that include maintenance and replacement (and no up-front capital), is as follows:

Most recent monthly bill: \$15,244.23

Proposed Cost-Savings Options:

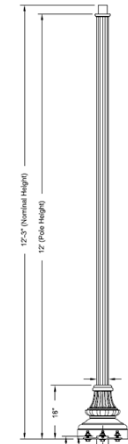
- Valiant Fixture/Winston Pole: \$6,560.89
- Arlington Fixture / Franklin Pole: \$9,404.84

Cost-Saving Options

Valiant Fixture and Winston Pole



Arlington Fixture and Franklin Pole



Cost-Saving Options

Lake Ashton CDD Accounts and Potential Cost-Savings Options - HIGH LEVEL ESTIMATE

<u>Account #</u>	<u>Description</u>	<u>Current Month</u>	<u>Fix&Poles</u>	<u>Valiant/Winston Option</u>	<u>Arlington/Franklin Option</u>
211003673699	3555 LAKE ASHTON BL LTS	\$ 51.44	-	N/A	N/A
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$ 5,265.03	81	\$2,290.66	\$64,779.05
211003674721	1101 ASHTON PALMS DRIVE	\$ 25.43	-	N/A	N/A
211003675454	ASHTON PALMS DRIVE- OUTDOOR LIGHTING	\$ 832.24	13	\$367.64	\$10,396.64
211003675231	LAKE ASHTON PHIIIB - OUTDOOR LIGHTING	\$ 2,166.18	34	\$961.51	\$27,191.21
211003673350	3555 LAKE ASHTON BL GRD HSE	\$ 379.59	-	N/A	N/A
211003674523	DUNMORE DRIVE AL	\$ 3,982.35	57	\$1,611.94	\$45,585.26
211003673988	4141 ASHTON CLUB DRIVE	\$ 4,283.00	-	N/A	N/A
221000397002	LAKE ASHTON PH5 LTS	\$ 1,267.84	20	\$565.59	\$15,994.83
211003675660	LAKE ASHTON PH6	\$ 1,361.09	21	\$593.87	\$16,794.57
211003675918	THE PALMS/MACARTHUR PALMS	\$ 369.50	6	\$169.68	\$4,798.45
		\$ 15,244.23	232	\$6,560.89	\$9,404.84
Avg unit price based upon overall monthly rate:		\$65.71		\$28.28	\$40.54

Note: High level estimated monthly rates above do not account for: photometric differences, any applicable liquidated damages, or future rate increases.

In addition, if the CDD decides to terminate a contract early, liquidated damages associated with that early termination can be rolled into the rates above for the new 20-year term.



Considerations moving forward

- Included in this presentation are two sample, high-level cost saving “equipment-based” options intended to provide a light for light comparison to the Lake Ashton CDD’s current system.
- These options are “equipment-based” because changing the lighting equipment is the only path to cost savings.
- If future equipment changes are an option for the CDD, Tampa Electric will continue to work with the Community Director:
 - to develop a plan that accounts for contract terms (to avoid liquidated damages)
 - Identify equipment that satisfies the aesthetic and budgetary needs of the Lake Ashton CDD

brightchoices

Lake Ashton CDD – Lighting System Cost-saving Options

Lake Ashton CDD Lighting System

Thank you, and we look forward to supporting the CDD in the best decision for the Lake Ashton community.

April 7th, 2024



brightchoices

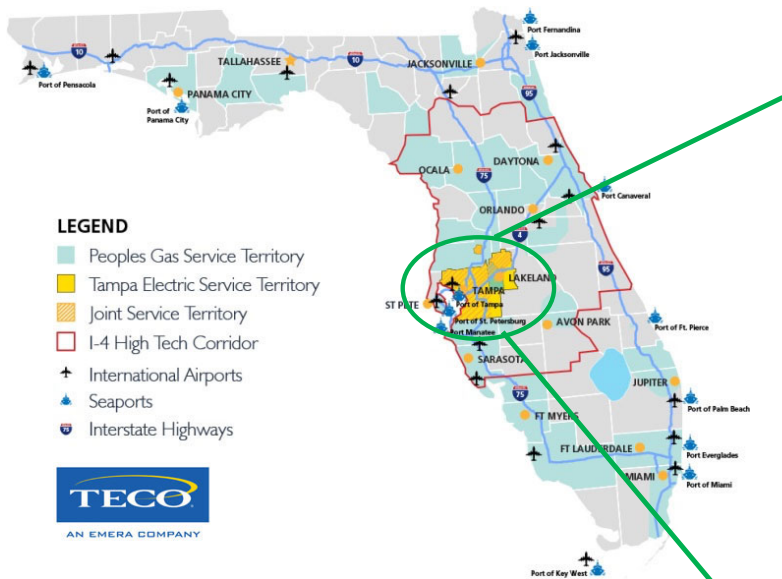
Lake Ashton CDD – Lighting System Cost-saving Options

APPENDIX

April 7th, 2024



Tampa Electric Lighting and Smart Services



Who are our customers?

Gov't Street & Area Lighting

~190k

- FDOT
- Hillsborough County
- City of Tampa
- City of Temple Terrace

Smart Services



Large C&I and HOAs

~120k

- Metro Development
- BayCare
- Lennar
- Walmart, Publix, etc.



Local & Small Business

~50k

- Zoo Tampa
- Armature Works
- Uptown
- Mom & Pop /Small Business



Other Area Light Systems

~20k

- Yard Lights
- Gas Stations



Tampa Electric Lighting Service

Lighting Tampa Bay Since **1887**

+380k
Existing Lighting Services

Bulk Purchasing Power

Smart City Technology Platform

Voice of the Customer
tells our story ...

“Going really well...We look forward to accessing [Smart Lighting]” - **City of Tampa**

“It’s going well” - **Hillsborough County**

“We’ve switched most of our lighting with TECO ... It’s really nice.” - **Hillsborough Community College**

“TECO was great to work with and they helped support our mission.” **Zoo Tampa**

COMMUNITY ATTACHMENTS

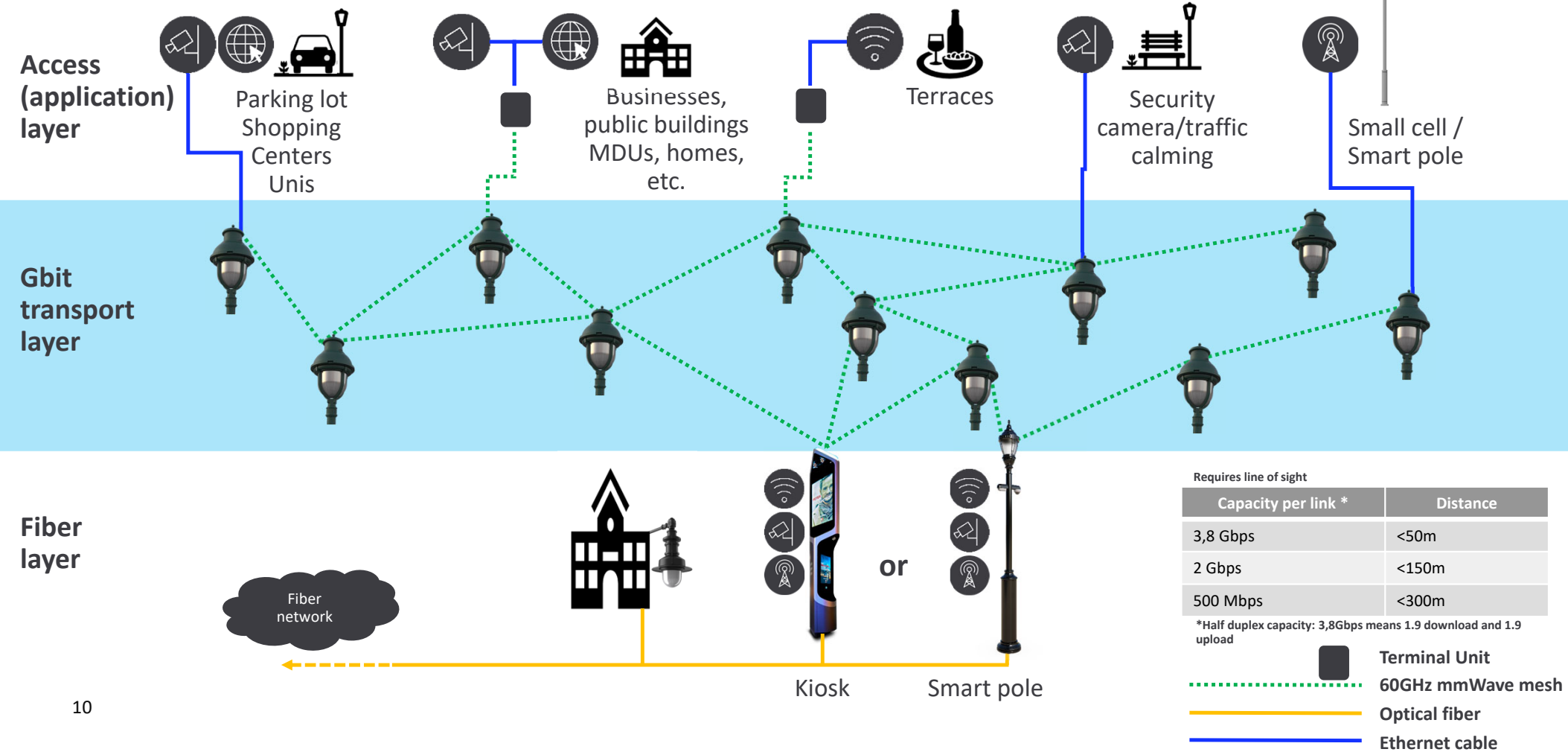
Subdivision

- Banner
- Radar
- Virtual Fiber



Network Architecture – Broadband Luminaires (60GHz unlicensed)

Additional Opportunities 





Tampa Electric Company

LIGHTING SERVICES PROPOSAL

Project Name	Lake Ashton CDD	Contact Name:	Christine Wells
Proposal ID:	20240407 - 1	Billing Name:	Lake Ashton CDD
Work Request Number:	0	Billing Address:	0
TECO Rep:	John Melendez	Site Address:	0
Town Code	25	BP#	0
Tax Code	20	Installation #	0
Revenue Code	Polk		

Description	Qty	TSN
Franklin Composite PT, DB , UG	232	2005665
LED, 59W Arlington Lantern PT, 3K, T3, BK (Acrylic)	232	0

Facility Charges

Fixture(s)	+	3,719.77
Pole(s)	+	5,040.28
Timers/Brackets	+	-
Energy Charge:	+	157.76
Base Charges for Facilities	=	8,917.81
Refund Credit:	-	
Fuel Charge:	+	185.60
Clause Total:	+	6.96
SPP:	+	187.92
CETM:	+	2.32
SS:	+	4.64
Gross Receipts:	+	13.98
Franchise Fee:	+	-
City Tax:	+	85.61
Light & Pole & Area Taxes:	+	-
Fuel/ Clauses/ Fees&Taxes:	=	487.03

Detailed Billing Items:

Clauses Total	6.96
Conservation:	4.64
Capacity Recovery:	-
Environ. Cost Recovery:	2.32
SPP:	187.92
CETM:	2.32
SS:	4.64

Total Bill	=	9,404.84
Total Deposit	=	18809.68

Assumes 30 day cycle

Estimated Monthly Payment

To be billed with first statement.

Contribution-in-Aid-of-Construction

No CIAC - The Lighting Engineer has determined that there is no contribution-in-aid-of-construction (CIAC) for this job.

Amount
\$0.00

For BCOLA

MONTHLY PAYMENT	
8,917.81	Base Charges (Facilities & Maintenance & Ener
487.03	Fuel/Adj Clauses/Fees & Taxes
9,404.84	Total Monthly
18800.00	Deposit, if applicable



Tampa Electric Company

LIGHTING SERVICES PROPOSAL

Project Name	Lake Ashton CDD	Contact Name:	Christine Wells
Proposal ID:	20240407 - 1	Billing Name:	Lake Ashton CDD
Work Request Number:	0	Billing Address:	0
TECO Rep:	John Melendez	Site Address:	0
Town Code	25	BP#	0
Tax Code	20	Installation #	0
Revenue Code	Polk		

Description	Qty	TSN
Winston PT, DB Aluminum, UG	232	2127280
LED, 60W Valiant PT	232	2134633

Facility Charges

Fixture(s)	+	2,005.76
Pole(s)	+	3,910.34
Timers/Brackets	+	-
Energy Charge:	+	157.76
Base Charges for Facilities	=	6,073.86
Refund Credit:	-	
Fuel Charge:	+	185.60
Clause Total:	+	6.96
SPP:	+	187.92
CETM:	+	2.32
SS:	+	4.64
Gross Receipts:	+	13.98
Franchise Fee:	+	-
City Tax:	+	85.61
Light & Pole & Area Taxes:	+	-
Fuel/ Clauses/ Fees&Taxes:	=	487.03

Detailed Billing Items:

Clauses Total	6.96
Conservation:	4.64
Capacity Recovery:	-
Environ. Cost Recovery:	2.32
SPP:	187.92
CETM:	2.32
SS:	4.64

Total Bill	=	6,560.89
Total Deposit	=	13121.78

Assumes 30 day cycle

Estimated Monthly Payment

To be billed with first statement.

Contribution-in-Aid-of-Construction

No CIAC - The Lighting Engineer has determined that there is no contribution-in-aid-of-construction (CIAC) for this job.

Amount
\$0.00

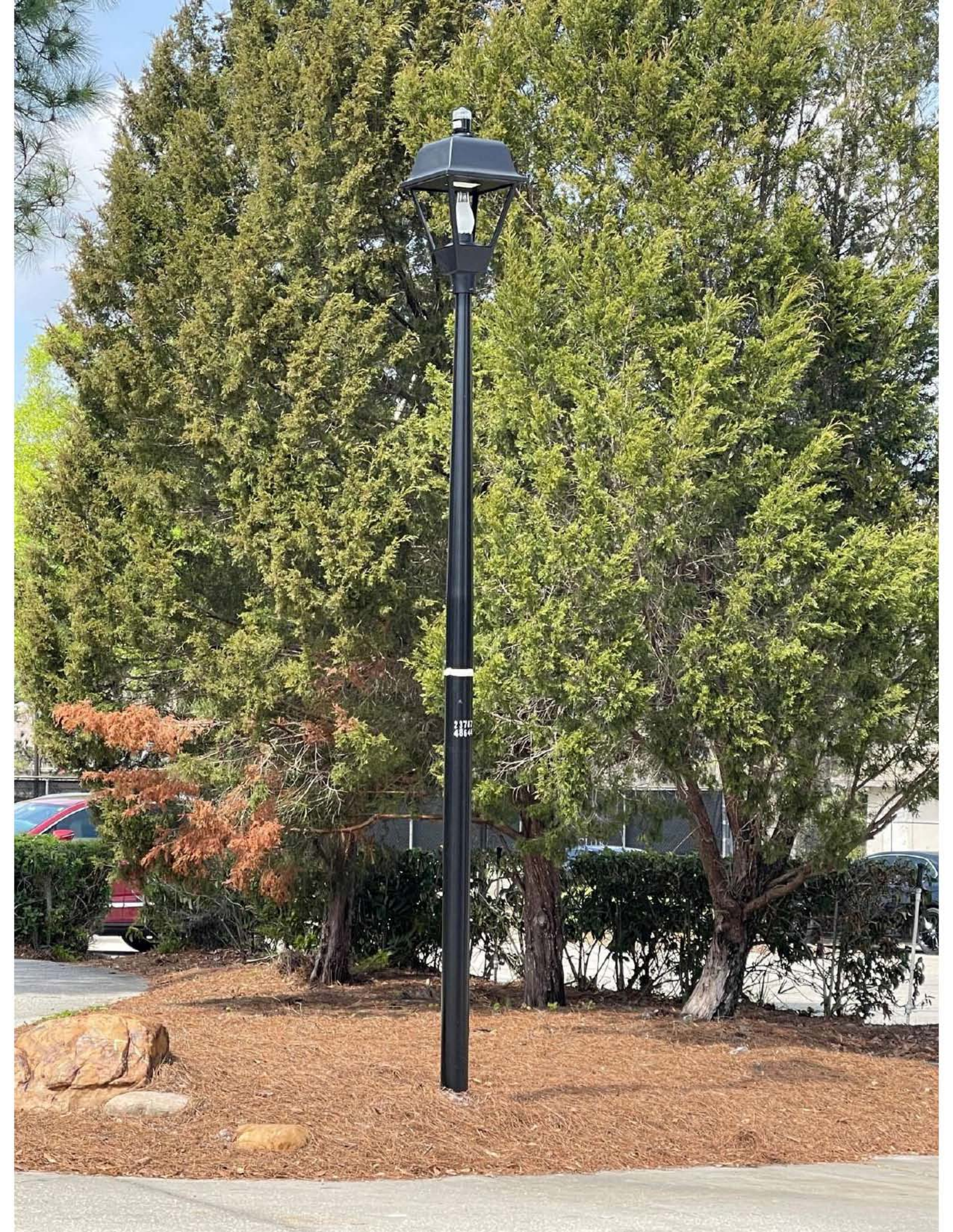
For BCOLA

MONTHLY PAYMENT	
6,073.86	Base Charges (Facilities & Maintenance & Ener
487.03	Fuel/Adj Clauses/Fees & Taxes
6,560.89	Total Monthly
13120.00	Deposit, if applicable









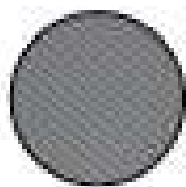
2377
4864

1

Winston

- Aluminum
 - Round
 - Color: Black
-

Mounting
Height 12'



*(Height, color
may vary)*



SECTION 5

Cost/Benefit Analysis to Install Natural Gas at the Clubhouse

Anticipated Costs		
Cost to Install Natural Gas Line from Thompson Nursery Road to the Clubhouse		\$0.00
Only \$0 if Lake Ashton CDD and the Restaurant Owner both sign agreement		
Cost to Convert Hot Water Heaters (New Tankless Hot Water Heaters)		
Hot Water Heater - Restaurant (2019)	Electric to Natural Gas	\$8,000
Hot Water Heater - Fitness Center Restrooms and Showers (2002)	Electric to Natural Gas	\$2,550
Hot Water Heater - Hallway Restrooms (2002)	Recommended Stay Electric	
Hot Water Heater - Ballroom Kitchen and Dressing Room Restrooms (2016)	Recommended Stay Electric	
Total (Installation and Ventilation Only) Tankless Water Heaters are Provided at No Charge Due to Rebates		\$10,550
Cost to Convert Restaurant Equipment (Option 1)		
Convection Oven	Propane to Natural Gas	
Griddle	Propane to Natural Gas	
Six Eye Stove/Salamander/Oven	Propane to Natural Gas	
Charbroiler	Propane to Natural Gas	
Fryers (3)	Propane to Natural Gas	
Total		\$3,895
Cost to Replace Restaurant Equipment (Option 2)		
Gas Contractor Recommended Replacement Due to Age of Equipment		
Convection Oven	Propane to Natural Gas	\$9,220
Griddle	Propane to Natural Gas	\$2,450
Six Eye Stove/Oven	Propane to Natural Gas	\$1,965
Charbroiler	Propane to Natural Gas	\$1,340
Fryers (2)	Propane to Natural Gas	\$3,468
Freight		\$500
Total		\$18,943
Total for Restaurant Equipment Minus Rebates		\$14,943
Cost to Convert Spa/Pool Heater (Option 1)		
Cost to Convert Spa Heater	Propane to Natural Gas	\$2,100
Cost to Convert Pool Heater	Electric to Natural Gas	\$2,100
Total		\$4,200
Cost to Replace Spa/Pool Heaters with Natural Gas Heaters (Option 2)		
Cost to Replace Spa Heater	Propane to Natural Gas	\$4,700
Cost to Replace Pool Heater (Recommended to Replace by Gas Contractor)	Propane to Natural Gas	\$6,100
Total		\$10,800
Total Option 1 - Conversion		\$18,645
Total Option 2 - Replacement (Tankless Hot Water Heaters Included)		\$36,293

Anticipated Savings (Benefit)		
Average Cost of Propane Gas		
Current Propane Cost (per gallon) - April 2024		\$1.76
Average Cost per Month (1,416 gallons)		\$2,492.16
Average Cost of Natural Gas		
Current Natural Gas Cost (per therm)		\$1.36
Average Cost per Month - Gallons x .915 (1295.64 therms)		\$1,762.07
Natural Gas Meter Charge per Month		\$275.00
Total Natural Gas per Month		\$2,037.07
Savings per Month (Gas Cost)		-\$455.09
Savings per Year (Gas Cost)		-\$5,461.08
Savings for Four Years (Gas Cost)		-\$21,844.30
Savings for Five Years (Gas Cost)		-\$27,305.38
Savings for Six Years (Gas Cost)		-\$32,766.45
Savings for Seven Years (Gas Cost)		-\$38,227.53
Rebates		
Tankless Water Heater - Restaurant		-\$2,000
Tankless Water Heater - Restaurant		-\$2,000
Tankless Water Heater - Fitness Center Restrooms and Showers		-\$2,000
Range		-\$1,000
Fryer		-\$3,000
Total Rebates		-\$10,000

The tankless water heaters will be free of charge with the rebates received and will be provided by Florida Public Utilities (FPU)



Alternative Gas Construction Inc.
 P.O. Box 9461
 Winter Haven, FL 33883-9461

License# 26623

Estimate

Date	Estimate #
4/4/2024	8079

Name / Address
Lake Ashton CDD 4141 Ashton Club Dr. Lake Wales, FL 33859

E-mail
info@alternativegasconstruction.com

Phone #
863-224-2354

ESTIMATES ARE ONLY VALID FOR 30 DAYS FROM DATE OF ESTIMATE

Description	Qty	Rate	Total
AGC will install 1 tankless water heater supplied by FPU for showers in closet area with gas, water, electric and venting through wall Price includes labor and materials	1	2,550.00	2,550.00
AGC will connect gas line to new meter and add regulators and convert 2 existing pool heaters Price includes labor and materials	1	4,200.00	4,200.00
If you wish to proceed with the Estimate as stated, please sign the bottom right and return a copy to our office. Upon receipt of your executed estimate, your file will be sent to our scheduler for review and ordering of materials for your job and you will then be contacted to schedule a mutually convenient date of installation.			0.00

DISCLAIMER:
 Alternative Gas Construction, Inc., will not be responsible for damage to any of the following: sod, underground utilities, electrical, irrigation, septic tanks and drain fields, water lines, or any other buried facilities not marked by SunshineOneCall of Florida also known as 811.

Total	\$6,750.00
--------------	------------

TO ACCEPT THIS ESTIMATE PLEASE SIGN AND RETURN TO PROCEED FURTHER~
 PRINT-SIGN AND SEND BY EMAIL OR YOU MAY MAIL SIGNED FORM TO OUR OFFICE

Signature _____



Alternative Gas Construction Inc.
 P.O. Box 9461
 Winter Haven, FL 33883-9461

License# 26623

Estimate

Date	Estimate #
4/2/2024	8071

Name / Address
Lake Ashton CDD 4141 Ashton Club Dr. Lake Wales, FL 33859

E-mail
info@alternativegasconstruction.com

Phone #
863-224-2354

ESTIMATES ARE ONLY VALID FOR 30 DAYS FROM DATE OF ESTIMATE

Description	Qty	Rate	Total
AGC will add shut off valve to gas line in existing kitchen below ansul valve Price includes labor and materials ***If you wish to proceed with the Estimate as stated, please sign the bottom right and return a copy to our office. Upon receipt of your executed estimate, your file will be sent to our scheduler for review and ordering of materials for your job and you will then be contacted to schedule a mutually convenient date of installation.***	1	1,395.00	1,395.00
			0.00

DISCLAIMER:
 Alternative Gas Construction, Inc., will not be responsible for damage to any of the following: sod, underground utilities, electrical, irrigation, septic tanks and drain fields, water lines, or any other buried facilities not marked by SunshineOneCall of Florida also known as 811.

Total	\$1,395.00
--------------	------------

TO ACCEPT THIS ESTIMATE PLEASE SIGN AND RETURN TO PROCEED FURTHER~
 PRINT-SIGN AND SEND BY EMAIL OR YOU MAY MAIL SIGNED FORM TO OUR OFFICE

Signature _____



Alternative Gas Construction Inc.
 P.O. Box 9461
 Winter Haven, FL 33883-9461

License# 26623

Estimate

Date	Estimate #
3/25/2024	8042

Name / Address
Lake Ashton CDD 4141 Ashton Club Dr. Lake Wales, FL 33859

E-mail
info@alternativegasconstruction.com

Phone #
863-224-2354

ESTIMATES ARE ONLY VALID FOR 30 DAYS FROM DATE OF ESTIMATE

Description	Qty	Rate	Total
AGC will convert appliances in kitchen and install regulator in gas line in kitchen	1	2,500.00	2,500.00
AGC will install 2 tankless water heaters (supplied by Florida public utilities) in attic space in clubhouse AGC will connect gas, venting, water and electric Price includes labor and materials	1	8,000.00	8,000.00
If you wish to proceed with the Estimate as stated, please sign the bottom right and return a copy to our office. Upon receipt of your executed estimate, your file will be sent to our scheduler for review and ordering of materials for your job and you will then be contacted to schedule a mutually convenient date of installation.			0.00

DISCLAIMER:
 Alternative Gas Construction, Inc., will not be responsible for damage to any of the following: sod, underground utilities, electrical, irrigation, septic tanks and drain fields, water lines, or any other buried facilities not marked by SunshineOneCall of Florida also known as 811.

Total	\$10,500.00
--------------	-------------

TO ACCEPT THIS ESTIMATE PLEASE SIGN AND RETURN TO PROCEED FURTHER~
 PRINT-SIGN AND SEND BY EMAIL OR YOU MAY MAIL SIGNED FORM TO OUR OFFICE

Signature _____

Quote


04/07/2024


Project:
LAKE ASHTON

From:
All Star Paper Goods and Quality
Chemicals
Masuod Khosh
4225 North Hubert Avenue
Tampa, FL 33614
(813) 810-5656

Job Reference Number: 21

Item	Qty	Description	Sell	Sell Total
1	2 ea	GAS FLOOR FRYER Atosa USA, Inc. Model No. ATFS-75-NG CookRite Fryer, natural gas, floor model, 21-1/10"W x 30-1/10" x 44-2/5"H, 75 lb. capacity, (5) burners, standby pilots, 200°F- 400°F temperature range, self-reset high temperature limiting device,, safety valve, (2) nickel plated baskets with coated handles, basket hanger, oil cooling zone seated in the bottom of the tank, stainless steel structure, (4) casters, cETLus, ETL-Sanitation	\$1,483.76	\$2,967.52
	2 ea	1 year parts & labor warranty (continental USA only)		
	2 ea	Extended warranty to a 5 year parts & labor warranty (continental USA only) (NET)	\$250.00	\$500.00
	2 ea	Natural gas, 170,000 total BTU's		
			ITEM TOTAL:	\$3,467.52
2	1 ea	CONVECTION OVEN, GAS Atosa USA, Inc. Model No. ATCO-513B-1 CookRite Convection Oven, gas, single-deck, bakery depth, 50/50 dependent doors with double pane thermal tempered glass, 150° to 500° F temperature range, manual controller, 2-speed-fan with adjustable cool down mode, interior lighting, (5) wire racks, removable 13-position rack guides, door interlock switches, automatic pilot system with safety shut-off, enamel interior, stainless steel exterior, includes: leg kit with (4) stainless steel legs & locking casters, 115v/60/1-ph, 8.5 amps, 46,000 BTU/HR, cETLus, ETL-Sanitation, ENERGY STAR®	\$4,259.52	\$4,259.52
	1 ea	1 year parts & labor warranty (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty (continental USA only) (NET)	\$350.00	\$350.00
	1 ea	Natural gas		
			ITEM TOTAL:	\$4,609.52
3	1 ea	CONVECTION OVEN, GAS	\$8,519.04	\$8,519.04

Item	Qty	Description	Sell	Sell Total
		Atosa USA, Inc. Model No. ATCO-513B-2 CookRite Convection Oven, gas, double-deck, bakery depth, 50/50 dependent doors with double pane thermal tempered glass, 150° to 500° F temperature range, manual controller, 2-speed-fan with adjustable cool down mode, interior lighting, (5) wire racks per oven, removable 13-position rack guides per oven, door interlock switches, automatic pilot system with safety shut-off, enamel interior, stainless steel exterior, includes: stacking kit & (4) locking casters, (2) 115v/60/1-ph, (2) 8.5 amps, 92,000 BTU/HR, cETLus, ETL-Sanitation, ENERGY STAR®		
	1 ea	1 year parts & labor warranty (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty (continental USA only) (NET)	\$700.00	\$700.00
	1 ea	Natural gas		
			ITEM TOTAL:	\$9,219.04
4	1 ea	CHARBROILER, GAS, COUNTERTOP Atosa USA, Inc. Model No. ATRC-36 CookRite Heavy Duty Radiant Charbroiler, Natural gas, countertop, 36", (3) stainless steel burners, standby pilots, stainless steel radiant plates, cast iron grates, independent manual controls, adjustable multi-level top grates, stainless steel structure, adjustable stainless steel legs, 105,000 BTU, cETLus, ETL-Sanitation (ships with LP conversion kit)	\$1,168.24	\$1,168.24
	1 ea	1 year parts & labor warranty (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty (continental USA only) (NET)	\$170.00	\$170.00
			ITEM TOTAL:	\$1,338.24
5	1 ea	RANGE, 36" 6 OPEN BURNERS Atosa USA, Inc. Model No. AGR-6B-NG CookRite Range, natural gas, 36"W x 31"D x 57-3/8"H, (6) 32,000 BTU open burners, removable cast iron top grates, (1) 26-1/2"W oven, (2) adjustable chrome oven racks, pilot light, drip tray, stainless steel front, back sides, kick plate, back guard & over shelf, (4) casters, 219,000 total BTU's, cETLus, ETL-Sanitation	\$1,759.16	\$1,759.16
	1 ea	1 year parts & labor warranty (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty (continental USA only) (NET)	\$205.00	\$205.00
			ITEM TOTAL:	\$1,964.16
6	1 ea	RANGE, 36", 6 OPEN BURNERS	\$2,484.81	\$2,484.81

Item	Qty	Description	Sell	Sell Total
		Southbend (Middleby) Model No. S36D S-Series Restaurant Range, gas, 36", (6) 28,000 BTU open burners, (1) standard oven, snap action thermostat, removable cast iron grate tops & crumb drawer, hinged lower valve panel, includes (1) rack, stainless steel front, sides, shelf, 4" front rail & 6" adjustable legs, 203,000 BTU, CSA, NSF		
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty (range)		
	1 ea	Gas type to be specified		
			ITEM TOTAL:	\$2,484.81
7	1 ea	GRIDDLE, GAS, COUNTERTOP Admiral Craft Equipment Corp. Model No. BDCTG-60T Black Diamond Thermostatic Gas Griddle, countertop, 59-3/4"W x 22"D, 1" thick smooth steel plate, (5) thermostatic burner controls (adjustable from 200°- 450°), stainless steel drip tray, stainless steel front and sides, with splash guards, grease trough, adjustable legs, field convertible to LPG-L.P orifices, 150,000 BTU, 3/4" rear NPT, cETLus, ETL-Sanitation	\$2,083.19	\$2,083.19
	1 ea	1 year warranty on parts & labor, standard		
			ITEM TOTAL:	\$2,083.19
8	1 ea	GRIDDLE, GAS, COUNTERTOP Vulcan Model No. MSA60 Heavy Duty Griddle, countertop, gas, 60" W x 24" D cooking surface, 1" thick polished steel griddle plate, embedded mechanical snap action thermostat every 12", millivolt pilot safety, manual ignition, low profile, stainless steel front, sides, front grease trough, 6 qt. grease can, 4" back & tapered side splashes, 4" adjustable legs, 135,000 BTU, CSA Star, CSA Flame, NSF	\$8,990.04	\$8,990.04
	1 ea	1 year limited parts & labor warranty, standard		
	1 ea	Natural gas (specify elevation if over 2,000 ft.)		
			ITEM TOTAL:	\$8,990.04
9	1 ea	GRIDDLE, GAS, COUNTERTOP Southbend (Middleby) Model No. HDG-60 Griddle, countertop, gas, 60" W x 24" D cooking surface, 1" thick polished steel plate, thermostatic controls, battery spark ignition, flame failure safety device, stainless steel front, sides & 4" adjustable legs, 150,000 BTU, CSA, NSF	\$8,495.95	\$8,495.95
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty		
	1 ea	Natural Gas		
			ITEM TOTAL:	\$8,495.95
10	1 ea	CONVECTION OVEN, GAS	\$4,620.64	\$4,620.64

04/07/2024

Item	Qty	Description	Sell	Sell Total
------	-----	-------------	------	------------



Southbend (Middleby) Model No. PCG50S/SD
Platinum Single Convection Oven, Gas 50,000 BTU's, Standard
Depth, Standard Controls, Dependent Doors

- 1 ea Domestic Shipping, inside of North America
- 1 ea Standard (1) year limited parts and labor warranty (reference warranty document for details)
- 1 ea 1 year parts & labor including doors warranty, std
- 1 ea Natural Gas

ITEM TOTAL: \$4,620.64

11	1 ea	CONVECTION OVEN, GAS	\$8,895.00	\$8,895.00
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Southbend (Middleby) Model No. PCG100S/SD
Platinum Double Convection Oven, Gas 50,000 BTU's each,
Standard Depth, Standard Controls, Dependent Doors

- 1 ea Domestic Shipping, inside of North America
- 1 ea Standard (1) year limited parts and labor warranty (reference warranty document for details)
- 1 ea 1 year parts & labor including doors warranty, std
- 1 ea Natural Gas

ITEM TOTAL: \$8,895.00

12	1 ea	SHIPPING	\$500.00	\$500.00
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Custom
Shipping

ITEM TOTAL: \$500.00

Merchandise	\$56,668.11
Subtotal	\$56,668.11
Tax 7.5%	\$4,250.11
Total	\$60,918.22

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$60,918.22



NATURAL GAS / PROPANE COST COMPARISON

LAKE ASHTON GOLF CLUB

AVERAGE USE PER MONTH

1,416 gallons of propane @ \$1.58 per gallon = \$2,237.28

To convert propane gallons to equivalent natural gas therms you would use 1295.64 therms.

Formula: (Gallons X .915 = Nat/Gas Therms) One Therm = 100,000 BTU'S

(Nat/Gas Therms ~ .915 = Gallons) One gallon = 91,500 BTU'S

1295.64 therms on our natural gas Company Rate No. GTS-4

Cost breakdown:	non-fuel charge per therm	<u>\$0.73</u>	FPU / COST PER THERM
	*cost of fuel per therm	<u>\$0.63</u>	GAS SOUTH / COST PER THERM

Customer meter charge per month \$275.00

Cost per therm: \$1.36 TOTAL COST PER THERM

1295.64 therms X \$1.36 \$1,762.07

Total Cost \$2,037.07

	<u>One Month</u>	<u>One Year</u>	<u>Four Years</u>
Propane Gas:	<u>\$2,237.28</u>	<u>\$26,847.36</u>	<u>\$107,389.44</u>
Natural Gas:	<u>\$2,037.07</u>	<u>\$24,444.84</u>	<u>\$97,779.38</u>
Natural Gas Savings	<u><u>\$200.21</u></u>	<u><u>\$2,402.52</u></u>	<u><u>\$9,610.06</u></u>

***Note: cost of fuel per therm (purchased gas adjustment) will vary month to month cost does not include tax**

WADE HUGHES 352-398-5661



Lake Ashton Golf Club

Rate Plan Proposal



Quote date:	January 16, 2024
Meters	1
Contract start:	April 01, 2024

Prepared by:	Samantha Rietzel
Phone:	3523133727
Email:	samantha.rietzel@gassouth.com

Fixed Offers (\$/therm):

Price Option	Term	Offer Price	CSF
All-In	12 Months	\$ 0.6450	\$5.00
All-In	24 Months	\$ 0.6390	\$5.00
All-In	36 Months	\$ 0.6350	\$5.00
All-In	48 Months	\$ 0.6290	\$5.00
All-In	60 Months	\$ 0.6250	\$5.00

Standard Options pass through prevailing Transportation, Pipeline Usage, and Fuel as individual line items on your bill.

All-In Options are inclusive of fuel and pipeline usage and transportation costs. If applicable, your People's Gas NCTS rider will appear as Transportation on your bill and is passed through at cost.

Standard Transport Options build Transportation into your price and pass through prevailing Pipeline Usage and Fuel as individual line items on your bill.

Price + Fuel Options pass through prevailing fuel costs as a line item on your bill. If applicable, your People's Gas NCTS rider will appear as Transportation on your bill and is passed through at cost.

Bids submitted by Gas South are notional – "non-binding" and subject to change prior to the "award date" if there is a change in market conditions. Fixed rate quotes offered by Gas South are available for one business day, unless otherwise noted.



Natural Gas Commercial Rebates

Qualifying commercial customers can conserve energy (and earn up to the following rebate amounts!) when they include new energy-efficient, cost-saving natural gas equipment.

APPLIANCES	REBATE AMOUNTS		
	50% of the purchase and installation costs up to the amounts below	100% of the purchase and installation costs up to the amounts below	50% of the purchase and installation costs up to the amounts below
	New Construction	Replacement (Electric to Gas)	Retention (Gas to Gas)
SMALL FOOD SERVICE (annual consumption of less than 9,000 therms)			
Tank Water Heater	\$1,000	\$1,500	\$1,000
Tankless Water Heater	\$2,000	\$2,500	\$2,000
Range	\$1,000	\$1,500	\$1,000
Fryer	\$3,000	\$3,000	\$3,000
LARGE FOOD SERVICE (annual consumption of greater than 9,000 therms)			
Tank Water Heater	\$1,500	\$2,000	\$1,500
Tankless Water Heater	\$2,000	\$2,500	\$2,000
Range	\$1,500	\$1,500	\$1,500
Fryer	\$3,000	\$3,000	\$3,000
HOSPITALITY & LODGING			
Tank Water Heater	\$1,500	\$2,000	\$1,500
Tankless Water Heater	\$2,000	\$2,500	\$2,000
Range	\$1,500	\$1,500	\$1,500
Fryer	\$3,000	\$3,000	\$3,000
Dryer	\$1,500	\$1,500	\$1,500
CLEANING SERVICE AND LAUNDROMAT			
Tank Water Heater	\$1,500	\$2,000	\$1,500
Tankless Water Heater	\$2,000	\$2,500	\$2,000
Dryer	\$1,500	\$1,500	\$1,500
LARGE NON-FOOD SERVICE			
Tank Water Heater	\$1,500	\$2,000	\$1,500
Tankless Water Heater	\$2,000	\$2,500	\$2,000



*Limit one rebate for each eligible appliance. Leased and used appliances not eligible for rebate. Maximum rebate of up to \$10,000 per account per year for appliances rebated under the New Construction and Retention (Gas to Gas) programs. Appliances replaced under the Retention (Gas to Gas) program must meet age and condition requirements to qualify. Rebate payments will only be issued to qualifying FPUC customers or FPUC Energy Partners. Please contact FPUC or visit www.FPUC.com/CommercialRebates for more complete details regarding rebate categories, industry definitions and other factors that may influence rebate amounts and eligibility.

CONTACT FPU FOR MORE ON THESE AND OTHER AVAILABLE INCENTIVES.

SECTION D

Lake Ashton

Community Development District



April 15, 2024

Matthew Fisher – Operations Manager

Contracted Services

Landscaping



- ✚ The most recent site visit report is included.
- ✚ Yellowstone repaired broken mainline at the entrance near the Gate House.
- ✚ New covers will be installed on these irrigation valve locations.



Contracted Services

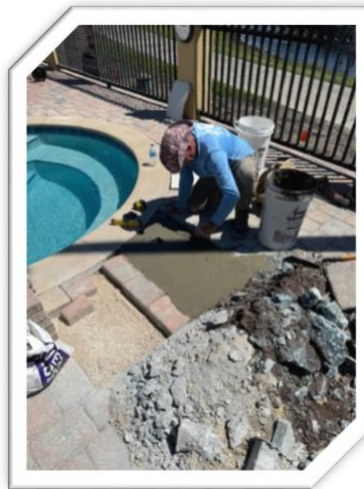
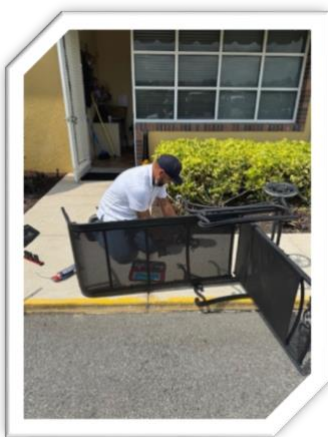
Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics. Ponds remain in good condition.
- + The monthly pond inspection checklist is included.
- + The April LA Times included an article informing residents of the types of fish that are living in Lake Ashton ponds.
- + Quarterly wetland maintenance of the East Conservation Area completed.

Facility Maintenance

Completed



- ✚ Staff installed Caution Step Down signs at the Pool.
- ✚ Staff relocated Pavilion screen door closers to ensure doors close properly.
- ✚ Staff pressured washed the Pavilion soffits and concrete floors.
- ✚ Staff replaced 4 pool lounge slings.
- ✚ Pool and Patio completed installation of the Spa handicap lift. Tested and functioning properly.
- ✚ Kincaid installed a temporary spring-loaded timer for the Spa. The push button timer is on back order.

Facility Maintenance Forecaster

- ✚ Replace bad tension wire to the Tennis Ct. net. Tentative start date: week of April 15, 2024.
- ✚ Replace bad flag pole rope at the Gate House. Tentative start date: week of April 15, 2024.
- ✚ Pressure wash fountain in front of the Clubhouse. Tentative start date: week of April 8, 2024.
- ✚ Repair small paver depression near the Gate House (exit side). Tentative start date: week of April 8, 2024.

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: 4/8/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Minor torpedo grass treated
E2	Good		Minor torpedo grass. Continuing treatments
E3	Good		Minor torpedo grass
E4	Fair		Minor Spike Rush being treated
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 E

SECTION 1

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lake Ashton Community Development District (“District”) will commence at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Blvd., Winter Haven, Florida 33880, Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lake Ashton Community Development District has two seats up for election, specifically Seat 1 and Seat 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

SECTION IX

SECTION A

Lake Ashton
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 220,819	\$ -	\$ -	\$ 220,819
Capital Reserve Account	\$ -	\$ -	\$ 92,719	\$ 92,719
Due from Capital Projects	\$ 32,688			\$ 32,688
Due from General Fund	\$ -	\$ 16,255	\$ -	\$ 16,255
Investments:				
Investment Pool - State Board of Administration	\$ 763,468	\$ -	\$ 671,290	\$ 1,434,758
Series 2015				
Reserve	\$ -	\$ 198,375	\$ -	\$ 198,375
Revenue	\$ -	\$ 415,759	\$ -	\$ 415,759
Prepayment 2015-1	\$ -	\$ 24,876	\$ -	\$ 24,876
Prepayment 2015-2	\$ -	\$ 36	\$ -	\$ 36
Total Assets	\$ 1,016,976	\$ 655,302	\$ 764,009	\$ 2,436,287
Liabilities:				
Accounts Payable	\$ 56,503	\$ -	\$ -	\$ 56,503
Due to Debt Service	\$ 16,255	\$ -	\$ -	\$ 16,255
Due to General Fund	\$ -	\$ -	\$ 32,688	\$ 32,688
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 84,183	\$ -	\$ 32,688	\$ 116,871
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 655,302	\$ -	\$ 655,302
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 731,321	\$ 731,321
Unassigned	\$ 932,793	\$ -	\$ -	\$ 932,793
Total Fund Balances	\$ 932,793	\$ 655,302	\$ 731,321	\$ 2,319,416
Total Liabilities & Fund Balance	\$ 1,016,976	\$ 655,302	\$ 764,009	\$ 2,436,287

SECTION B

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest	\$ 500	\$ 250	\$ 7,512	\$ 7,262
Total Revenues	\$ 500	\$ 250	\$ 7,512	\$ 7,262
Expenditures:				
Capital Projects	\$ 450,850	\$ 386,443	\$ -	\$ 386,443
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	\$ -	\$ -	\$ 45,127	\$ (45,127)
Shoreline Restoration	\$ -	\$ -	\$ 38,621	\$ (38,621)
Pool/Spa	\$ -	\$ -	\$ 4,690	\$ (4,690)
Security Access Control	\$ -	\$ -	\$ 32,688	\$ (32,688)
Concrete Pathways	\$ -	\$ -	\$ 2,078	\$ (2,078)
Contingencies	\$ 82,200	\$ 70,457	\$ -	\$ 70,457
Other Current Charges	\$ 650	\$ 557	\$ -	\$ 557
Total Expenditures	\$ 533,700	\$ 457,457	\$ 185,280	\$ 272,177
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (177,768)	
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)		\$ 271,652	
Fund Balance - Beginning	\$ 548,136		\$ 459,669	
Fund Balance - Ending	\$ 464,356		\$ 731,321	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Levy	\$ 2,145,886	\$ 2,145,886	\$ 2,125,007	\$ (20,878)
Rental Income	\$ 40,000	\$ 20,000	\$ 23,275	\$ 3,275
Entertainment Fees	\$ 165,000	\$ 145,233	\$ 145,233	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 47,500	\$ 60,431	\$ 12,931
Interest Income	\$ 8,000	\$ 4,000	\$ 88	\$ (3,912)
Restaurant Lease Income	\$ 19,600	\$ 9,800	\$ 11,678	\$ 1,878
Miscellaneous Income	\$ 5,000	\$ 2,500	\$ 11,953	\$ 9,453
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 9,893	\$ 9,893
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ 15,000	\$ 15,000
Total Revenues	\$ 2,478,486	\$ 2,374,919	\$ 2,402,558	\$ 27,639
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,950	\$ 2,050
FICA Expense	\$ 918	\$ 459	\$ 302	\$ 157
Engineering	\$ 50,000	\$ 25,000	\$ 14,383	\$ 10,617
Arbitrage	\$ 600	\$ 300	\$ -	\$ 300
Dissemination	\$ 1,500	\$ 750	\$ 750	\$ -
Attorney	\$ 45,000	\$ 22,500	\$ 13,313	\$ 9,187
Annual Audit	\$ 3,930	\$ 1,965	\$ -	\$ 1,965
Trustee Fees	\$ 4,310	\$ 2,155	\$ -	\$ 2,155
Management Fees	\$ 66,410	\$ 33,205	\$ 33,205	\$ 0
Accounting System Software	\$ 1,000	\$ 500	\$ 500	\$ 0
Postage	\$ 3,500	\$ 1,750	\$ 1,994	\$ (244)
Printing & Binding	\$ 500	\$ 250	\$ 20	\$ 230
Newsletter Printing	\$ 50,000	\$ 25,000	\$ 30,119	\$ (5,119)
Marketing	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Rentals & Leases	\$ 5,500	\$ 2,750	\$ 869	\$ 1,881
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 750	\$ 375	\$ -	\$ 375
Office Supplies	\$ 300	\$ 150	\$ 17	\$ 133
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 193,043	\$ 171,976	\$ 21,068

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 246,013	\$ 246,014	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 170,643	\$ 173,201	\$ (2,558)
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 2,065	\$ (2,065)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 4,750	\$ 2,420	\$ 2,330
Access Control System	\$ 64,235	\$ 32,118	\$ 3,071	\$ 29,047
Pest Control	\$ 4,690	\$ 2,345	\$ 1,540	\$ 805
Telephone/Internet	\$ 12,204	\$ 6,102	\$ 2,734	\$ 3,368
Electric	\$ 240,000	\$ 120,000	\$ 123,783	\$ (3,783)
Water	\$ 16,000	\$ 8,000	\$ 7,493	\$ 507
Gas-Pool	\$ 25,000	\$ 12,500	\$ 16,906	\$ (4,406)
Refuse	\$ 8,000	\$ 4,000	\$ 4,206	\$ (206)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 42,800	\$ 38,174	\$ 4,626
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,500	\$ 841	\$ 659
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 8,500	\$ 7,041	\$ 1,459
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 3,000	\$ 326	\$ 2,674
Furniture, Fixtures, Equipment	\$ 10,000	\$ 5,000	\$ 4,392	\$ 608
Repairs and Maintenance-Pool	\$ 15,000	\$ 7,500	\$ 11,990	\$ (4,490)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,700	\$ 6,362	\$ (3,662)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance-Contract	\$ 194,700	\$ 97,350	\$ 93,353	\$ 3,997
Landscape Maintenance-Improvements	\$ 15,000	\$ 7,500	\$ 2,958	\$ 4,542
Irrigation Repairs	\$ 3,500	\$ 1,750	\$ 6,668	\$ (4,918)
Lake Maintenance-Contract	\$ 53,628	\$ 26,814	\$ 23,370	\$ 3,444
Lake Maintenance-Other	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Wetland/Mitigation Maintenance	\$ 45,338	\$ 22,669	\$ -	\$ 22,669
Permits/Inspections	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,500	\$ 1,080	\$ 1,420
Credit Card Processing Fees	\$ 5,500	\$ 2,750	\$ 3,645	\$ (895)
Dues & Subscriptions	\$ 9,500	\$ 4,750	\$ 2,502	\$ 2,248
Decorations	\$ 2,000	\$ 1,000	\$ 425	\$ 575
Special Events	\$ 165,000	\$ 105,801	\$ 105,801	\$ -
Total Operations & Maintenance	\$ 1,859,108	\$ 952,855	\$ 892,361	\$ 60,494
Total Expenditures	\$ 2,177,511	\$ 1,145,898	\$ 1,064,337	\$ 81,562
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ 1,338,222	
<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)		\$ 888,802	
Fund Balance - Beginning	\$ 148,445		\$ 43,991	
Fund Balance - Ending	\$ 0		\$ 932,793	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 404,857	\$ (12,014)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 20,423	\$ 20,423
Interest Income	\$ 500	\$ 250	\$ 7,724	\$ 7,474
Total Revenues	\$ 417,371	\$ 417,121	\$ 433,004	\$ 15,884
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		\$ 293,879	
Net Change in Fund Balance	\$ 19,121		\$ 293,879	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 655,302	

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	\$ 20,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,125,007
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ 1,650	\$ 5,550	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,275
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ 4,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,233
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ 6,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,431
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,678
Miscellaneous Income	\$ 2,014	\$ 2,156	\$ 1,440	\$ 2,691	\$ 1,506	\$ 2,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,953
Miscellaneous Income-Reimbursed Repairs	\$ 50	\$ -	\$ -	\$ 2,370	\$ -	\$ 7,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,893
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Revenues	\$ 136,898	\$ 496,350	\$ 1,533,808	\$ 107,814	\$ 84,499	\$ 43,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,402,558
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,383
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ 2,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,313
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,205
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,994
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ 5,261	\$ 5,413	\$ 5,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,119
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ 145	\$ 145	\$ -	\$ 145	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 89,877	\$ 17,153	\$ 14,901	\$ 20,556	\$ 17,129	\$ 12,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,976

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
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,014
Gate/Patrol/Pool Officers	\$ 27,508	\$ 28,632	\$ 29,540	\$ 30,364	\$ 27,168	\$ 29,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,201
Gate/Patrol/Pool Officers-Events	\$ -	\$ 547	\$ 946	\$ -	\$ 572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,065
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ 1,244	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,420
Access Control System	\$ 614	\$ 614	\$ 614	\$ 614	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,071
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,734
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ 19,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,783
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,493
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ 1,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,906
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ 501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,206
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,293	\$ 2,901	\$ 9,923	\$ 9,261	\$ 3,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,174
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 220	\$ -	\$ 621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 841
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ 1,545	\$ 1,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,041
Repairs and Maintenance-Restaurant	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326
Furniture, Fixtures, Equipment	\$ 517	\$ 476	\$ 3,282	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,392
Repairs and Maintenance-Pool	\$ 3,253	\$ 980	\$ 2,493	\$ 1,731	\$ (133)	\$ 3,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,990
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 683	\$ 3,087	\$ 1,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,362
Landscape Maintenance-Contract	\$ 15,738	\$ 15,738	\$ 15,738	\$ 15,738	\$ 14,663	\$ 15,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,353
Landscape Maintenance-Improvements	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,958
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 3,086	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,668
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,370
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 529	\$ 128	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,645
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ 367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,502
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ 3,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,801
Total Operations & Maintenance	\$ 144,833	\$ 127,982	\$ 205,394	\$ 148,369	\$ 140,436	\$ 125,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 892,361
Total Expenditures	\$ 234,710	\$ 145,136	\$ 220,295	\$ 168,925	\$ 157,565	\$ 137,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064,337
Excess (Deficiency) of Revenues over Expenditures	\$ (97,813)	\$ 351,214	\$ 1,313,513	\$ (61,111)	\$ (73,066)	\$ (94,516)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,338,222
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	\$ (97,813)	\$ 351,214	\$ 1,313,513	\$ (510,531)	\$ (73,066)	\$ (94,516)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888,802

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>		
3/19/24	9127-9141	\$95,076.79
3/25/24	9142-9144	\$751,228.61
4/3/24	9145-9153	\$19,952.49
General Fund Total		\$866,257.89
<u>Capital Projects Fund</u>		
3/25/24	381	\$450,000.00
Capital Projects Fund Total		\$450,000.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/24	00085	1/24/24	1164745	202401	320	57200	54500		A.D. BAYNARD PLUMBING, INC.	*	574.70	574.70	009127
			SVCS 01/24										
3/19/24	00522	3/08/24	31619008	202403	320	57200	43200		AMERIGAS	*	517.16		
			SVCS 03/24										
		3/15/24	31621160	202403	320	57200	43200		AMERIGAS	*	538.68	1,055.84	009128
			SVCS 03/24										
3/19/24	00057	2/29/24	218026	202402	320	57200	46200		APPLIED AQUATIC MANAGEMENT, INC.	*	3,895.00	3,895.00	009129
			SVCS 02/24										
3/19/24	00673	3/11/24	56303978	202403	320	57200	54500		ARAMARK	*	42.62	42.62	009130
			SUPPLIES 03/24										
3/19/24	00075	3/06/24	240670	202403	320	57200	54506		ARTS GOLF CARS, INC.	*	1,004.11	1,004.11	009131
			SVCS 03/24										
3/19/24	00757	3/07/24	260	202403	320	57200	54500		CLIMATEGUARD COOLING SERVICES LLC	*	403.95	403.95	009132
			SVCS 03/24										
3/19/24	00003	3/12/24	84352531	202403	310	51300	42000		FEDEX	*	39.25	39.25	009133
			DELIVERY THRU 03/01/24										
3/19/24	00098	3/15/24	1285-022	202402	320	57200	54500		HOME DEPOT CREDIT SERVICES	*	1,073.70	1,073.70	009134
			SUPPLIES 02/24										
3/19/24	00164	3/18/24	124034	202402	310	51300	31500		LATHAM, LUNA, EDEN & BEAUDINE,LLP	*	2,259.00	2,259.00	009135
			SVCS 02/24										
3/19/24	00538	1/01/24	10137	202401	320	57200	54506		PERFORMAMCE PLUS CARTS	*	172.50	172.50	009136
			SVCS 01/24										
3/19/24	00753	2/26/24	10223083	202402	320	57200	45300			*	205.00		
			CREDIT										
		3/01/24	10107320	202403	320	57200	45300			*	399.97		
			SUPPLIES 03/24										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		10107320	202403	320-57200-45300			SUPPLIES 03/24	*	250.00		
3/01/24		10223049	202403	320-57200-45300			SUPPLIES 03/24	*	595.93		
3/01/24		10223070	202403	320-57200-45300			SUPPLIES 03/24	*	250.00		
-----										1,290.90	009137
3/19/24	00345	3/07/24	50023	202403	320-57200-54500		POOL & PATIO CENTER	*	172.00		
-----										172.00	009138
3/19/24	00696	2/29/24	11639209	202402	300-13100-10000		PRECISION SAFE & LOCK, LLC	*	32,688.00		
		2/29/24	11639209	202402	320-57200-34504			*	614.18		
		2/29/24	11639209	202402	320-57200-34511			*	572.22		
		2/29/24	11639209	202402	320-57200-34501			*	27,168.13		
		2/29/24	11639209	202402	600-53800-68005			*	32,688.00		
		2/29/24	11639209	202402	600-20700-10000			*	32,688.00		
-----										61,042.53	009139
3/19/24	00061	3/20/24	032024	202403	320-57200-43000		SECURITAS SECURITY SERVICES USA, INC	*	19,983.69		
-----										19,983.69	009140
3/19/24	00445	10/30/23	0S621296	202310	320-57200-46201		TECO-ACH	*	2,067.00		
-----										2,067.00	009141
3/25/24	00055	3/15/24	20735-03	202403	320-57200-43100		YELLOWSTONE LANDSCAPE	*	277.04		
-----										277.04	009142
3/25/24	00038	3/25/24	032024	202403	300-15100-10000		CITY OF LAKE WALES-UTILITIES DEPT	*	750,000.00		
-----										750,000.00	009143
3/25/24	00445	1/15/24	OS 64650	202401	320-57200-46202		STATE BOARD OF ADMINISTRATION	*	951.57		
-----										951.57	009144

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/24	00522	3/23/24	31623892	202403	320-57200-43200			PROPANE 03/24 AMERIGAS	*	580.59	580.59	009145
4/03/24	00673	3/18/24	56304021	202403	320-57200-54500			SUPPLIES 03/24 ARAMARK	*	43.01	43.01	009146
4/03/24	00777	3/17/24	03172024	202403	320-57200-54500			SVCS 03/24 CLEAN RIGHT PRESSURE & SOFT WASHING	*	2,000.00	2,000.00	009147
4/03/24	00517	4/02/24	14	202404	310-51300-31300			AMORTIZATION SCHEDULE DISCLOSURE SERVICES, LLC	*	250.00	250.00	009148
4/03/24	00750	2/29/24	20373	202402	320-57200-54500			SUPPLIES 02/24 JANITORIAL SUPERSTORE INC	*	415.00	415.00	009149
4/03/24	00753	3/13/24	10223162	202403	320-57200-45300			SUPPLIES 03/24 POOL & PATIO CENTER	*	48.13	48.13	009150
4/03/24	00586	3/14/24	031424	202403	320-57200-52010			SUPPLIES 03/24 S. FRED POWELL	*	116.78	116.78	009151
4/03/24	00470	3/16/24	031624	202403	320-57200-49400			COFFEE 03/24 SHUFFLIN'S SQUARES	*	28.76	28.76	009152
4/03/24	00445	2/29/24	OS 66268	202402	320-57200-46202			SVCS 02/24	*	341.65		
		2/29/24	OS662683	202402	320-57200-46202			SVCS 02/24	*	390.57		
		3/01/24	OS 66207	202403	320-57200-46200			SVCS 03/24	*	15,738.00		
								YELLOWSTONE LANDSCAPE			16,470.22	009153
TOTAL FOR BANK A										866,257.89		
TOTAL FOR REGISTER										866,257.89		

AP300R
*** CHECK NOS. 000381-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/24
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/25/24	00118	3/25/24 03252024	202403 600-15100-10000		TRANSFER EXCESS FUNDS STATE BOARD OF ADMINISTRATION	*	450,000.00	450,000.00 000381
-----							TOTAL FOR BANK B	450,000.00
							TOTAL FOR REGISTER	450,000.00

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	\$443,681.32	\$2,751,087.32
									.36300.10100 General Fund 84%	025.36300.10000 21A Debt Svc Fund 16%	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
03/13/24	02/01/24-02/29/24	\$ 20,915.79	\$ -	\$ 3,063.28	\$ 213.24	\$ 38.30	\$ 474.55	\$ 23,252.98	\$ 20,288.50	\$ 2,964.48	\$ 23,252.98
		\$ 2,249,756.80	\$ 6,411.78	\$ 429,961.78	\$ 87,924.67	\$ 16,842.49	\$ 51,499.03	\$ 2,529,864.17	\$ 2,125,007.27	\$ 404,856.90	\$ 2,529,864.17

Gross Percent Collecte	97.41%
Balance Due	\$71,368.74