

*Lake Ashton
Community Development District*

Meeting Agenda

June 17, 2024

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 10, 2024

Board of Supervisors
Lake Ashton
Community Development District

Dear Board Members:

The next meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, June 17, 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, June 14, 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. Organizational Matters
 - A. Acceptance of Resignation from Lloyd Howison
 - B. Consideration of Resolution 2024-06 Electing Officers
5. Consideration of Minutes from the May 6, 2024 Board of Supervisors Meeting

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

6. Engineering Report
 - A. Consideration of Proposal from S&S Contracting of Polk County for Inlet/Pavement Repair (4092 Stone Creek Loop)
 - B. Consideration of Proposal from S&S Contracting of Polk County for Flume #5 and Adjacent Cart Path Replacement
7. Old Business
8. New Business
 - A. Consideration of Report on Road Conditions (*requested by Supervisor Costello; back-up provided by Supervisor Costello*)
 - B. Presentation and Approval of Assessment Allocation Report for Commercial Property dated June 17, 2024
9. Monthly Reports
 - A. Attorney
 - I. Presentation of Memorandum Regarding District's Goals and Objectives
 - B. Lake Ashton Community Director
 - C. Operations Manager
 - I. Landscaping Update
 - a) Presentation of Monthly Landscaping Checklist and Report
 - II. Consideration of Options to Address Aberdeen Lane Concerns
 - D. District Manager's Report
 - I. Discussion Regarding Presentation of Goals and Objectives for July Meeting
10. 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
11. Public Comments
12. Supervisor Requests/Supervisor Open Discussion
13. Adjournment

SECTION IV

SECTION A

From: Lloyd Howison <lhowison@lakeashtoncdd.com>

Subject: Resignation

Date: June 10, 2024

To: Jillian Burns

Cc: Christine Wells

Dear Ms. Burns, Fellow Board Members, Legal Counsel and Engineers,

It is with a mixture of gratitude and regret that I write to inform you of my decision to resign from my position on the Board of Directors for the Lake Ashton CDD, effective this day, 10 June 2024. Unfortunately, ongoing health issues make it necessary for me to step down from my role to focus on my well-being. This decision was not made lightly, but I believe it is in the best interest of both myself, and the organization.

Over the past four years, and especially the last two years as Chairman, I have had the distinct privilege of working alongside a dedicated and talented group of individuals. I am proud of all we have accomplished together. The collaboration and support from our staff, board members, GMS and support professionals has been outstanding, making our journey both enjoyable and productive.

I want to express my heartfelt thanks for the cooperation, dedication, and camaraderie I have experienced during my tenure. I am confident that the board will continue to thrive and achieve further successes in the future. Please know that I am committed to ensuring a smooth transition and will try to make myself available going forward to assist in any way possible, consistent with State of Florida Sunshine Laws.

Thank you once again to the residents for the opportunity to serve the Lake Ashton community, and to my colleagues on the board. I look forward to watching Lake Ashton continue to thrive as the premiere adult community in central Florida.

With sincere gratitude,

Lloyd

Lloyd Howison

Lake Ashton CDD Supervisor

lhowison@lakeashtoncdd.com

704-302-6555

SECTION B

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

- _____ is appointed Chairperson.
- _____ is appointed Vice-Chairperson.
- _____ is appointed Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of June 2024.

ATTEST:

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **May 6, 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 <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
Jan Carpenter	Latham Luna, District Counsel
Garret Posten	District Engineer, Rayl Engineering
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Kristofer Fornieri	Security, Securitas
Matt Fisher	Operations Manager
Christine Wells	Community Director
Pete Wittman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the May 6, 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. Burns asked for any comments on the agenda.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, 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. Burns opened the public comment period.

A resident commented concerns about the streetlights running when the sun is still shining. Ms. VanSickle asked that if anybody sees a problem with a light pole or the light staying on to copy down the number on the pole and send it to Ms. Wells. She also note that they would do better. The resident thanked the Board.

Resident Greg Ulrich (3076 Dunmore) commented on the proposed assessment increases for Fiscal Year 2025. He urged the Board to use funds in a fiscally responsible manner and to find a way to keep LA beautiful without having to continually go to the pockets of the residents.

Resident Brenda Jackson (4167 Muirfield) commented concerns of CDD property being neglected. She asked the Board to be more fiscally conservative in giving the residents what they need, not what they want.

Ms. Burns read resident Sharon Carl's (3006 Ashton Palms Drive) comments regarding pet park expenses. She noted concerns with the approval of the pet park pavers. She stated there was limited feedback to meet the needs of all pet park users. She questioned expenses approved with minimal feedback or specific cost analysis to support the need instead of desire. She asked what the current process was to determine validity of resident requests and justification measures before requesting funds to improve or enhance the amenity.

A resident commented about their concerns regarding the CDD Board allocating \$13,550 for improvements to the clubhouse pet play park. The resident also noted that it appeared that Directors were determined to spend more funds than annually collected,

which will result in spending reserves or significantly increasing their annual fee. The resident added that this was due to the short sightedness of previous Boards who chose not to include a small annual increase to build their reserves for future needs. She noted they were an aging community with many expenditures needed to just maintain what they have. It was also noted that this should be the primary focus of the Board. The resident also pointed out that they were pleased to see work beginning on the landscaping and broken irrigation system inside the fence along Thompson Nursery Road. The resident asked the Board to always remember that many residents were on fixed incomes and some depending on Social Security alone. The resident added that this income does not increase to keep up with inflation and the rising CDD fees. It was noted that excessive increases will lead to residents being priced out of their homes. The resident pointed out a time when Lake Ashton groups, organizations and individual residents would freely offer their expertise to assist with projects and organize fundraisers. This resident noted that perhaps a small annual registration fee for pet owners is in order and the money collected will be used for upkeep of the pet parks.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the April 15, 2024 Board of Supervisors Meeting

Ms. VanSickle presented the April 15, 2024 Board of Supervisors meeting minutes. She asked for any comments or changes. Ms. Burns noted a couple of comments Mr. Realmuto sent to incorporate, but nothing substantial. Ms. Landgrebe noted a correction to Mr. Realmuto's name from miss to mister.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes from the April 15, 2024 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Posten presented the Engineering Report to the Board. He stated the cart path repairs were completed. They did have to come back out and make a couple of corrections, which have been done. The 4173 Limerick surface depression is scheduled for May 14th and 15th with AAA. He stated they have been looking into Hole #4 fairway,

the cart path in proximity to the pond. He explained that they were comfortable with getting 3 feet minimum away from the cart path and then four to one transition back to the bottom of the pond. He noted anything greater than that, they would want to do volume calculations and survey the pond to make sure they are not violating the SWFWMD permit. He stated they think that work would be within the erosion budget that the CDD has set forth. The last item Mr. Posten reviewed was the surface depressions scattered throughout the community that they discussed at the previous meeting. He noted that they documented about eight of those that they think could have a relationship to the underground sanitary water. He stated they reached out to the City of Lake Wales to get that process started of them evaluating their lines. He noted that if it is their issue, they will take care of it. After discussion, Mr. Posten noted they intend to have them send the video when they go down and do lines.

A. Consideration of Proposal from S&S Contracting for Wash Out Repair at Bridge #7

Mr. Posten explained that the Board approved a not to exceed of \$3,500 at the previous meeting for Hole #4. He further explained that the quotes unfortunately came in higher than that. The quote that was originally included in the packet was for \$7,000, but they went back to S&S and discussed an alternative repair method, and they got it down to \$4,925. That new quote was provided to the Board for review.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Quote from S&S for \$4,925, was approved 5-0.
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B. Turnberry Lane Stormwater Drainage Inlet Assessment Report from Rayl Engineering

Mr. Posten stated they were asked to review the inlets along Turnberry and make sure there were no unforeseen costs they were not accounting for in the budget. They did that. He provided the report in this agenda packet. They do not think that any of those repairs would substantially increase the cost of the Turnberry project.

Mr. Posten addressed the parking lot seal coat as well stating they looked around the parking lot and they don't see any substantial structural damage. Mr. Posten and his

team think the seal coat would be a good option. He pointed out that it's typical maintenance practice to seal coat periodically and it would help get the most life out of the parking lot.

Ms. Landgrebe asked regarding Turnberry how long after paving would they suggest they start a sealing process for longevity of the road. Mr. Posten responded that the standard guideline is every two to three years for seal coating. Board discussion ensued on seal coating. The Board invited resident John DeWinkler (4632 Turnberry Lane) up to address their question on the observation on pavement that is seal coated every two to three years versus that which is not.

Resident John DeWinkler (4632 Turnberry Lane) noted he was very opinionated about seal coat. He explained that seal coating makes things look pretty, but it doesn't last any length of time. He stated the seal coat will seal cracks, but it doesn't add any structural qualities to the road.

Mr. Rayl also addressed the Board's question on the observation on pavement that is seal coated every two to three years versus that which is not. He explained they were not gaining a structural benefit from a seal coat. He further explained that they get adhesion of the surface aggregate, but wheel turning movements tend to break up that surface aggregate and they will see raveling develop. It's application of liquid asphalt to the existing pavement section that is in place, and it doesn't do anything to give it extra strength as far as live loads. The strength is all below in the base and subgrade of the pavement section. The benefits they see from seal coating is that it does bind the surface aggregate and there is an aesthetic component to the seal coat application that makes it look prettier and refreshed. Ms. Landgrebe asked Mr. Rayl if the seal coat would extend the life of the pavement. Mr. Rayl responded that he didn't know how well that can be quantified. He explained that it does provide a benefit where it binds the surface aggregate. He further explained that it does add supplements to what they have, so empirically, yes, it would extend the life. In saying that, he couldn't say how much that could be quantified and it would completely be dependent upon use. He explained that it does provide a surficial benefit where that seal coat comes in contact with the surface aggregate of the existing asphalt section, but no structural benefit.

The Board discussed the advice provided by the professionals and found the advice to be consistent. The Board decided to utilize their limited financial resources in other areas.

SIXTH ORDER OF BUSINESS

Old Business

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

Mr. Costello noted concerns regarding security and the things that have been gone over for the last three or four months that haven't happened. He explained that they need to move forward. He asked Mr. Fornieri for an update as to where they are this week. Mr. Fornieri responded that he understood the frustration. He explained that it hasn't gone as smooth as he hoped. He further explained that the database was completed on Friday, and they have some punch list items that he has been working on with Ms. Wells such as the wire mold and the wire coming down the wall. Mr. Costello pointed out that they have not got an accurate timeframe of what's happening. Mr. Fornieri stated they will have someone there tomorrow to go through the printer and will get as much done from the punch list as they can. Mr. Costello noted his concerns of specific punch list items that haven't been addressed in months. Mr. Fornieri responded that they do have it now, but it did take much longer than they hoped. He explained that it was more detailed than it seemed and with technology side of things, they don't want to push these items through because it would be worse. Mr. Costello responded that they want it done right. Ms. VanSickle stated they were paying for a service that they expected to be a lot more professionally done than what they have seen. She asked if there should be a project manager handling this from beginning to end seamlessly. Mr. Fornieri responded that there should have been, but he is no longer with Securitas. He explained that he was very confident with credentials assigned that by the end of May they can be using the system. He further explained that there is a process to this, but they will be happy with it when it's done. He apologized that the Board didn't feel it was professional. He pointed out that he did see some of the installation and it will be changed. He noted their big goal is to have this working and working right. He is going to get with Ms. Well after the meeting to further discuss this, but he assured the Board that they will be happy and satisfied with the system. Ms. Wells explained their reasons for providing the end of May timeframe for the system being ready to go, but she explained the detailed process that has to take place

and didn't want residents to think that the end of May they can come in and get it. She noted she would rather under promise than over deliver. Ms. Landgrebe asked for clarification that by the end of May it will be ready to go, and the testing will be taking place and then they will see. Ms. Wells agreed and stated she didn't want residents to think the end of May they should be getting a call to come in and get their stuff. It was advised for residents to not mark their calendars yet. The educational part of the system for residents was discussed. Ms. VanSickle noted that she didn't want Ms. Wells to feel rushed by saying the end of May. She would rather do this right and advised Ms. Wells to take her time. Mr. Realmuto agreed with Ms. VanSickle on taking the time to do it right rather than rushing it. Ms. Wells explained that they would give residents plenty of notice before the date. If residents don't have computer access or internet access, they can come in. Ms. Wells noted her plan was to put a couple of printed copies in the media center so people can pick them up. Mr. Fornieri concluded his update regarding security. The Board thanked Mr. Fornieri.

B. Discussion Regarding Reconsidering Irrigation Meter Along Thompson Nursery Road (*requested by Supervisor Landgrebe*)

Ms. VanSickle opened the discussion regarding reconsidering the irrigation meter along Thompson Nursery Road. Ms. Landgrebe suggested that the Board should reconsider having the meter turned on or at least have discussion on it because the whole area does not look like the rest of Lake Ashton. Ms. Wells stated it is \$73 for the base meter charge and they require a \$650 deposit. Mr. Realmuto noted it was the houses back to Thompson Nursery on Aberdeen. Ms. Wells stated it was covering a large number of homes. The Board discussed the irrigation, the meter, the dead plants, and turf. The Board also briefly discussed the sand getting blown onto the properties and into the homes. After discussion, it was decided to have Mr. Fisher look at this and bring back options and costs to the next meeting. Mr. Howison suggested looking at some drought tolerant planting that they could put in that would improve things for residents without incurring a huge amount of costs.

C. Ratification of Addendum to the Natural Gas Service Agreement with Florida Public Utilities (requested by Supervisor Realmuto)

Mr. Realmuto noted he expressed concern with regard to what their liability might be if the restaurant should pull out of the agreement and he didn't see a response to that. He asked if they can be assured that if the restaurant, for some reason, pulls out of their agreement with the gas company, they will not be liable for any additional charges. Ms. Wells responded that the only agreement they signed is their contract, they have nothing to do with the third-party contract. Ms. Wells stated she did talk to Florida Public Utilities about that. She stated they mentioned there is no term for either one of them. She added that both of the contracts have been signed, one for the restaurant and one for here. She noted they said they could pull out at any moment, or the restaurant could and there is no liability on one or the other. She will be sure to get that in writing. She pointed out that they were advised that if the restaurant were to pull out once they've started, they were still going forward with it and there's no liability for the District as far as additional cost. The cost benefit analysis was discussed. Ms. Wells stated the only thing that was left of the cost benefit analysis was the deposit that's required, which is a little over \$2,000. Mr. Realmuto noted that the amount listed for conversion of propane to natural gas is \$33,693. Ms. Wells stated that was correct. She met with another person to get quotes on the restaurant equipment, and he was a little bit higher, so she is going to meet with a third person because its going to take some time to bring he lines in there. She explained that they will make that amount back in probably two years. She estimated that they would be saving about \$1,700 a month going from propane to natural gas. Discussion ensued and it was noted for clarification that Ms. Wells has direction that they were going to convert the spa heater at the pool, replace the gas heater at the pool, convert all the hot water heaters from electric to tankless gas hot water heaters and replacing all restaurant equipment to new natural gas equipment. Mr. Fisher noted they were getting a new natural gas heater anyways. He suggested that they could keep the gas heater they have for the pool as a backup and just convert it because it still has three or four years of life left on it. After discussion, it was decided to have Mr. Fisher bring back the numbers on what the conversion cost would be.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Addendum to the Natural Gas Service Agreement with Florida Public Utilities, was ratified 5-0.

D. Discussion Regarding Assessments and Capital Projects Fund History (*all items requested by Supervisor Realmuto*)

I. Cumulative Assessments Chart (*document provided by Supervisor Realmuto*)

Mr. Realmuto presented materials for the Board to review. He explained that it shows the cumulative increases at 50% and a total amount of \$855 since their Fiscal Year 2019 year.

II. Capital Project Fund History Chart (*document provided by Supervisor Realmuto*)

Mr. Realmuto stated this was a ten-year history of the capital project fund. He explained that this shows what the reserve contributions have been over this ten-year history. He pointed out that their contributions to the capital project fund has actually gone up fairly significantly in the last several years from historical average. He stated in the 2023 budget, they contributed almost \$456,000 to the capital projects fund. He explained that amount when added to the \$309,000 balance means they essentially started this Fiscal Year 2024 with \$909,000 in the capital projects fund. He further explaining that as of their last financial report, it was around \$730,000 and they have spent money since then. He noted their budgeted contribution going into Fiscal Year 2025 from the Fiscal Year 2025 budget is \$466,000. In saying that, they have increased expenditures to try to be sure that they are available. He reviewed the expenditures. He noted that spending has gone up and it's more than the contributions to the reserve funds. Mr. Costello agreed with Mr. Realmuto but added that inflation has totally killed them. Mr. Howison also noted that their contributions were up 50%, according to Mr. Realmuto's numbers, which is level with inflation.

III. Fiscal Year 2024 Reserve Study Projects and Strategic Planning Projects Combined Listing

Mr. Realmuto presented this item to the Board

IV. Fiscal Year 2024 Capital Projects & Contingencies List

Mr. Realmuto presented this item to the Board.

SEVENTH ORDER OF BUSINESS

New Business

A. Items Relating to the Fiscal Year 2025 Budget Adoption

I. Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 15, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2024/2025 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns stated this resolution does not approve a budget. It approves a preliminary budget and sets a public hearing. She noted they would send notice to the city or county at least 60 days prior to that public hearing date. She explained that today they were trying to set their cap at which they will send their mailed notice. She pointed out that the assessment can't go beyond the mailed notice amount without an additional mailed notice. They will notify residents of a public hearing date that this resolution will set, and they will give members of the public an opportunity to come and provide comment on the proposed budget and the assessment increase. She added that it could go down from there, but it cannot go above the amount listed in the notice. Mr. Realmuto asked why the proposed date was moved to July instead of August. Ms. Burns explained the reason was because she will not be at the August meeting. Mr. Realmuto discussed the budget and proposed they reduce the number for capital projects to \$131,157.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with Ms. Landgrebe, Ms. VanSickle, Mr. Costello, Mr. Howison in favor and Mr. Realmuto opposed, Resolution 2024-05 the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 15, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2024/2025 Budget and Imposition of Operations and Maintenance Assessments, was approved 4-1.

B. Consideration of Easement Agreement (to be provided under separate cover)

Ms. Carpenter stated this was a draft reciprocal easement that they received many years ago from developer's council when this issue first came up. She explained that they

took their draft, put the changes that they would need and sent it over to the developer so they could start looking at it for the boat dock so they can do the repairs. She noted that she just received an email negotiating the actual pathways to make sure they cover all the pathways that they need access to in the area they need access to and that will be surveyed once they agree on the actual locations. She explained that they wanted to get this out so they can start looking at it. Ms. Burns reminded Ms. Carpenter that they city gave a very short extension. Ms. Carpenter stated she would like to get this done as quickly as possible so the developer can get his remedied so the District doesn't have to pay to remove, clean up, or do something else to deal with the code violation. After Board discussion, Mr. Realmuto asked for an update on who owns what and who is responsible for what. Ms. Burns responded that she spoke with code enforcement and the boat dock is not on CDD property. She referred to map to show the Board the wooden walkway area that extends into the CDD property, which is the area they said is in disrepair and that the CDD is liable for. Ms. Burns explained that this matter needs to be discussed because they were granted an extension until May 19, and she doesn't know if they will get an extension beyond that. She stated they needed to show that they are making some sort of progress to get this situation take care of; otherwise, it's going to go to a magistrate hearing, and they could be subject to fines. Ms. Carpenter clarified that this is a reciprocal easement, including the golf cart path. Mr. Realmuto responded that as written, it doesn't included access to the cart path. He understands that the intent is to include it. He wants to be sure they don't approve any agreement until they ensure they are getting that access. Ms. Carpenter stated it includes the paths, which they will survey legal for as soon as they get those from the developer. She explained they just need to negotiate because they need to make sure they get the entire pathways that they need. After discussion, Ms. Carpenter noted their suggestion is to delegate to the Chairman and Vice Chairman the ability to firm up the agreement once they find out exactly what the developer's intent is. Discussion ensued on the Easement Agreement. Mr. Realmuto opposed delegating authority to it because he thinks a set of five eyes is better than a set of one pair of eyes. He also stated that he believes it needs to come back to the Board, so they should take whatever action necessary so that the final document is approved by the Board. He made it clear again that he is opposed to it. Mr. Howison supports

delegating to the Chairman or Vice Chairman and moving forward with this. Mr. Costello supports delegating to the Chairman or Vice Chairman. Ms. Landgrebe opposed delegating authority to the Chairman or Vice Chairman. Ms. VanSickle supports delegating to the Chairman or Vice Chairman.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Mr. Costello, Ms. VanSickle and Mr. Howison in favor and Ms. Landgrebe and Mr. Realmuto opposed, Delegating Authority to have Vice Chairman to Work with Staff to Negotiate the Easement Agreement with the Developer and Not Execute Unless Not Granted an Extension, was approved 3-2.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter stated they did a number of agreements and follow up during the month. She pointed out that one of the issues that came up in the conversations was the widening of Thompson Nursery Road and it still does not have their construction plans done, so there is still no firm plan for when that is going to happen. In saying that, she noted they do check with them every few months. She is going to keep the Board posted on that item.

B. Lake Ashton Community Director

Ms. Wells presented the Community Director Report. She reviewed the cost saving analysis. She stated they received a credit of \$8,283.73 for sales tax credits. She noted they received a \$9,596.70 check that was deposited on April 24th for lead adjustment credits. She provided updates on some action items. One was they replaced the broken scale in the fitness room. The new scale was installed, and she asked the Board to surplus the broken scale.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Surplussing the Broken Scale, was approved 5-0.

Ms. Wells reviewed the estimate for the projector screen. She noted the sign they redid to be installed at the front entry gate was there for Ms. Burns and Ms. Carpenter to

review and make sure the verbiage is correct. The signage says, *“Please be prepared to stop and have your driver’s license scanned.”* Ms. Burns responded that Ms. Carpenter and herself confirmed that the sign verbiage is ok. Mr. Realmuto circled back to the projector screen and wanted to make it clear that the report said that the screen needs to be replaced because of the relay that lowers it to the motor isn’t working and also because it’s no longer compatible. He explained that the aspect ratio is different than the native aspect ratio of the projector, but it doesn’t mean the projector doesn’t work with that screen.

Ms. Wells continued reviewing her report stating the estimate and agreement for installation of the pavers of the clubhouse pet play park was approved and executed by the Vice Chairman and C&C Outdoor, which is the company the Board agreed to. She noted pavers will be installed in four to six weeks. She stated staff met with RTC Outdoor, who provided the quote that was presented as part of the budget workshop for the boat dock and pier. RTC Outdoors is going to look at the area and put together a plan free of charge for the Board review. She added in regard to that, they have been working on options to purchase memorial swings and other seating options for the reflection garden and RTC Outdoor is going to include that in the plan as well to present to the Board. Ms. Wells provided a TECO follow up as well as options for the Board. Ms. Landgrebe highlighted the Juneteenth Freedom Day in Ms. Wells report stating it may open doors and opportunities for the community to really support this event and support Black Heritage Group. Mr. Realmuto circled back to streetlights, which was further discussed by Board and staff. Ms. Wells presented the project tracking list, which was provided for the Boards review.

I. Consideration of Quotes to Replace Ballroom Project Screen

Ms. Wells presented proposals for the replacement of the ballroom project screen. She noted that she spoke with John DeWinkler and he is going to write the CDD a check for \$1,500 towards the cost of what they have already spent for the projector. She explained that from the amounts that she put in her report of what they spent, they now have an extra \$1,500 from what was in the project list. The Board thanked Mr. DeWinkler.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with Ms. Landgrebe, Ms. VanSickle and Mr. Costello in favor and Mr. Realmuto and Mr. Howison opposed, the Proposal to Replace Ballroom Project Screen by SoundWaves for \$5,500, was approved 3-2.

C. Operations Manager

I. Landscape Update

Mr. Fisher and Mr. Wittman provided a landscape update. Mr. Wittman pointed out that they are in a heavy drought season. He stated irrigation is supplemental to mother nature and they are monitoring it, doing inspections to it and are making adjustments to it, but they are limited at the amount they can run the irrigation systems. He reassured the Board that they were monitoring it, but they would see a couple of hot spots. He stated they found the monument’s bottlebrush trees and are hoping to have them installed in the next two weeks.

II. Consideration of Quotes to Replace Sod and Additional Irrigation to the Clubhouse Pet Play Park

Mr. Fisher presented quotes to the Board to replace sod at the clubhouse pet play park as well as the additional irrigation. The different sod types were discussed. Irrigation was discussed. Mr. Wittman recommended holding on the irrigation component. It was noted that with Bahia, they can cut back on the number of heads for irrigation. After discussion, Mr. Realmuto moved to not do any sod or irrigation at the dog park currently and not accept the quotes. Ms. Landgrebe seconded for the discussion. After further discussion, Mr. Realmuto withdrew his motion.

D. District Manager’s Report

I. Presentation of Number of Registered Voters – 1,392

Ms. Burns stated the number of registered voters as of April 15th is 1,392.

NINTH ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Mr. Costello noted he and John DeWinkler went out and examined the roads. He stated next month he would like to bring something forward to the Board. He pointed out that it was not as bad as he thought it was going to be. Ms. VanSickle thanked Mr. Costello and Mr. DeWinkler for doing that.

ELEVENTH 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

SECTION VI



06/17/2024

**Lake Ashton I CDD Meeting
Engineering Report**

- **4173 Limerick**
 - Pipe repair completed.
 - Pending additional asphalt repair by the contractor.

- **Hole #4 Green Bridge (Bridge # 7)**
 - Completed.

- **City of Lake Wales Sanitary Sewer Inspection**
 - City televised the lines on 6/05.
 - Multiple issues were noted during our onsite review with the City.
 - A full report will be provided when the recordings are made available by the City.

- **4092 Stone Creek Loop**
 - Asphalt surface at inlet has failed due to loss of base material.
 - Contractor to excavate, patch pipes at inlet, and restore base and asphalt.
 - Quote for \$4,852 from S&S.

- **Hole #4 Flume Repair (Flume #5)**
 - Quote for \$10,699 from S&S to replace failing flume at Hole #4 fairway.

- **Dunmore Inlets**

SECTION A



S&S Contracting
of Polk County Inc.
P.O. Box 158
Homeland, FL. 33847
(863) 537-7734

Estimate

Date	Estimate No.
6/7/2024	E5903

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

Fax #	E-mail
863-537-7199	sscontractingofpc@gmail.com

Inlet / Pavement Repair 4092 Stone Creek Loop

Description	Qty	Rate Each	Total
Mobilization (LS)	1	300.00	300.00
Excavate & Patch Pipe / Fill Void w/ Flowable Fill (LS)	1	2,500.00	2,500.00
Repair Base & Asphalt (SF)	72	28.50	2,052.00
Notes; 1) It is CDD responsibility to notify property owners of work in front of their property. 2) Lane will need to be closed over night to allow flowable fill to set up.			

General Terms and Conditions: Price good for 30 days. Bond not included. 3% fee monthly on unpaid balances after 30 days. This quotation shall become part of any subsequent contract.

Total \$4,852.00

Approved & Date

SECTION B



S&S Contracting
of Polk County Inc.
P.O. Box 158
Homeland, FL. 33847
(863) 537-7734

Estimate

Date	Estimate No.
5/16/2024	E5890

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

Fax #	E-mail
863-537-7199	sscontractingofpc@gmail.com

Flume #5 & Adjacent Cart Path Replacement

Description	Qty	Rate Each	Total
Mobilization (LS)	1	500.00	500.00
Demo Flume & Cart Path / Haul Off Excess (LS)	1	2,250.00	2,250.00
Fill (CY)	23	65.00	1,495.00
6" Concrete Cart Path (SF)	205	17.50	3,587.50
Integral Curb (LF)	20	15.00	300.00
Flume w/ 6" Curbs / Flume to Water Level Only (SF)	69	28.50	1,966.50
Rip Rap (SF)	21	12.50	262.50
Bahia Sod (SF)	150	2.25	337.50
Notes: 1) It is owner's responsibility to reroute and/or direct golf course traffic around work areas. 2) This estimate contains no allowance for any repairs/replacement of cart paths, irrigation systems, landscaping and/or turf grass.			

General Terms and Conditions: Price good for 30 days. Bond not included. 3% fee monthly on unpaid balances after 30 days. This quotation shall become part of any subsequent contract.

Total \$10,699.00

Approved & Date

SECTION VIII

SECTION A

Report of Roads Lake Ashton June 2024

After a careful review of the roads in Lake Ashton, Lake Wales the follow in evaluation is submitted for review by the Board of Supervisors of the C D D. The examination was done by Supervisor M. Costello with the help of Lake Ashton resident Mr. John De Winkler, who spent many years doing asphalt work for the State of Florida.

Priority 1

Turnberry Lane- This road from the point of Berwick Dr. heading east to Waterford Dr. shows many problems. There are cracks that run the entire width of the road and run throughout the length of this road to the intersection of Waterford Drive. I was told by Mr. DeWinkler this is usually an indication that the base of the road is somewhat substandard. The cracks appear every eight (8) to twelve (12) feet and are visual signs of a problem. The effected area is about half a mile and is considered to be one of the worst roads which were examined.

Waterford Dr.-The entire length of this road was found to be in about the same condition as the Turnberry Lane problem and should be regarded as needing resurfacing in the near future. The length of the road is approximately three tenths of a mile long.

Strathmore Dr. is not quite as bad as the two listed above, but will require repaving most likely in the near future.

Priority 2

Roebelenii Dr, Coconut Dr., MacArthur Palms Dr., Lake Ashton Blvd. Aberdeen Lane and Troon Lane all seem to be in reasonably good condition at this time, but, it is determined that they may deteriorate a bit over the next couple of years and would advise that these roads be examined on a yearly basis in order to estimate any new problems and know what we are looking at for the future.

Priority 3

Ashton Palms Dr., Sable Loop Dr., Ashton Club Dr., Muirfield Loop, Dornoch Dr., Gullane Dr., Stone Creek Loop, Heath Land Dr., Ventana Dr. Tralee Dr., and Dunmore Drive all appear to be in good condition, but as with the other roads there are many variables involved and should be checked on a regular basis.

Priority 4

Berwick Drive, Blackmoor Dr., Limerick Dr., and Litchfield Loop all appear to be in good condition.

Two small depressions on Ashton Palms Dr. should be repaired and two areas on Dunmore have depressions and should also be repaired.

In closing, a conversation with myself, Christine Wells, and Mr. DeWinkler determined that it would be in our best interest to try to do as much of this as possible at one time in an effort to avoid mobilization costs.

Respectfully submitted,

Michael Costello
Supervisor

SECTION B

ALLOCATION REPORT

FOR

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

COMMERICAL PROPERTY

**OPERATIONS AND MAINTENANCE AND DEBT SERVICE
ASSESSMENTS.**

June 17, 2024

Prepared by



Governmental Management Services-Central Florida, LLC
219 E. Livingston St
Orlando, FL 32801

1.0 Introduction

The Lake Ashton Community Development District (the “District”) is a local unit of special-purpose government organized and existing under chapter 190, Florida Statutes as amended.

The District currently assesses commercial property for debt service relating to the Series 2015 Refunding Bonds (the “Debt”) and for its share of Operations and Maintenance (the “O&M”) budget of the District. The total amount of Debt and O&M assigned to commercial property is based on the Allocation Report for Lake Ashton Community Development District Golf Course Operations and Maintenance and Debt Service Assessments dated August 10, 2018 (the “2018 Allocation Report”), which reallocated assessments on certain commercial/golf course parcels from an equal acreage basis to an allocation based on square footage to better reflect the status and uses of the property, and the benefits to that property at that time.

Chapter 190, Florida Statutes, requires O&M assessments to be imposed on the lands in the District benefitted by the maintenance thereof, apportioned between the benefitted lands in proportion to the benefits received by each tract of land.

1.1 Purpose

The maintenance/RV storage parcel has over time added some additional uses and an expansion not initially anticipated, and the current allocation requires updating. The maintenance/RV storage parcel has added approximately 16,000 square feet of commercial space for self-storage uses. This report provides a reallocation of the Debt and O&M assessments to better reflect the current size and uses of the property, based on an apportionment of the benefits allocated to that parcel.

The increased use of the maintenance/RV storage parcel will result in additional ERUs to be assigned to it. These additional ERUs will cause the maintenance/RV storage parcel to incur a larger share of total assessments. Since there is a fixed amount of debt this causes the maintenance/RV storage parcel to absorb some of the debt previously allocated to the sales center.

2.0 Assessment Reallocation

2.1 Overview

The reallocation uses the methodology adopted in the 2018 Assessment Report and will assign Equivalent Residential Units (“ERUs”) to the sales center and the maintenance building/RV storage parcel.

Based on a size of approximately 10,000 square feet, the sales center parcel is being assessed based on 5 ERUs, since a single-family unit in Lake Ashton, which constitutes 1 ERU, is approximately 2,000 square feet. The amount of ERUs allocated to this parcel remain unchanged.

The maintenance/RV storage parcel contains two use types, the ERU per square foot calculation is different between the two use types based on benefit received for each. The approximate 32,000 square feet of the storage/farm implement shed, which includes the newly added approximately 16,000 square feet of self storage, will be assigned 8 ERUs, based on 4,000 square feet per ERU, since the use is not anticipated to be benefitted as much as one residential unit by the maintenance of the District’s improvements. The 46,800 square feet of the materials shelter will be assigned 3 ERUs based on their reduced use in comparison to a single-family home/1 ERU unit. Therefore the total ERU’s on the maintenance/RV storage parcel will be 11 units.

Using these ERU allocations for these two parcels, Debt and O&M assessment are assigned to each as shown in Table 2.

Lake Ashton Community Development District

Allocation Report - Tables

Table 1 - Prior Allocation

Description Folio	Units		Series 2015A-1 Par	Annual Debt Assessment	Annual O&M Assessment	Total Annual Assessment
Sales Center						
27-29-18-865152-002810	5		\$24,049.36	\$3,971.00	\$12,845.00	\$16,816.00
Maintenance Building/RV Storage						
27-29-19-865201-010630	7		\$33,669.10	\$5,559.40	\$17,983.00	\$23,542.40
Totals			\$57,718.46	\$9,530.40	\$30,828.00	\$40,358.40

Table 2 - Revised Allocation

Description Folio	Units		Series 2015A-1 Par	Annual Debt Assessment	Annual O&M Assessment	Total Annual Assessment
Sales Center						
27-29-18-865152-002810	5		\$18,037.02	\$2,978.25	\$12,845.00	\$15,823.25
Maintenance Building/RV Storage						
27-29-19-865201-010630	11		\$39,681.44	\$6,552.15	\$28,259.00	\$34,811.15
Totals			\$57,718.46	\$9,530.40	\$41,104.00	\$50,634.40

SECTION IX

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
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DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)

Re: Recently Enacted Legislation (2024)

Date: May 31, 2024

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill (“HB”) 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts (“CDDs”), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, “each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s goals and objectives are being achieved.” **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district’s website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD’s September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

Thank you.

SECTION B



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: June 17, 2024



Events and Activities

The Summer Locals Concert Series is off to a great start, and we are already planning for next year.

Summer Locals Concert Series Bands

- 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 additional events are scheduled for June-August at the Clubhouse

- 6/17: Bloodmobile
- 7/9: Seasonal Floral Frames Class
- 7/10: Memorial Lunch and Learn
- 7/18: K2 Medical Research Memory Bus
- 8/7: All Natural Anti-Inflammatories Lunch & Learn
- 8/14: Community Social Potluck
- 8/19: Bloodmobile
- 8/27: Crafting w/ Carmen

Bus Trips Scheduled for June – December

- 6/30: Washington Nationals vs Tampa Bay Rays
- 7/11: Dali Museum & Museum of the American Arts
- 9/7: West Gate River Ranch Rodeo
- 9/27 - 10/7: Take Me Home to Tennessee
- 10/4: Oktoberfest: A True German Experience
- 10/11: Winter Park Playhouse Presents: Snapshots
- 11/20: Festival of the Trees
- 12/2 - 12/4: Callaway Gardens
- 12/16: Dazzling Lights at Leu Gardens



Newsletter:



The June *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on May 30. The front cover promoted the first Juneteenth Celebration, hosted by the Black Heritage Club. The back cover promoted the Summer Locals Concert Series. The July edition will be distributed on **Monday, July 1**.



Monday Coffee:

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

- June 24 – AdventHealth promoting Men's Health Month

Staff have reached out to the City of Lake Wales and City of Winter Haven Main Street Organizations, City of Winter Haven Mayor, and Bok Tower to invite for July and August.

Safety and Security:

- Clubhouse Staff have completed an additional training on May 29. In addition, Security Officers receive training daily on the visitor management system.
- Training for residents is still pending. This training will occur prior to welcome emails being sent.
- Staff is continuing to work with Securitas on issues related to install. Once the issues have been resolved to staff's satisfaction, a final walk-through will take place.
- The printer has been received and installed. All ribbons have been received as well.
- All cameras were adjusted on Friday, June 7. There are a few cameras from the old system that need to be replaced. Staff will work to get these replaced once the original project is complete.
- Staff have completed assigning Amenity Access Cards to all residents that completed the electronic form by the deadline in January. Staff will begin assigning RFID tags on the backend this week. Staff is anticipating distribution to begin the last week of July. Testing of the RFID system has begun with Staff and Supervisors.
- The Joint RFID and Amenity Access Card Policy has been finalized.
- The sign for the Thompson Nursery Road entrance has been ordered and will be installed once received.

TECO Follow-Up

- Staff and Security are working on getting a list together of poles with the following issues. TECO has requested that we submit a list, and they issue individual work orders to complete the maintenance issues.
 - Leaning poles
 - Poles in need of being painted
 - Poles with no identifying numbers on the front
 - Lights that stay on during the day have not been fixed after several reports have been submitted.
- The following questions were posed to staff after the last update on this project. Answers we provided by TECO and are in red:

- What is the breadth of light each of the fixtures emits?

- For a Valiant at a mounting height of 13', the red line on the image above approximates the maximum effective area of approximately 80ftX40ft around the blue icon, the fixture. This approximates to roughly 40' on either side of the fixture along the sidewalk as shown, roughly 15' behind the light (toward private property), and roughly 25' in front of the light toward the sidewalk/roadway.



- Does the higher wattage bulb use more electricity? Will our electric costs increase?
 - Yes, it does. Based upon a preliminary calculation, the monthly increase in energy cost per fixture is estimated at six (6) cents. That is an additional six cents per light, per month. That is preliminary and will vary depending upon when the future contract is signed.
- Are there any of the Valiant streetlight fixtures installed in another community so we can see what they look like?
 - There are two locations where valiant fixtures are installed, with more to follow later this year:
 - the Cheval Athletic Club (private, behind a gate). I can coordinate access as needed.
 - Magdalene Center is located at 15346 North Florida Avenue, Tampa 33613.

- Are we able to use the fluted collar that we currently have installed on the new poles?
 - Unfortunately, not. The fluted collar is part of the existing pole model and cannot be used or transferred to other poles. To keep the fluted collar, the existing pole would need to remain.

Hurricane Prep

- Staff has begun prepping for storm season by completing the following tasks:
 - All storm drains and blow off structures are being checked to insure they are functioning properly and that there are no obstructions (vegetation, debris, etc.).
 - Lake Ashton District owned buildings, signage and gate facilities are being checked to verify weather tightness and that there are no loose components which may be removed during high winds.
 - Staff is working to reschedule the Polk County Fire Rescue Hurricane Prep talk in July.

General Updates + Follow-Up

- Staff is soliciting quotes to paint the Clubhouse and surrounding buildings. Quotes will be presented to the Board for consideration at the July Board Meeting.
- Natural gas lines have been installed from the entrance to Lake Ashton to the Clubhouse. A permit is required to bore under Thompson Nursery Road and is anticipated to take a few months to procure, according to the contractor. A map of the final installation will be provided upon completion of the project.
- Staff is continuing to work with the kayak company on the questions presented by the Board of Supervisors at the April meeting. In addition, ADA compliance is being reviewed.
- The installation of pavers at the Clubhouse Pet Play Park is complete. A detailed update on this project is included in the Operations Manager's report.
- Staff met with RTC Outdoor on April 29 to begin plans for the Clubhouse "backyard" to include the areas discussed at the Budget Workshop. This plan has not yet been received.
- 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 plan for that area that was discussed in the Budget Workshop.

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		
Conversion of Propane to Natural Gas	\$33,693.00		4/15/2024	Includes replacement of all restaurant equipment, hot water heaters, and pool heater. Conversion only of the spa heater. Comparison quotes are being obtained at this time. Lines have been installed from the entrance to the Clubhouse. Permitting is required to bore under Thompson Nursery Road. This may take a few months, per the contractor.	6/10/2024		
<i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i>							
Repair to Stormwater Pipe and Pavement on Limerick	\$5,350.00		4/15/2024	Work has been completed and is being evaluated by the Engineer	6/10/2024		
<i>Completed Projects - FY 2024</i>							
Replacement of 2 Treadmills in the Fitness Center	\$12,200.00		3/25/2024	The treadmills were delivered and installed on 6/10/24.	6/10/2024		\$12,200.00
Various Concrete Pathway Repairs	\$4,500.00	\$4,356.00	2/26/2024	This project is complete.	6/10/2024		\$4,356.00
Erosion issue under bridge number 7 on hole #4 of the East Golf Course	\$4,925.00	\$4,925.00	4/15/2024	This project is complete.	6/10/2024		\$4,925.00

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
Installation of Pavers at the Clubhouse Pet Play Park	\$13,550.00	\$13,550.00	4/15/2024	This project is complete. The contractor replaced the previous pavers that were installed at no additional charge so all pavers would match.	6/10/2024		\$13,550.00
Installation of ATM	\$500.00	\$385.25	2/26/2024	This project is complete.	4/29/2024	385.29	
A/C Replacement - Offices	\$5,995.00	\$5,995.00	4/15/2024	This project was completed on 4/24/24	4/29/2024		\$5,995.00
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 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	\$21,892.78	9/18/2023	This project was completed on January 13.	2/19/2024		\$21,892.78
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	

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
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	\$668,256.73	\$163,669.75				\$7,370.16	\$156,299.59

SECTION C

Lake Ashton

Community Development District

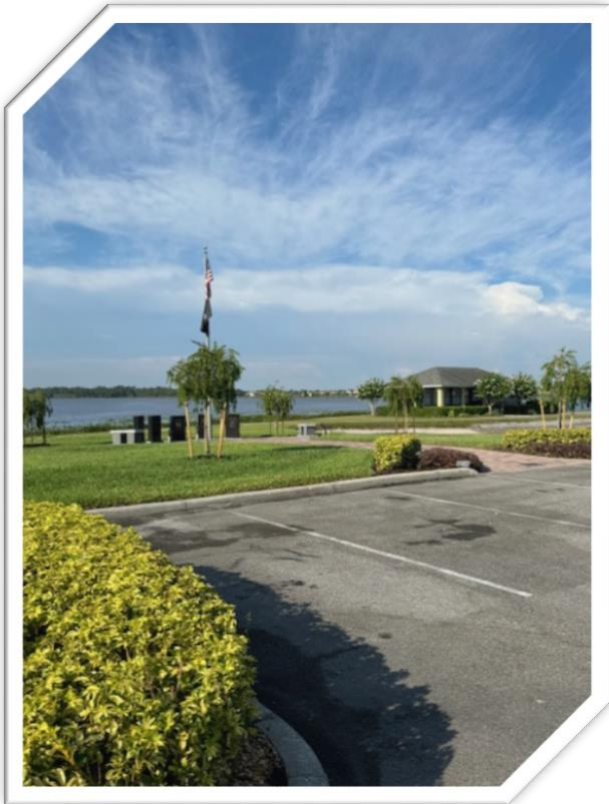


June 17, 2024

Matthew Fisher – Operations Manager

Contracted Services

Landscaping



- ✚ The most recent site visit report is included.
- ✚ Staff provided Yellowstone locations around ponds that were adjacent to roads. The locations Yellowstone can provide weed control are circled green. The locations that are not circled green can't be treated due to the requirement of not applying chemicals within 10' of a waterway.
- ✚ Weeping Bottlebrush trees were installed around the Veterans Memorial. Yellowstone will be replacing one that bent and snapped in half.
- ✚ Staff included a memo outlining landscaping/irrigation options and pricing for the Aberdeen fence line adjacent to the pond.

Contracted Services

Aquatic Management

- + CDD ponds were reviewed with Applied Aquatics.
- + The monthly pond inspection checklist is included.
- + The June LA Times included an article informing residents of algae blooms.

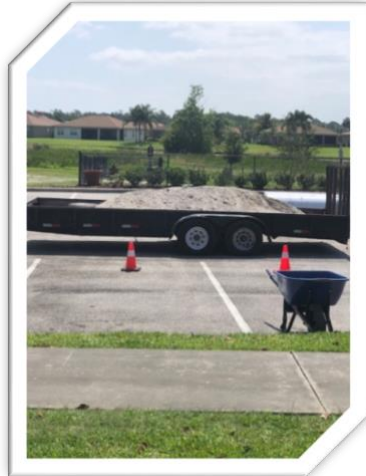
Facility Maintenance

Completed



- ✚ Staff refreshed the painted edge of the side walk located in the east parking lot.
- ✚ Kincaid installed motion sensor light switch in the back of the Cinema.
- ✚ Staff pressure washed the Gate House.
- ✚ Staff detailed all the light lenses in the Ballroom.
- ✚ Staff painted the stop bars in the east and west parking lot. The concrete curbing was pressure washed as well.

Bocce Ball Court



- ✚ Turf Pro Synthetics replaced the carpet to both courts. This was a warranty replacement.
- ✚ Extra base material was applied to level the courts.
- ✚ A compactor was used to ensure the base was compacted.
- ✚ The composite boards were installed. Adjustments were made where necessary to keep them level with the pavers.
- ✚ Turf Pro's installation methods meet best industry practices and meet the turf manufacture guidelines per Quinn.

Pet Play Park



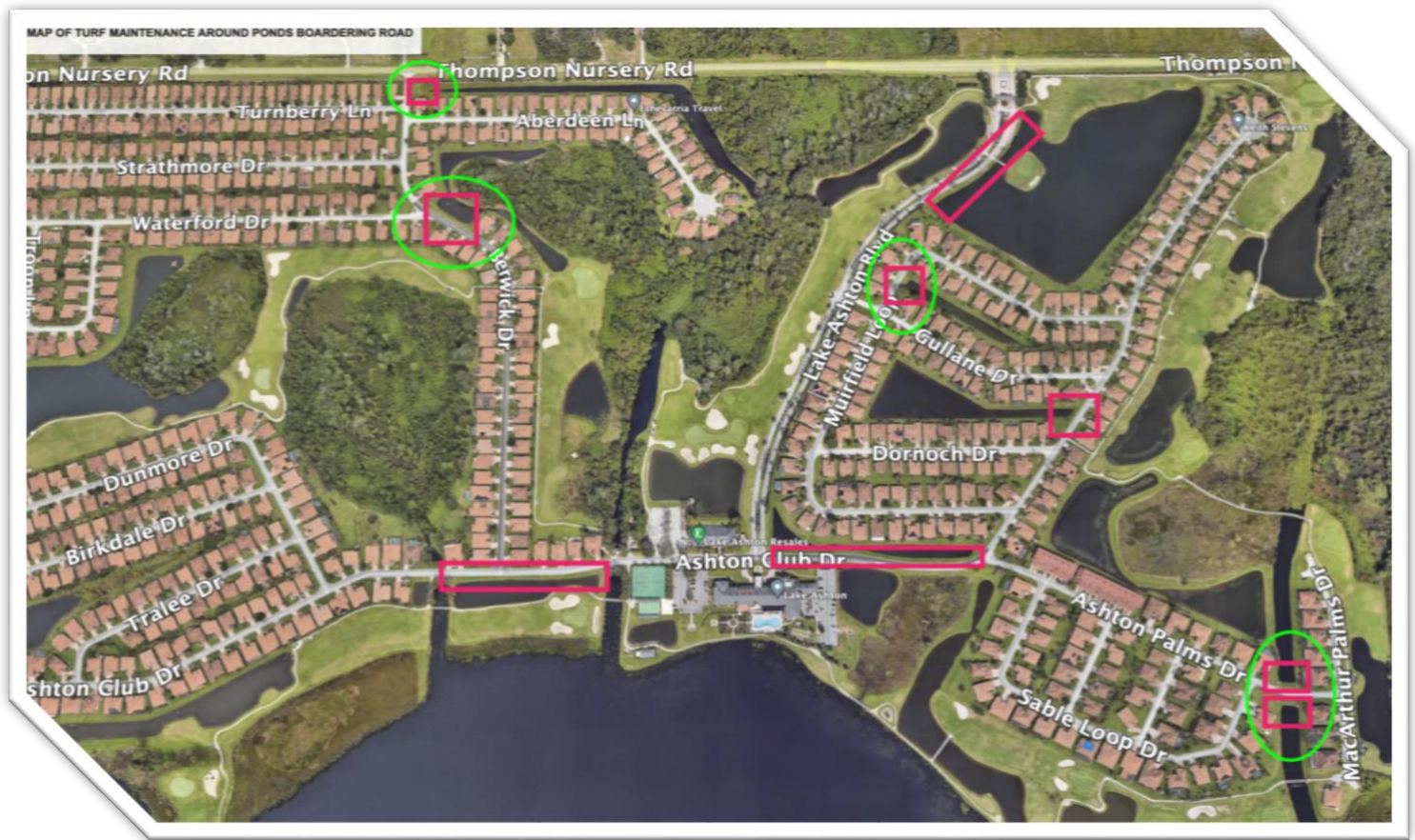
- ✚ C&C Outdoors installed pavers at the Pet Play Park.
- ✚ A retaining wall was installed on the west side of the pavers at the entrance to the Pet Play Park. This is to help prevent erosion of that area since a good amount of soil was removed to grade.
- ✚ The paver pad in the southern portion of the park was installed.
- ✚ The watering station pavers were installed.
- ✚ Yellowstone installed 1 pallet of Bahia sod around the new paver areas.
- ✚ Staff will be installing umbrella stands to the pavers the week of June 10th.

Facility Maintenance Forecaster

- ✦ Pressure wash Restaurant patio pavers. Tentative start date: week of June 17, 2024.
- ✦ Detail the light lenses in the Fitness Center. Tentative start date: week of June 24, 2024.
- ✦ Pressure wash Pool Pavers. Tentative start date: week of July 1, 2024.
- ✦ Clean the carpet in the Cinema. Tentative start date: week of July 1, 2024.
- ✦ Touch up paint in the Clubhouse main hallway. Tentative start date: week of July 8, 2024.
- ✦ Pressure wash curbing around the circle drive. Tentative start date: week of July 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@lakeshtonccd.com. Thank you.

Respectfully,
Matthew Fisher



Applied Aquatic Site Visit Pond Checklist: 6/10/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Minor torpedo grass treated
E2	Fair	Yes	Algae present around the edges
E3	Fair	Yes	Minor torpedo grass. Algae present around the edges
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	Bad		Pond is completely dried up
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
GC1	Good		Nothing to report
GC2	Good		Nothing to report
GC3	Bad		American Lotus Lily's have been treated.
GC4	Good		Nothing to report
GC5	Good		Eelgrass is present
GC6	Good		Minor Spike Rush
GC7	Good		Continuing copper treatments
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 1

SECTION (a)

Yellowstone Site Visit Report: 6/10/24

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"> When approaching sandy areas around pond disengage blades.
<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 starting to appear in beds more often. Extra help treating weeds? What is their schedule?</p>
<p>Shrubs/Ground Cover Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Bromeliads were fertilized. Mulch applied around them. Gold Mound Duranta needs pruning. Lollipop Bougainvillea needs to be straightened on the entrance side near the Gate House. Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.</p>

<p>Tree Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Oak trees need to be looked at near the Tennis Ct. Time to trim? Queen Palm fronds near the Bocce Ct need to be trimmed back.</p>
<p>Litter and Debris</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report</p>
<p>Pond Maintenance</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>String trim the correct direction around ponds. No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.</p>

NOTES

River rock was delivered to the Clubhouse. Yellowstone will be touching up areas that need it.

Yellowstone is scheduling to cut down 4 Queen Palms and stump grind 2 and install Bermuda sod.



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 2



MEMO

To: LACDD Board of Supervisors
From: Matthew Fisher, Operations Manager
CC: District Manager
Date: June 10, 2024

Staff was asked to provide options for addressing resident concerns over the Aberdeen fence line adjacent to the pond. Staff met with Yellowstone to review the options and provide pricing, as follows:

Option 1

- Demo all Wax Myrtle and Bottlebrush Trees and install Bahai sod.
- Remove above ground irrigation material.
- Do not repair irrigation on this side.
- Treat this area as we do all areas around CDD ponds.
- Fill in Bahai sod where needed in-between the fence and pond and Thompson Nursery Road in front of the fence line.

Quote \$21,570.98

- Repair maxi jet heads that irrigate the ivy on the columns from Olsen Rd to the last column heading east along the Aberdeen fence line.
- The irrigation meter requires a deposit of \$662 to activate. Also, there is a monthly service charge of \$73.

Quote \$4,650.00 (TO NOT EXCEED)

Option 2

- Demo unwanted and declining plant material.
- Install Wax Myrtle and Bottle Brush.
- Repair drip line to these trees (TO NOT EXCEED amount in quote)
- Fill in Bahai sod where needed in-between the fence and pond and Thompson Nursery Road in front of the fence line.

Quote \$21,942.76

- Repair maxi jet heads that irrigate the ivy on the columns from Olsen Rd to the last column heading east along the Aberdeen fence line.
- The irrigation meter requires a deposit of \$662 to activate. Also, there is a monthly service charge of \$73.

Quote \$4,650.00 (TO NOT EXCEED)

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



Proposal #: 429291

Date: 5/31/2024

From: Jose Romero

**Landscape Enhancement Proposal for
Lake Ashton CDD**

Christine Wells
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr
Lake Wales, FL 33859

Aberdeen Fence Line - Option 1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Remove Irrigation S of Wall (hrs)	20	\$67.80	\$1,355.98
Demo of All Plants and Stump Grinding or Remove	1	\$8,200.00	\$8,200.00
Sod Installation (Sq ft)	13,350	\$0.90	\$12,015.00

Option 1

Remove all shrubs and install Bahia grass. Do not repair irrigation on this side. Essentially treat this area as we do all areas around CDD ponds. Repair maxi jet heads that irrigate the Fig Vine from Olsen Rd to last column heading east along the Aberdeen fence line (sent in separate proposal, not included on this one). Fill in sod were needed on the north side in-between the fence and pond and Thompson Nursery Road in front of the shrub fence line.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Lake Ashton CDD

Subtotal	\$21,570.98
Sales Tax	\$0.00
Proposal Total	\$21,570.98

THIS IS NOT AN INVOICE



Proposal #: 429305

Date: 5/31/2024

From: Jose Romero

Landscape Enhancement Proposal for
Lake Ashton CDD

Christine Wells
 Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr
 Lake Wales, FL 33859

Aberdeen Fence Line - Option 2

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Demo Declining Plant Material	30	\$67.80	\$2,033.97
Irrigation Labor to Repair Existing Irr	24	\$75.00	\$1,800.00
Irrigation Parts to Repair Lines and Replace Maxi Jets	1	\$1,950.00	\$1,950.00
Red Bottle Brush Shrub, 7 GAL - 2.5-3' height	26	\$60.00	\$1,560.00
Wax Myrtle Shrub, 7 GAL - 2' height	109	\$58.00	\$6,322.00
Sod Installation (Sq ft)	6,000	\$0.90	\$5,400.00
Chocolate Mulch (CY)	50	\$57.54	\$2,876.79

Option 2

Install Wax Myrtle or Bottle Brush were needed to fill gaps. Repair drip line to these trees and repair the maxi jet heads the irrigate the ivy from Olsen Rd to the last column heading east along the Aberdeen fence line. Fill in sod were needed on the north side in-between the fence and pond and Thompson Nursery Road in front of the shrub fence line.

Irrigation Labor and Materials are TO NOT EXCEED. This is an estimated repair since meter is off. There is no way of telling what exactly needs done. But we will communicate if we use less or need more to complete

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Lake Ashton CDD

Subtotal	\$21,942.76
Sales Tax	\$0.00
Proposal Total	\$21,942.76

THIS IS NOT AN INVOICE



Proposal #: 429282

Date: 5/31/2024

From: Jose Romero

**Landscape Enhancement Proposal for
Lake Ashton CDD**

Christine Wells
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr
Lake Wales, FL 33859

Irrigation rehab Aberdeen drip and Maxi - updated

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	20	\$75.00	\$1,500.00
MaxiJet Stake Assembly w/Nozzle	50	\$4.00	\$200.00
1" Fittings	200	\$2.75	\$550.00
Drip Line	3,000	\$0.80	\$2,400.00

- Replace Poly Irrigation pipe with Drip Irrigation Looped
- Install MaxiJet Stake Bodys w// Nozzles in front of each Pillar, East and West of Aberdeen (50)

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Lake Ashton CDD

Subtotal	\$4,650.00
Sales Tax	\$0.00
Proposal Total	\$4,650.00

THIS IS NOT AN INVOICE

SECTION X

SECTION A

Lake Ashton
Community Development District
Combined Balance Sheet
May 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	\$ 162,347	\$ -	\$ -	\$ 162,347
Capital Reserve Account	\$ -	\$ -	\$ 63,819	\$ 63,819
Due from Capital Projects	\$ 1,707			\$ 1,707
Due from General Fund	\$ -	\$ 24,368	\$ -	\$ 24,368
Investments:				
Investment Pool - State Board of Administration <u>Series 2015</u>	\$ 653,076	\$ -	\$ 644,521	\$ 1,297,597
Reserve	\$ -	\$ 195,938	\$ -	\$ 195,938
Revenue	\$ -	\$ 95,609	\$ -	\$ 95,609
Prepayment 2015-1	\$ -	\$ 20,569	\$ -	\$ 20,569
Prepayment 2015-2	\$ -	\$ 385	\$ -	\$ 385
Total Assets	\$ 817,130	\$ 336,869	\$ 708,341	\$ 1,862,340
Liabilities:				
Accounts Payable	\$ 65,459	\$ -	\$ 4,925	\$ 70,384
Due to Debt Service	\$ 24,368	\$ -	\$ -	\$ 24,368
Due to General Fund	\$ -	\$ -	\$ 1,707	\$ 1,707
Deposits Ballroom Rentals	\$ 5,225	\$ -	\$ -	\$ 5,225
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 100,051	\$ -	\$ 6,632	\$ 106,684
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 336,869	\$ -	\$ 336,869
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 701,708	\$ 701,708
Unassigned	\$ 717,079	\$ -	\$ -	\$ 717,079
Total Fund Balances	\$ 717,079	\$ 336,869	\$ 701,708	\$ 1,755,657
Total Liabilities & Fund Balance	\$ 817,130	\$ 336,869	\$ 708,341	\$ 1,862,340

SECTION B

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Interest	\$ 500	\$ 333	\$ 13,432	\$ 13,099
Total Revenues	\$ 500	\$ 333	\$ 13,432	\$ 13,099
Expenditures:				
Capital Projects	\$ 450,850	\$ 515,257	\$ -	\$ 515,257
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	\$ -	\$ -	\$ 43,546	\$ (43,546)
Pool/Spa	\$ -	\$ -	\$ 6,397	\$ (6,397)
Security Access Control	\$ -	\$ -	\$ 32,688	\$ (32,688)
Concrete Pathways	\$ -	\$ -	\$ 6,434	\$ (6,434)
Ballroom Refurbishment	\$ -	\$ -	\$ 4,999	\$ (4,999)
HVAC	\$ -	\$ -	\$ 5,995	\$ (5,995)
Pet Play Park Pavers	\$ -	\$ -	\$ 13,550	\$ (13,550)
Contingencies	\$ 82,200	\$ 93,943	\$ -	\$ 93,943
Other Current Charges	\$ 650	\$ 743	\$ -	\$ 743
Total Expenditures	\$ 533,700	\$ 609,943	\$ 220,813	\$ 389,130
Excess (Deficiency) of Revenues over Expenditures	\$ (533,200)		\$ (207,381)	
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)		\$ 242,039	
Fund Balance - Beginning	\$ 548,136		\$ 459,669	
Fund Balance - Ending	\$ 464,356		\$ 701,708	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Special Assessments - Levy	\$ 2,145,886	\$ 2,145,886	\$ 2,170,865	\$ 24,980
Rental Income	\$ 40,000	\$ 26,667	\$ 31,575	\$ 4,908
Entertainment Fees	\$ 165,000	\$ 160,220	\$ 160,220	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 63,333	\$ 80,544	\$ 17,211
Interest Income	\$ 8,000	\$ 5,333	\$ 7,007	\$ 1,673
Restaurant Lease Income	\$ 19,600	\$ 13,067	\$ 15,046	\$ 1,979
Contributions	\$ -	\$ -	\$ 1,500	\$ 1,500
Miscellaneous Income	\$ 5,000	\$ 3,333	\$ 14,738	\$ 11,404
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 10,663	\$ 10,663
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ 15,000	\$ 15,000
Total Revenues	\$ 2,478,486	\$ 2,417,839	\$ 2,507,157	\$ 89,319
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,250	\$ 2,750
FICA Expense	\$ 918	\$ 612	\$ 402	\$ 210
Engineering	\$ 50,000	\$ 33,333	\$ 26,768	\$ 6,565
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,500	\$ 1,000	\$ 1,250	\$ (250)
Attorney	\$ 45,000	\$ 30,000	\$ 20,561	\$ 9,439
Annual Audit	\$ 3,930	\$ 2,620	\$ -	\$ 2,620
Trustee Fees	\$ 4,310	\$ 4,310	\$ 4,310	\$ -
Management Fees	\$ 66,410	\$ 44,274	\$ 44,273	\$ 0
Management Fees-Beyond Contract	\$ -	\$ -	\$ 500	\$ (500)
Accounting System Software	\$ 1,000	\$ 667	\$ 667	\$ 0
Postage	\$ 3,500	\$ 2,333	\$ 2,674	\$ (340)
Printing & Binding	\$ 500	\$ 333	\$ 20	\$ 313
Newsletter Printing	\$ 50,000	\$ 33,333	\$ 40,794	\$ (7,461)
Marketing	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Rentals & Leases	\$ 5,500	\$ 3,667	\$ 2,048	\$ 1,619
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 1,000	\$ 99	\$ 901
Other Current Charges	\$ 750	\$ 500	\$ -	\$ 500
Office Supplies	\$ 300	\$ 200	\$ 22	\$ 178
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 318,403	\$ 236,466	\$ 222,790	\$ 13,676

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 492,027	\$ 328,018	\$ 328,018	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 227,524	\$ 230,052	\$ (2,528)
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 3,041	\$ (3,041)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 6,333	\$ 1,829	\$ 4,504
Access Control System	\$ 64,235	\$ 42,824	\$ 11,773	\$ 31,051
Pest Control	\$ 4,690	\$ 3,127	\$ 2,435	\$ 692
Telephone/Internet	\$ 12,204	\$ 8,136	\$ 3,052	\$ 5,084
Electric	\$ 240,000	\$ 160,000	\$ 156,118	\$ 3,882
Water	\$ 16,000	\$ 10,667	\$ (203)	\$ 10,869
Gas-Pool	\$ 25,000	\$ 16,667	\$ 20,234	\$ (3,567)
Refuse	\$ 8,000	\$ 5,333	\$ 6,155	\$ (822)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 57,067	\$ 48,789	\$ 8,278
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,000	\$ 1,214	\$ 786
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 11,333	\$ 10,464	\$ 870
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 4,000	\$ 326	\$ 3,674
Furniture, Fixtures, Equipment	\$ 10,000	\$ 6,667	\$ 4,392	\$ 2,275
Repairs and Maintenance-Pool	\$ 15,000	\$ 10,000	\$ 16,739	\$ (6,739)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 3,600	\$ 6,747	\$ (3,147)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 1,695	\$ (1,695)
Landscape Maintenance-Contract	\$ 194,700	\$ 129,800	\$ 124,829	\$ 4,971
Landscape Maintenance-Improvements	\$ 15,000	\$ 10,000	\$ 4,018	\$ 5,982
Irrigation Repairs	\$ 3,500	\$ 2,333	\$ 7,200	\$ (4,867)
Lake Maintenance-Contract	\$ 53,628	\$ 35,752	\$ 28,413	\$ 7,339
Lake Maintenance-Other	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Wetland/Mitigation Maintenance	\$ 45,338	\$ 30,225	\$ 9,717	\$ 20,508
Permits/Inspections	\$ 3,000	\$ 2,000	\$ 600	\$ 1,400
Office Supplies/Printing/Binding	\$ 5,000	\$ 3,333	\$ 988	\$ 2,345
Credit Card Processing Fees	\$ 5,500	\$ 3,667	\$ 4,210	\$ (543)
Dues & Subscriptions	\$ 9,500	\$ 6,333	\$ 7,014	\$ (680)
Decorations	\$ 2,000	\$ 1,333	\$ 1,898	\$ (564)
Special Events	\$ 165,000	\$ 120,103	\$ 120,103	\$ -
Total Operations & Maintenance	\$ 1,859,108	\$ 1,249,508	\$ 1,161,859	\$ 87,649
Total Expenditures	\$ 2,177,511	\$ 1,485,974	\$ 1,384,650	\$ 101,325
Excess (Deficiency) of Revenues over Expenditures	\$ 300,975		\$ 1,122,508	
<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)		\$ 673,088	
Fund Balance - Beginning	\$ 148,445		\$ 43,991	
Fund Balance - Ending	\$ 0		\$ 717,079	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 412,969	\$ (3,901)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 40,761	\$ 40,761
Interest Income	\$ 500	\$ 333	\$ 13,342	\$ 13,009
Total Revenues	\$ 417,371	\$ 417,204	\$ 467,072	\$ 49,868
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 63,500	\$ 63,500	\$ 63,500	\$ -
Interest - 05/01	\$ 63,500	\$ 63,500	\$ 62,125	\$ 1,375
Principal - 05/01	\$ 230,000	\$ 230,000	\$ 230,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 55,000	\$ (55,000)
Special Call - 05/01	\$ -	\$ -	\$ 30,000	\$ (30,000)
Series 2015-2				
Interest - 11/01	\$ 10,625	\$ 10,625	\$ 10,625	\$ -
Interest - 05/01	\$ 10,625	\$ 10,625	\$ 10,375	\$ 250
Principal - 05/01	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
Total Expenditures	\$ 398,250	\$ 398,250	\$ 491,625	\$ (93,375)
Excess (Deficiency) of Revenues over Expenditures	\$ 19,121		\$ (24,553)	
Net Change in Fund Balance	\$ 19,121		\$ (24,553)	
Fund Balance - Beginning	\$ 90,783		\$ 361,422	
Fund Balance - Ending	\$ 109,904		\$ 336,869	

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	\$ 35,155	\$ 10,702	\$ -	\$ -	\$ -	\$ -	\$ 2,170,865
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ 1,650	\$ 5,550	\$ 1,800	\$ 5,500	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ 31,575
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ 4,785	\$ 10,634	\$ 4,353	\$ -	\$ -	\$ -	\$ -	\$ 160,220
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ 6,660	\$ 15,244	\$ 4,869	\$ -	\$ -	\$ -	\$ -	\$ 80,544
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ 39	\$ 3,578	\$ 3,341	\$ -	\$ -	\$ -	\$ -	\$ 7,007
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ 1,646	\$ 1,721	\$ -	\$ -	\$ -	\$ -	\$ 15,046
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Miscellaneous Income	\$ 2,014	\$ 2,156	\$ 1,440	\$ 2,691	\$ 1,506	\$ 2,145	\$ 1,440	\$ 1,345	\$ -	\$ -	\$ -	\$ -	\$ 14,738
Miscellaneous Income-Reimbursed Repairs	\$ 50	\$ -	\$ -	\$ 2,370	\$ -	\$ 7,473	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,663
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Revenues	\$ 136,898	\$ 496,350	\$ 1,533,808	\$ 107,814	\$ 84,499	\$ 43,190	\$ 73,968	\$ 30,631	\$ -	\$ -	\$ -	\$ -	\$ 2,507,157
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ 5,250
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 402
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ 3,114	\$ 4,949	\$ 4,322	\$ -	\$ -	\$ -	\$ -	\$ 26,768
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 375	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ 2,259	\$ 2,643	\$ 4,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,561
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ -	\$ -	\$ 44,273
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ 667
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ 471	\$ 453	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ 2,674
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ 5,261	\$ 5,413	\$ 5,413	\$ 5,413	\$ 5,262	\$ -	\$ -	\$ -	\$ -	\$ 40,794
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ 145	\$ 596	\$ -	\$ 145	\$ 583	\$ 145	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ 2,048
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 89,877	\$ 17,153	\$ 15,352	\$ 20,556	\$ 17,129	\$ 18,668	\$ 26,670	\$ 17,386	\$ -	\$ -	\$ -	\$ -	\$ 222,790

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	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ -	\$ -	\$ 328,018
Gate/Patrol/Pool Officers	\$ 27,508	\$ 28,632	\$ 29,540	\$ 30,364	\$ 27,168	\$ 29,112	\$ 28,179	\$ 29,546	\$ -	\$ -	\$ -	\$ -	\$ 230,052
Gate/Patrol/Pool Officers-Events	\$ -	\$ 547	\$ 946	\$ -	\$ 572	\$ 261	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,041
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ 459	\$ 195	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,829
Access Control System	\$ 614	\$ 614	\$ 614	\$ 614	\$ 614	\$ 7,474	\$ 614	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ 11,773
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 2,435
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ 65	\$ 253	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 3,052
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ 19,984	\$ 12,367	\$ 19,968	\$ -	\$ -	\$ -	\$ -	\$ 156,118
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ 277	\$ (8,776)	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ (203)
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ 2,371	\$ 1,025	\$ 1,568	\$ -	\$ -	\$ -	\$ -	\$ 20,234
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ 501	\$ 976	\$ 973	\$ -	\$ -	\$ -	\$ -	\$ 6,155
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,336	\$ 2,990	\$ 10,095	\$ 10,539	\$ 5,319	\$ 5,121	\$ 1,670	\$ -	\$ -	\$ -	\$ -	\$ 48,789
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 220	\$ -	\$ 621	\$ -	\$ 153	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 1,214
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ 1,545	\$ 1,373	\$ 765	\$ 2,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,464
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	\$ 72	\$ 3,667	\$ 252	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ 16,739
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 683	\$ 3,087	\$ 1,177	\$ 173	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ 6,747
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ -	\$ 785	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,695
Landscape Maintenance-Contract	\$ 15,738	\$ 15,738	\$ 15,738	\$ 15,738	\$ 14,663	\$ 15,738	\$ 15,738	\$ 15,738	\$ -	\$ -	\$ -	\$ -	\$ 124,829
Landscape Maintenance-Improvements	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ 4,018
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 3,086	\$ 732	\$ 532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 4,469	\$ 4,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,413
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,717
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 78	\$ 128	\$ 45	\$ 96	\$ 249	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 988
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ 127	\$ 310	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ 4,210
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ 1,018	\$ 275	\$ 3,585	\$ -	\$ -	\$ -	\$ -	\$ 7,014
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ 11	\$ 1,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,898
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ 4,334	\$ 7,291	\$ 6,330	\$ -	\$ -	\$ -	\$ -	\$ 120,103
Total Operations & Maintenance	\$ 144,833	\$ 128,025	\$ 205,032	\$ 148,541	\$ 151,681	\$ 138,667	\$ 117,457	\$ 127,624	\$ -	\$ -	\$ -	\$ -	\$ 1,161,859
Total Expenditures	\$ 234,710	\$ 145,179	\$ 220,384	\$ 169,097	\$ 168,809	\$ 157,335	\$ 144,126	\$ 145,010	\$ -	\$ -	\$ -	\$ -	\$ 1,384,650
Excess (Deficiency) of Revenues over Expenditures	\$ (97,813)	\$ 351,171	\$ 1,313,424	\$ (61,283)	\$ (84,310)	\$ (114,145)	\$ (70,158)	\$ (114,379)	\$ -	\$ -	\$ -	\$ -	\$ 1,122,508
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)	\$ 351,171	\$ 1,313,424	\$ (510,703)	\$ (84,310)	\$ (114,145)	\$ (70,158)	\$ (114,379)	\$ -	\$ -	\$ -	\$ -	\$ 673,088

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)
	May 1, 2024 (Mandatory)	(\$230,000.00)
	May 1, 2024 (Special Call)	(\$30,000.00)
Current Bonds Outstanding		\$2,225,000.00

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)
	May 1, 2024 (Mandatory)	(\$20,000.00)
Current Bonds Outstanding		\$395,000.00

Total Current Bonds Outstanding		\$2,620,000.00
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SECTION D

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

June 17, 2024

Date	Check Numbers	Amount
<u>General Fund</u>		
4/10/24	9154-9170	\$111,241.70
4/11/24	9171-9172	\$850.00
4/18/24	9173-9181	\$28,664.26
4/24/24	9182-9198	\$6,575.11
5/1/24	9199-9204	\$8,461.84
5/14/24	9205-9222	\$103,203.60
5/17/24	9223-9232	\$19,896.02
5/29/24	9233-9245	\$24,691.30
5/31/24	9246	\$0.00
6/4/24	9247-9259	\$11,602.34
General Fund Total		\$315,186.17
<u>Capital Projects Fund</u>		
4/10/24	382	\$4,999.00
5/1/24	383	\$5,995.00
5/14/24	384-386	\$17,906.00
6/4/24	387	\$4,925.00
Capital Projects Fund Total		\$33,825.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/24	00522	3/29/24	31625877	202403	320-57200-43200			PROPANE 03/24	*	734.86		
		4/01/24	31631264	202404	320-57200-43200			PROPANE 04/24	*	1,025.08		
AMERIGAS											1,759.94	009154
4/10/24	00673	12/18/23	56303470	202312	320-57200-54500			SUPPLIES 12/23	*	46.20		
		3/25/24	56304063	202403	320-57200-54500			SUPPLIES 03/24	*	43.01		
		4/01/24	56304106	202404	320-57200-54500			SUPPLIES 04/24	*	43.01		
ARAMARK											132.22	009155
4/10/24	00757	3/29/24	297	202403	320-57200-54500			SVCS 03/24	*	75.00		
		4/04/24	314	202404	320-57200-54500			SVCS 04/24	*	75.00		
CLIMATEGUARD COOLING SERVICES LLC											150.00	009156
4/10/24	00741	4/03/24	14	202404	320-57200-34000			MGMT 04/24	*	41,002.25		
COMMUNITY ASSOCIATIONS AND											41,002.25	009157
4/10/24	00466	4/01/24	49261	202404	310-51300-42501			04/24 LA TIMES NEWSLETTER	*	5,413.00		
CUSTOMTRADEPRINTING.COM											5,413.00	009158
4/10/24	00750	4/03/24	21735	202404	320-57200-54500			SUPPLIES 04/24	*	127.01		
JANITORIAL SUPERSTORE INC											127.01	009159
4/10/24	00504	3/27/24	105017	202403	320-57200-46202			SVCS 03/24	*	532.19		
		3/27/24	105018	202403	320-57200-34504			SVCS 03/24	*	6,859.54		
		3/27/24	105025	202403	320-57200-54500			SVCS 03/24	*	669.00		
KINCAID ELECTRICAL SERVICES											8,060.73	009160
4/10/24	00512	4/01/24	2674487	202404	320-57200-41000			SVCS 04/24	*	65.00		
KINGS III OF AMERICA, INC.											65.00	009161
4/10/24	00538	4/01/24	10143	202404	320-57200-54506			SVCS 04/24	*	172.50		
PERFORMAMCE PLUS CARTS											172.50	009162
LAKA LAKE ASHTON SHENNING												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/24	00753	2/26/24	10223083	202402	320-57200-45300				*	205.00		
			SALES 02/26/24									
4/03/24		10223070	202402	300-13100-10000					*	1,500.00		
			SALES 02/20/24									
4/03/24		10223070	202402	600-53800-68000					*	1,500.00		
			SALES 02/20/24									
4/03/24		10223070	202402	600-20700-10000					*	1,500.00-		
			SALES 02/20/24									
POOL & PATIO CENTER											1,705.00	009163
4/10/24	00631	4/01/24	RES 19-1	202403	310-51300-31100				*	3,113.67		
			SVCS 03/5-03/28/24									
RAYL ENGINEERING & SURVEYING, LLC											3,113.67	009164
4/10/24	00696	3/31/24	11678988	202403	320-57200-34501				*	29,112.48		
			SVCS 03/24									
		3/31/24	11678988	202403	320-57200-34511				*	260.87		
			SVCS 03/24									
		3/31/24	11678988	202403	320-57200-34504				*	614.18		
			SVCS 03/24									
SECURITAS SECURITY SERVICES USA, INC											29,987.53	009165
4/10/24	00238	4/02/24	304709	202404	320-57200-45300				*	252.45		
			SVCS 04/24									
SPIES POOL, LLC											252.45	009166
4/10/24	00430	3/13/24	50290462	202404	310-51300-42502				*	144.90		
			COPIER LEASE 04/24									
WELLS FARGO VENDOR FINANCIAL SVCS											144.90	009167
4/10/24	00587	3/18/24	24003	202401	320-57200-54530				*	1,545.00		
			PINSETTER MAINT 01/24									
		3/18/24	24006	202402	320-57200-54530				*	1,372.50		
			PINSETTER MAINT 02/24									
XS BOWLING SERVICE LLC											2,917.50	009168
4/10/24	00445	4/01/24	OS 67519	202404	320-57200-46200				*	15,738.00		
			MAINT 04/24									
YELLOWSTONE LANDSCAPE											15,738.00	009169
4/10/24	00778	4/10/24	04102024	202404	320-57200-49400				*	500.00		
			JUKEBOX BAND-06/24 DEPOSI									
RUSSELL YOUNG											500.00	009170
4/11/24	00671	4/10/24	159949	202404	320-57200-46201				*	850.00		
			TWO FLORATAM INSTALL									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/10/24 159949	202404 320-57200-46201	TWO FLORATAM INSTALL TRAVELING SOUND AND LIGHT	V	850.00-	.00 009171
4/11/24 00108		4/10/24 159949	202404 320-57200-46201	2 FLORATAM INSTALLED TRAVIS RESMONDO SOD, INC.	*	850.00	850.00 009172
4/18/24 00673		4/08/24 56304149	202404 320-57200-54500	SUPPLIES 04/24 ARAMARK	*	43.01	43.01 009173
4/18/24 00214		3/19/24 AR109846	202403 310-51300-42502	COPIER LEASE 03/24 DEX IMAGING	*	437.72	437.72 009174
4/18/24 00003		4/02/24 84576590	202403 310-51300-42000	DELIVERIES THRU 03/26/24 FEDEX	*	55.05	55.05 009175
4/18/24 00215		4/01/24 463	202404 310-51300-34000	MGMT FEE 04/24	*	5,534.17	
		4/01/24 463	202404 310-51300-35100	INFO TECHNOLOGY 04/24	*	83.33	
		4/01/24 463	202404 310-51300-31300	DISSEMNATION AGENT SVCS	*	125.00	
		4/01/24 463	202404 310-51300-51000	OFFICE SUPPLIES 04/24	*	2.50	
		4/01/24 463	202404 310-51300-42000	POSTAGE 04/24	*	41.31	
				GMS-CENTRAL FLORIDA, LLC			5,786.31 009176
4/18/24 00164		4/15/24 124513	202403 310-51300-31500	SVCS 03/24 LATHAM, LUNA, EDEN & BEAUDINE,LLP	*	2,642.86	2,642.86 009177
4/18/24 00283		4/15/24 042024	202404 320-57200-49400	REIMBURST CHANFING DISHES LYNN SHELTON	*	150.00	150.00 009178
4/18/24 00234		2/25/24 60004174	202402 320-57200-54500	SUPPLIES 02/24	*	164.64	
		2/25/24 60004174	202402 320-57200-54500	SUPPLIES 02/24	*	6.79	
		2/25/24 60004174	202402 320-57200-51000	SUPPLIES 02/24	*	44.99	
				STAPLES BUSINESS CREDIT			216.42 009179
				LAKA LAKE ASHTON SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/18/24	00061	4/18/24 042024	202404 320-57200-43000	SVCS 04/24	*	16,349.73	
							TECO-ACH
							16,349.73 009180
4/18/24	00664	4/03/24 1561-032	202403 320-57200-54000	DUES AND SUBSCRIPTIONS	*	651.26	
		4/03/24 1561-032	202403 310-51300-42000	POSTAGE	*	58.65	
		4/03/24 1561-032	202403 320-57200-49400	SPECIAL EVENTS	*	581.13	
		4/03/24 1561-032	202403 320-57200-54500	CLUBHOUSE MAINT	*	1,455.73	
		4/03/24 1561-032	202403 320-57200-51000	OFFICE SUPPLIES	*	18.40	
		4/03/24 1561-032	202403 320-57200-52005	DECORATIONS	*	10.70	
		4/03/24 1561-032	202403 300-13100-10000	CAP SPA LIFT INSTALL	*	207.29	
		4/03/24 1561-032	202403 600-53800-68000	CAP SPA LIFT INSTALL	*	207.29	
		4/03/24 1561-032	202403 600-20700-10000	CAP SPA LIFT INSTALL	*	207.29-	
							WELLS FARGO-ACH
							2,983.16 009181
4/24/24	00673	4/15/24 56304191	202404 320-57200-54500	SUPPLIES 04/24	*	43.01	
							ARAMARK
							43.01 009182
4/24/24	00055	4/15/24 20735-04	202404 320-57200-43100	SVCS 04/24	*	821.10	
							CITY OF LAKE WALES-UTILITIES DEPT
							821.10 009183
4/24/24	00757	4/16/24 337	202404 320-57200-54500	SVCS 04/24	*	260.00	
							CLIMATEGUARD COOLING SERVICES LLC
							260.00 009184
4/24/24	00003	4/16/24 84709921	202404 310-51300-42000	DELIVERY THRU 04/11/24	*	42.62	
							FEDEX
							42.62 009185
4/24/24	00067	5/01/24 4632385	202405 320-57200-34500	SVCS THRU 5/01/24-7/31/24	*	195.00	
							THE HARTLINE ALARM COMPANY, INC.
							195.00 009186
4/24/24	00751	4/22/24 07262024	202405 320-57200-49400	EVENT-07/26/24 HIGHWAY 41	*	700.00	
							THE HIGHWAY 41 BAND
							700.00 009187
LAKA LAKE ASHTON SHENNING							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/24	00750	4/23/24	22547	202404	320-57200-54500			JANITORIAL SUPERSTORE INC	*	295.24	295.24	009188
4/24/24	00504	4/17/24	105117	202404	320-57200-54500			KINCAID ELECTRICAL SERVICES	*	385.25	385.25	009189
4/24/24	00681	4/15/24	042024	202404	320-57200-54500			NEIL SMITH	*	170.80	170.80	009190
4/24/24	00061	4/24/24	0424	202404	320-57200-43000			TECO-ACH	*	16,349.73		
		4/24/24	0424	202404	320-57200-43000				V	16,349.73-		
											.00	009191
4/24/24	00780	12/25/23	56303514	202312	320-57200-54500			VESTIS	*	43.01		
		1/01/24	56303565	202401	320-57200-54500				*	43.01		
		12/25/23	56303514	202312	320-57200-54500				V	43.01-		
		1/01/24	56303565	202401	320-57200-54500				V	43.01-		
4/24/24	00779	4/22/24	052024	202405	320-57200-49400			SHARON WINGATE	*	75.00	75.00	009193
4/24/24	00719	4/22/24	052024	202405	320-57200-49400			ALEC WIXSON	*	1,200.00	1,200.00	009194
4/24/24	00684	4/22/24	052024	202405	320-57200-49400			RAYMOND R WRIGHT	*	1,000.00	1,000.00	009195
4/24/24	00778	4/10/24	052024-D	202405	320-57200-49400			RUSSELL YOUNG	*	500.00	500.00	009196
4/24/24	00778	4/22/24	052024	202405	320-57200-49400			RUSSELL YOUNG	*	500.00	500.00	009197

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/24	00780	12/25/23	56303514	202312	320-57200	-54500			*	43.01		
			SUPPLIES 12/23									
		1/01/24	56303565	202401	320-57200	-54500			*	43.01		
			SUPPLIES 01/24									
		1/08/24	56303598	202401	320-57200	-54500			*	43.01		
			SUPPLIES 01/24									
		1/15/24	56303640	202401	320-57200	-54500			*	43.01		
			SUPPLIES 01/24									
		1/22/24	56303683	202401	320-57200	-54500			*	43.01		
			SUPPLIES 01/24									
		2/05/24	56303767	202402	320-57200	-54500			*	43.01		
			SUPPLIES 02/24									
		2/12/24	56303809	202402	320-57200	-54500			*	43.01		
			SUPPLIES 02/24									
		2/26/24	56303891	202402	320-57200	-54500			*	43.01		
			SUPPLIES 02/24									
		4/22/24	56304234	202404	320-57200	-54500			*	43.01		
			SUPPLIES 04/24									
VESTIS											387.09	009198
5/01/24	00085	2/19/24	1164876	202402	320-57200	-54500			*	635.00		
			SVCS 02/24									
		2/20/24	1164884	202402	320-57200	-54500			*	342.00		
			SVCS 02/24									
A.D. BAYNARD PLUMBING, INC.											977.00	009199
5/01/24	00057	3/31/24	218769	202403	320-53800	-46800			*	4,469.00		
			SVCS 03/24									
APPLIED AQUATIC MANAGEMENT, INC.											4,469.00	009200
5/01/24	00756	4/26/24	03292024	202403	320-57200	-49400			*	100.00		
			SPECIAL EVENT DINNER 3/24									
		4/26/24	04192024	202404	320-57200	-49400			*	2,187.50		
			SPECIAL EVENT DINNER 4/24									
CHARM CITY											2,287.50	009201
5/01/24	00695	4/21/24	16744750	202404	320-57200	-41000			*	188.44		
			SVCS 04/24									
CHARTER COMMUNICATIONS											188.44	009202
5/01/24	00621	4/18/24	996047	202404	320-57200	-54501			*	250.00		
			SVCS 04/24									
		4/18/24	996049	202404	320-57200	-54501			*	145.00		
			SVCS 04/24									
COUNTRY BOY PEST CONTROL											395.00	009203
LAKA LAKE ASHTON SHENNING												

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5/01/24	00430	4/13/24	50294527	202405	310	51300	42502			*	144.90		
			SVCS 05/24						WELLS FARGO VENDOR FINANCIAL SVCS			144.90	009204
5/14/24	00522	5/04/24	31639459	202405	320	57200	43200			*	1,295.77		
			PROPANE 05/24						AMERIGAS			1,295.77	009205
5/14/24	00057	3/01/24	218459	202402	320	53800	46801			*	9,717.00		
			QTRLY SVCS DEC/JAN/FEB24						APPLIED AQUATIC MANAGEMENT, INC.			9,717.00	009206
5/14/24	00673	11/13/23	56303259	202311	320	57200	54500			*	43.01		
			SUPPLIES 11/23						ARAMARK			43.01	009207
5/14/24	00744	5/06/24	0524	202405	320	57200	45300			*	707.50		
			SVCS 05/24						BYRD'S UPHOLSTERY			707.50	009208
5/14/24	00741	5/01/24	15	202405	320	57200	34000			*	41,002.25		
			AMENITY MGMT 05/24						COMMUNITY ASSOCIATIONS AND			41,002.25	009209
5/14/24	00621	3/20/24	992538	202403	320	57200	54501			*	250.00		
			SVCS 03/24						COUNTRY BOY PEST CONTROL			250.00	009210
5/14/24	00330	4/08/24	17080	202404	320	57200	54540			*	910.00		
			REPAIR OF SIGN 04/24						EXTREME GRAPHICS			910.00	009211
5/14/24	00003	4/30/24	84850615	202404	310	51300	42000			*	39.16		
			DELIVERY THRU 04/19/24						FEDEX			39.16	009212
5/14/24	00781	4/29/24	00063986	202404	310	51300	48000			*	98.56		
			LEGAL ADS #10078353						GANNETT FLORIDA LOCALIQ			98.56	009213
5/14/24	00504	4/30/24	105174	202404	320	57200	54500			*	1,973.19		
			SVCS 04/24						KINCAID ELECTRICAL SERVICES			1,973.19	009214
5/14/24	00782	5/01/24	052024	202405	300	22000	10000			*	1,000.00		
			DAMAGE DEPOSIT REFUND										

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/24	052024	202405	300	36200	10500			*	43.75-		
			DAMAGE DEPOSIT REFUND										
		5/01/24	052024	202405	300	36900	10000			*	150.00-		
			DAMAGE DEPOSIT REFUND										
									RHONDA LEE			806.25	009215
5/14/24	00538	5/09/24	363831	202405	320	57200	54506			*	40.00		
			8 USED TIRES 05/24										
									PERFORMAMCE PLUS CARTS			40.00	009216
5/14/24	00753	5/01/24	052024	202405	320	57200	45300			*	269.75		
			SUPPLIES 05/24										
									POOL & PATIO CENTER			269.75	009217
5/14/24	00631	5/09/24	RES-19-1	202404	310	51300	31100			*	4,949.42		
			SVCS 04/24										
									RAYL ENGINEERING & SURVEYING, LLC			4,949.42	009218
5/14/24	00696	4/30/24	11715588	202404	320	57200	34511			*	715.28		
			SVCS 04/24										
		4/30/24	11715588	202404	320	57200	34501			*	28,179.33		
			SVCS 04/24										
		4/30/24	11715588	202404	320	57200	34504			*	614.18		
			SVCS 04/24										
									SECURITAS SECURITY SERVICES USA, INC			29,508.79	009219
5/14/24	00039	4/25/24	730397	202404	310	51300	32300			*	4,310.00		
			FEES 4/1/24-3/31/25										
									U.S. BANK			4,310.00	009220
5/14/24	00780	5/06/24	56304318	202405	320	57200	54500			*	43.01		
			SUPPLIES 05/24										
									VESTIS			43.01	009221
5/14/24	00664	5/13/24	1561-042	202404	320	57200	52000			*	7,239.94		
			PURCHASES 04/24										
									WELLS FARGO-ACH			7,239.94	009222
5/17/24	00522	5/10/24	31641918	202405	320	57200	43200			*	75.87		
			PROPANE 05/24										
		5/15/24	31645859	202405	320	57200	43200			*	196.16		
			PROPANE 05/24										
									AMERIGAS			272.03	009223
5/17/24	00756	5/17/24	052024	202405	320	57200	49400			*	2,355.00		
			PLATED LUNCH 05/17/24										
									CHARM CITY			2,355.00	009224

LAKA LAKE ASHTON SHENNING

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5/17/24	00757	5/13/24	402	202405	320	57200	54500		REPAIRS 05/24	*	165.00		
									CLIMATEGUARD COOLING SERVICES LLC			165.00	009225
5/17/24	00003	5/07/24	84922049	202404	310	51300	42000		DELIVERY THRU 04/25/24	*	30.39		
									FEDEX			30.39	009226
5/17/24	00215	5/01/24	464	202405	310	51300	34000		MGMT FEE 05/24	*	5,534.17		
		5/01/24	464	202405	310	51300	35100		INFORMATION TECH 05/24	*	83.33		
		5/01/24	464	202405	310	51300	31300		DISSEMINATION AGENT SVCS	*	125.00		
		5/01/24	464	202405	310	51300	51000		OFFICE SUPPLIES 05/24	*	2.50		
		5/01/24	464	202405	310	51300	34001		EXENDED BOARD MEETING	*	500.00		
									GMS-CENTRAL FLORIDA, LLC			6,245.00	009227
5/17/24	00011	5/16/24	25830	202405	310	51300	31200		ARBITRAGE SERIES 2015	*	600.00		
									GRAU & ASSOCIATES, P.A.			600.00	009228
5/17/24	00164	5/15/24	128919	202404	310	51300	31500		SVCS 04/24	*	4,605.47		
									LATHAM, LUNA, EDEN & BEAUDINE,LLP			4,605.47	009229
5/17/24	00238	5/09/24	306042	202405	320	57200	45300		SUPPLIES 05/24	*	2,157.45		
									SPIES POOL,LLC			2,157.45	009230
5/17/24	00780	5/13/24	56304361	202405	320	57200	54500		SUPPLIES 05/24	*	43.01		
									VESTIS			43.01	009231
5/17/24	00587	5/11/24	24009	202403	320	57200	54530		PINSETTER MAINT 03/24	*	765.38		
		5/11/24	24016	202404	320	57200	54530		PINSETTER MAINT 04/24	*	2,657.29		
									XS BOWLING SERVICE LLC			3,422.67	009232
5/29/24	00695	5/21/24	16744750	202406	320	57200	41000		SVCS 06/24	*	449.27		
									CHARTER COMMUNICATIONS			449.27	009233

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/29/24	00055	5/15/24	20735-05	202405	320	57200	43100			*	763.56		
			SVCS 05/24										
		5/15/24	20740-05	202405	320	57200	43100			*	316.38		
			SVCS 05/24										
CITY OF LAKE WALES-UTILITIES DEPT												1,079.94	009234
5/29/24	00466	5/01/24	49371	202405	310	51300	42501			*	5,262.00		
			LA TIMES NEWSPAPER 05/24										
CUSTOMTRADEPRINTING.COM												5,262.00	009235
5/29/24	00003	5/21/24	85066936	202405	310	51300	42000			*	30.33		
			DELIVERY THRU 05/15/24										
FEDEX												30.33	009236
5/29/24	00322	5/29/24	53-60-00	202405	320	57200	54000			*	280.00		
			53-BID-7176202										
		5/29/24	53-60-00	202405	320	57200	54000			*	140.00		
			53-BID-7176400										
FLORIDA DEPARTMENT OF HEALTH												420.00	009237
5/29/24	00504	4/17/24	105123	202404	320	57200	54500			*	367.00		
			SVCS 04/24										
KINCAID ELECTRICAL SERVICES												367.00	009238
5/29/24	00512	5/01/24	2698606	202405	320	57200	41000			*	65.00		
			SVCS 05/24										
KINGS III OF AMERICA, INC.												65.00	009239
5/29/24	00538	5/01/24	10145	202405	320	57200	54506			*	172.50		
			SVCS 05/24										
PERFORMAMCE PLUS CARTS												172.50	009240
5/29/24	00470	4/26/24	0424	202404	320	57200	54500			*	25.29		
			SUPPLIES 04/24										
SHUFFLIN'S SQUARES												25.29	009241
5/29/24	00234	4/25/24	60015377	202404	320	57200	51000			*	9.12		
			SUPPLIES										
		4/25/24	60015377	202404	320	57200	51000			*	9.12		
			CREDIT										
		4/25/24	60015377	202404	320	57200	54500			*	164.64		
			SUPPLIES										
		4/25/24	60015377	202404	320	57200	51000			*	44.99		
			SUPPLIES										
		4/25/24	60015377	202404	320	57200	54500			*	156.42		
			SUPPLIES										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/25/24 60015377	202404 320-57200-51000		SUPPLIES	*	72.91	
					STAPLES BUSINESS CREDIT			438.96 009242
5/29/24	00277	4/19/24 4566394	202404 320-57200-54100		SVCS 04/24	*	600.00	
					STATE FIRE EXTINGUISHER SERVICE, INC			600.00 009243
5/29/24	00780	4/29/24 56304277	202404 320-57200-54500		SUPPLIES 04/24	*	43.01	
					VESTIS			43.01 009244
5/29/24	00445	5/01/24 OS 68861	202405 320-57200-46200		MAINT 05/24	*	15,738.00	
					YELLOWSTONE LANDSCAPE			15,738.00 009245
5/31/24	00055	5/31/24 053124	202405 320-57200-43100		VOIDED CHECK-DIRECT DEP	*	.01	
		5/31/24 053124	202405 320-57200-43100		VOIDED CHECK-DIRECT DEP	V	.01-	
					CITY OF LAKE WALES-UTILITIES DEPT			.00 009246
6/04/24	00085	5/07/24 1165342	202405 320-57200-54500		REPAIRS 05/24	*	235.00	
					A.D. BAYNARD PLUMBING, INC.			235.00 009247
6/04/24	00057	4/30/24 219450	202404 320-53800-46800		SVCS 04/24	*	4,469.00	
					APPLIED AQUATIC MANAGEMENT, INC.			4,469.00 009248
6/04/24	00621	5/23/24 1000243	202405 320-57200-54501		SVCS 05/24	*	250.00	
					COUNTRY BOY PEST CONTROL			250.00 009249
6/04/24	00003	5/28/24 85141797	202405 310-51300-42000		DELIVERY THRU 05/23/24	*	81.88	
					FEDEX			81.88 009250
6/04/24	00768	5/01/24 17103	202405 320-57200-54510		MAINT 3RD QUARTER	*	220.00	
					FITNESS MACHINE TECHNICIANS			220.00 009251
6/04/24	00098	5/05/24 40961285	202405 320-57200-54500		SUPPLIES	*	823.05	
		5/05/24 40961285	202405 320-57200-46201		SUPPLIES	*	209.43	
					HOME DEPOT CREDIT SERVICES			1,032.48 009252
					LAKA LAKE ASHTON			
					SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/24	00750	4/26/24 22705	202404 320-57200-54500	SUPPLIES JANITORIAL SUPERSTORE INC	*	440.00	440.00 009253
6/04/24	00504	5/16/24 105250	202405 320-57200-54500	SVCS 05/24 KINCAID ELECTRICAL SERVICES	*	110.00	110.00 009254
6/04/24	00336	5/23/24 50444003	202405 320-57200-54000	UMBRELLA LICENSE MOTION PICTURE LICENSING CORP.	*	3,164.98	3,164.98 009255
6/04/24	00238	5/10/24 306054	202405 320-57200-45300	SUPPLIES 05/24	*	775.00	
		5/23/24 306513	202405 320-57200-45300	SUPPLIES 05/24	*	381.95	
				SPIES POOL,LLC			1,156.95 009256
6/04/24	00234	5/25/24 60030344	202405 320-57200-51000	SVCS 05/24	*	46.49	
		5/25/24 60030344	202405 320-57200-54500	SVCS 05/24	*	164.64	
				STAPLES BUSINESS CREDIT			211.13 009257
6/04/24	00780	5/20/24 56304406	202405 320-57200-54500	SUPPLIES 05/24	*	43.01	
		5/27/24 56304449	202405 320-57200-54500	SUPPLIES 05/24	*	43.01	
				VESTIS			86.02 009258
6/04/24	00430	5/13/24 50298195	202406 310-51300-42502	COPIER LEASE 06/24	*	144.90	
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 009259
TOTAL FOR BANK A						315,186.17	
TOTAL FOR REGISTER						315,186.17	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/24	00021	4/02/24	27858	202404	600-53800-68007				SOUND WAVES AUDIO VIDEO INTERIORS	*	4,999.00	4,999.00	000382
			SVCS 04/24										
5/01/24	00110	4/24/24	347	202404	600-53800-60006				CLIMATEGUARD COOLING SERVICES LLC	*	5,995.00	5,995.00	000383
			SPLIT SYSTEM BY ICP										
5/14/24	00119	5/09/24	052024	202405	600-53800-68008				C&C OUTDOORS INC	*	4,500.00	4,500.00	000384
			PET PLAY PARK PAVERS										
5/14/24	00119	5/09/24	0524	202405	600-53800-68008				C&C OUTDOORS INC	*	9,050.00	9,050.00	000385
			PET PLAY PARK PAVERS										
5/14/24	00114	4/18/24	20095	202404	600-53800-68006				H&S INVESTMENT GROUP OF CENTRAL	*	4,356.00	4,356.00	000386
			CONCRETE PATHWAY										
6/04/24	00096	5/09/24	10166	202405	600-53800-60099				S&S CONTRACTING OF POLK COUNTY INC	*	4,925.00	4,925.00	000387
			POND EROSION CONTROL 5/24										
TOTAL FOR BANK B											33,825.00		
TOTAL FOR REGISTER											33,825.00		

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
04/10/24	03/01/24-03/31/24	\$ 35,896.63	\$ -	\$ 6,481.10	\$ 23.69	\$ 10.29	\$ 846.89	\$ 41,496.87	\$ 35,155.48	\$ 6,341.39	\$ 41,496.88
05/20/24	INTEREST	\$ -	\$ 295.16	\$ -	\$ -	\$ -	\$ -	\$ 295.16	\$ 295.16	\$ -	\$ 295.16
05/31/24	04/01/24-04/30/24	\$ 10,619.69	\$ -	\$ 1,807.03	\$ -	\$ -	\$ 248.53	\$ 12,178.19	\$ 10,407.30	\$ 1,770.89	\$ 12,178.19
		\$ 2,296,273.12	\$ 6,706.94	\$ 438,249.91	\$ 87,948.36	\$ 16,852.78	\$ 52,594.45	\$ 2,583,834.38	\$ 2,170,865.20	\$ 412,969.19	\$ 2,583,834.39

Gross Percent Collecte	99.40%
Balance Due	\$16,564.29