

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*August 19, 2024*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

August 12, 2024

### **Board of Supervisors Meeting**

#### **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, August 19, 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 [jlebrun@gmsecfl.com](mailto:jlebrun@gmsecfl.com), or by telephone by calling (407) 841-5524, up until **2:00 PM on Friday, August 16, 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.*<sup>1</sup>)
4. Consideration of Minutes from the July 15, 2024 Board of Supervisors Meeting
5. Engineering Report
  - A. Consideration of Proposal from JNS Environmental for 4081 Dunmore Drive S-555 Catch Basin Repairs

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

- B. Consideration of Proposal from AAA Top Quality Asphalt for Asphalt Patching of Dunmore Inlets
- C. Presentation of Pavement Assessment Report dated August 12, 2024
- 6. Old Business
  - A. Discussion Regarding Status of Lake Ashton Storage Road Repairs on Dunmore Drive (*requested by Supervisor Landgrebe*)
- 7. New Business
  - A. Consideration to Amend and Extend Agreements for District Services:
    - I. Third Extension and Amendment to the Landscape Maintenance Services Agreement with Yellowstone Landscape-Southeast, LLC
    - II. Extensions to Aquatic Management Services Agreements with Applied Aquatics
      - a) East Conservation Area, Mitigations 1B & 7A, Wetlands 2-6 & 8, Pine Island & Utility Easement
      - b) West Conservation Area from Clubhouse to Boat Ramp
      - c) Lakefront, Twenty-One (21) Golf Course Ponds, E-1 Littoral Shelf, Two (2) Canals, and Thirteen (13) Stormwater Ponds
    - III. Security Services Agreement with Securitas (*Information regarding this item may be exempt from Public Records Requests; Supervisors will be provided a copy under separate cover*)
  - B. Consideration of Draft Changes to Pet Play Park Policies (*requested by Supervisor VanSickle*)
  - C. Discussion Regarding Parking on CDD Property (*requested by Supervisor Landgrebe*)
- 8. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
    - I. Consideration of Additional Paint Colors for Painting Clubhouse and Surrounding Amenities
    - II. Consideration of Quotes to Replace the Clubhouse Gutter System
  - C. Operations Manager
    - I. Landscaping Update
      - a) Presentation of Monthly Landscaping Checklist and Report
  - D. District Manager's Report
- 9. Financial Report
  - A. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **July 15, 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:

Brenda VanSickle	Chairperson
Mike Costello	Vice Chairman
Steve Realmuto	Assistant Secretary
Debby Landgrebe	Assistant Secretary

Also present were:

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

*The following is a summary of the discussions and actions taken at the July 15, 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 constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Ms. Burns asked for any comments on the agenda. Ms. VanSickle requested to move 7E up after Engineer's Report. Ms. Landgrebe requested to add an item pertaining to the storage units and Dunmore Road.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved 4-0 as amended.

**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. Ms. Burns noted they have a separate public hearing today on the budget that comes in the middle of the agenda.

Ms. Burns received an email public comment that was requested to be read from Gary Sfeir (4468 Waterford Drive). Mr. Sfeir stated, *“Over the past year, I have communicated with several Board members and Christine Wells that the audio for the Zoom calls is absolutely terrible. You may recall Lloyd making the same comment in the CDD meeting 3 or 4 months ago. I would like to express my support to having the Lake Ashton I CDD Board of Supervisors approve the budget line item for a new audio system so the monthly zoom calls are clear and the voices are understandable. I frequently attend the CDDII monthly calls via Zoom and I have never had an issue listening to their Board of Supervisor meetings. Thank you. Gary Sfeir 4468 Waterford Drive”*

Marti Schmidt (4404 Ventana) commented that she is concerned about going forward with the reciprocal easement contract, which to her sounds like a forever deal. She stated item six talks about permitted users and it discusses a non-resident member in the District’s rules, but there is no definition of who a non-resident member would be. She suggested the reciprocal easement contract be reviewed. She asked why they were putting something in there permanently and asked if they could have a lease agreement with them.

Mr. Realmuto responded to Mr. Sfeir’s comment on the Zoom audio and stated he 100% supports improving the audio for Zoom calls so residents can hear the Board of Supervisors meetings. He noted they discussed this at many meetings before. He also noted that reviewing the quote for \$57,000 did not include a single line item that would improve the audio on the Zoom calls.

Mr. Sfeir (4468 Waterford Drive) commented that he can hear clear today and he wanted to thank those who fixed the equipment.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Discussion Regarding Appointment to Vacant Board Seat #1 (*tabled from June 17, 2024 Meeting Agenda*)**

Mr. Realmuto moved to appoint Greg Ulrich to the vacant seat. He explained that his reasons were that the Florida statutes that governs CDDs, Section 190, states “*if, during the term the office, a vacancy occurs, the remaining members of the Board shall fill the vacancy by an appointment for the remainder of the unexpired term.*” He expressed his belief that the community is best served by a full complement of five Board members.

Ms. VanSickle commended Mr. Ulrich for stepping up and running for this seat. She stated Mr. Ulrich will be seated in November. She noted her concern was that every decision they make has an impact and there are two sides to every story. She also noted a concern expressed to her that if they go ahead with this, they could impact the other elections. She stated she doesn’t want to be accused of doing anything that could impact or even be seen as impacting. Hearing no second to Mr. Realmuto’s motion, the motion dies.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes from the June 17, 2024 Board of Supervisors Meeting**

Ms. VanSickle presented the June 17, 2024 Board of Supervisors meeting minutes. She asked for any comments or changes. Ms. VanSickle sent Ms. Burns a couple minor details. Ms. Burns noted they received a couple of minor comments from Supervisors that will be incorporated in the signed version. Mr. Realmuto noted a correction on page six, fourth line down, where it has “*required*”, but should be “*acquired*”.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Minutes from the June 17, 2024 Board of Supervisors Meeting, were approved 4-0 as amended.

**SIXTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Posten presented the Engineering Report to the Board. He stated they had a couple of projects that were completed, the Stone Creek Loop inlet repair, the flume on Hole #4, and the field work for the PCI Index update and they will have a report together



before the next meeting. He reported two projects that they have been working on. One is the City of Lake Wales sanitary sewer inspection, but they have not been responsive. He explained that they have moved up to the next level and reached out to the assistant city manager, but she is out of office and will be back tomorrow. He stated if they don't hear something from her, they have been coordinating with Brenda and they will keep escalating it until they get a response from the city. Ms. VanSickle stated she has no problem making phone calls. Mr. Posten is going to follow-up tomorrow. Mr. Posten stated the other project they have been working on is the inlets on Dunmore. They have coordinated with a few contractors. They have a quote that is pending and it's going to be to go in to the inlets, drain the water out of the pipes, possibly inject the hydraulics in it from the inside once they find where the infiltration is coming from. When they get the quote back, they will come back to the Board with recommendations on how to move forward.

#### **A. Storage & Dunmore**

*\*Item A was added to agenda by Ms. Landgrebe.*

Ms. Landgrebe noted the trench is not repaired and it is getting larger on both sides. She added she has saw a golf cart kind of tip as they go over it. Ms. Carpenter stated they reached out to the developer last week and Ms. Wells reached out as well. She explained that they would be contacting their engineer to get that worked out. Mr. Costello stated he and Ms. Wells spoke to them while they were doing the work there and they told them that when it's repaired, they expected it to be repaired in the same condition it was found in. He noted they apparently got the message; they just didn't pay attention to it. Ms. Landgrebe stated this is not an example of a good neighbor and now they want them to sign an easement. It was noted that this needs repairs immediately. Ms. Landgrebe asked if a resident gets injured through their bike falling or golf cart or vehicle damaged, what recourse do they have. Ms. Carpenter responded that they would come to the CDD and the CDD would go back to them and their contractor. Ms. Landgrebe asked if they could sue them now for not repairing it. Ms. Carpenter responded that she just got the message last week that they have not responded, their attorney responded immediately and got the information, and they asked them Friday afternoon to contact the

engineer. She recommended giving them a day to see if they contact and she will call the attorney again to tell them that she was advised today that this is dangerous and needs to be fixed immediately. Mr. Posten stated they have not heard from them yet.

**E. Discussion/Consideration of Draft Reciprocal Easement Agreement**

*\*Item 7E, was moved up and taken out of order.*

Ms. Carpenter provided a history over the past month stating they have probably had eight drafts of this. They went back and forth with their counsel and had a number of conference calls. There are two issues Ms. Carpenter addressed to make sure the Board is comfortable with. She explained that their idea is that they have a reciprocal easement meaning they get access to their entire parcel, which is the pathway and the part of the pond.

Ms. Carpenter addressed the comment earlier stating the non-resident users are people who have paid Lake Ashton the fee to be able to use all the amenities in Lake Ashton. She explained that the people that would use the boat dock would be Lake Ashton residents, Lake Ashton II residents and people who have paid the fee to use the amenities of Lake Ashton I or II.

Mr. Carpenter noted the developer requested saying if they don't have at least 50% of the docks used by those people, they wanted to have access to outside users because they need to break even on their expenses, which is the one change they asked for. She noted hopefully there will be enough Lake Ashton people that will want to use the dock that it will not be an issue, but they need to have access if at least 50% of the boat slips are not used because they have to be able to pay back the cost that it makes. She noted the second issue is people want access to the dock itself, which they said was fine, but they want everyone to understand clearly that when they build the boat dock, they will have a gate for the actual slip access because those people will be paying for that access. There will be a portion of the dock that is gated off for the people that are paying for that cost. Ms. VanSickle asked if residents with a boat that don't purchase or rent a boat slip can still have access to the boat ramp to put a boat into the lake. Ms. Carpenter responded yes. Ms. Landgrebe reminded everyone that so far they have not showed themselves to be good neighbors. She agreed that they should lease as opposed to an easement. She

also asked if they could go back to the Joint Amenity policy and increase non-member resident fees. Ms. Carpenter stated that they feel that they are adding an amenity for the Lake Ashton residents, and they feel that this is an amenity that residents should be happy about. She also stated that it gives them access to that lake and the pathway that is currently being used by the public, which could be shut off to the public. She noted she got the impression that this is the best they are going to do. She stated if they lease to them, then they get into the issue of taxes because it would be a private use. They would have to get into issues of bond counsel opinion not only on taxes, on the use of that small portion of the conservation land, if there are any bond funds used for it. She stated that a lease of government property for private use is a big deal and would take a lot of issues. She noted in this case, they are doing kind of a swap where they are each using the other portion of approximately the same value.

Mr. Realmuto addressed comments with the first one being a comment made by Ms. Schmidt on the non-resident user not being defined. He explained that non-resident user is defined in the Joint Amenity policy. He further explained that it is not something that is optional, they are required to do that. He stated the only question is what they would legally be able to charge for it. The other point he made was that this is about more than residents' access to the boat dock. He noted their team has done a great job in getting that codified in this easement agreement. He explained it's about access from the road nearby to the cart path and the ponds. He noted one concern in some of the phrases including the top of the second page of the easement agreement where it refers to unpaved pathways/roadways. He stated they want to do whatever they can to ensure that this includes access to the paved golfcart path. Ms. Carpenter responded she doesn't think that will be a problem.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with Ms. VanSickle, Mr. Realmuto, Mr. Costello in favor and Ms. Landgrebe opposed, the Reciprocal Easement Agreement, was approved 3-1 as amended.
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Ms. Carpenter asked that if they do have a little change or two, the Chairman could approve those.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Public Hearings**

**I. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. VanSickle asked to open the public hearing.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Opening the Public Hearing, was approved 4-0.
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**a) Public Comment**

Ms. VanSickle opened the public comment period.

Ms. Schmidt (4404 Ventana) commented that on the budget, she couldn't get the proposed budget capital reserve fund amount to match up with the wheel of what they are going to do. She added the two numbers don't match. She stated she has been in accounting all her life. She asked why doesn't the wheel that is showing what these projects are going to be specifically matched to the line item that is in the budget. Secondly, she commented that the management letter for the review of the finances had a finding that the District inappropriately utilized budgeted capital reserve funds to mostly fund the deficit and the operations. She asked what the Board has put in place so that doesn't happen again and how do the residents know that won't happen again. She stated a budget is a budget and it doesn't mean they spend all the money. She also commented that in the capital reserve fund it says, "*golf course bridge maintenance, \$30,000*". She noted maintenance is operation cost, not a capital improvement. She added that if they were replacing them totally, great, but if they are just adding boards or fixing them, they go to operations. She stated she is reading it and she thinks they are doing a great job, but she is concerned about how the money was spent the last time when they trimmed the budget for capital, they took out the dog park and they took out \$57,000 for some audio-visual equipment. She asked if they were already in the process, is it going into this years, was it addressed this year. She thought the pet park was supposed to be 2025 and then all of a sudden she sees that they are redoing the pet parks. She is concerned about commingling of funds from each budgeted year and how the Board and staff is going to make sure that is prevented.

Ms. VanSickle thanked Ms. Schmidt stating that shows her that she read that very carefully. She explained that the pie chart in the agenda is something that Mr. Realmuto did, and he will address that when they get to it. She noted that the suggestions of things to cut were Mr. Realmuto's suggestions.

Ms. Burns asked to close the public hearing.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle with all in favor, Closing the Public Hearing, was approved 4-0.

- b) Discussion Regarding Fiscal Year 2025 Budget Analysis Documents *(requested by Supervisor Realmuto; back-up documentation provided by Supervisor Realmuto)***
  - i. Proposed Fiscal Year 2025 General Fund Expenditures Chart**
  - ii. Proposed Fiscal Year 2025 Capital Project Fund Expenditures Chart**
  - iii. Lake Ashton CDD Cumulative Assessments Chart**

Mr. Realmuto stated he submitted three things on this, and the capital project fund is the second one. He reviewed these in order. The first one is that residents always ask where the money goes. He explained that the budget is essentially divided into two pieces, the general fund that covers their operating expenses and most maintenance and the capital projects fund from which they fund new capital projects, major renovations, etc. He briefly reviewed the general fund stating the percentages haven't changed much from year to year. The biggest notable increase the percentage of the pie is insurance from 3% to 4%. Ms. Burns stated the only line items that changed in the budget since the Board approved the preliminary budget for the actual line items was the increase and that was based on the amount that they were provided from the insurance agent and that is because they went through and did an appraisal. She stated that the value of what they were insuring has been increased to reflect current values. She pointed out that is different from the regular insurance increases that they previously had based on percentages. She noted the largest portion of that was because of the appraisal that was done.

Mr. Realmuto addressed the comment about discrepancies stating he has the same deadline as everyone else for getting these in. These numbers were based off the

proposed budget from May. Whereas the numbers in this agenda packet, he didn't get until after this was submitted. He noted that probably accounts for the relatively small discrepancies.

Mr. Realmuto pointed out the other significant thing in the pie chart that is new, which is the access control system. He explained that is something they are adding, so there is no percentage increase there. They are projected to spend \$128,000 less than they budgeted for. The general fund is in good shape if they meet their projections.

Mr. Realmuto addressed the pie chart on the capital project fund expenses. He noted the capital projects fund is where they tend to overspend. He stated their big concern is with the proper funding of the capital projects fund, the funds are there when they need them. He addressed some discrepancies noted by Ms. Schmidt. He explained that it's important to note that every \$100 lot assessment increase on the 978 lots this year raises net revenue of 95,363. Based on that, he explained, he believes there is room for an assessment decrease.

Mr. Costello noted one of the problems they have had all along is waiting and the price keeps going up. They do not have a spending problem and where Mr. Realmuto was coming along with that was beyond him. They have a problem with inflation that they continuously put a job aside and then when they turn around to go to do it, they end up spending anywhere from 33%-50% more in order to get the job done. He pointed out they have a responsibility to keep this community in the same shape they found it when they drove through the gate. He stated if they start doing stuff like this, the price of the houses are going to go in the garbage. He doesn't want that to happen.

Ms. Landgrebe responded she agreed with Mr. Costello and added that this is what the problem has been with previous Boards, which is delay projects. She clarified that it was not this Board and she told Mr. Realmuto she didn't appreciate him continually accusing them of spending money. She explained that they spend the money to maintain the community. Mr. Costello stated they have an obligation to keep the community up.

Ms. VanSickle stated she remembers four years before she got back on the Board, every person on the Board had a job and Mr. Realmuto was the financial person. She explained that she stood at the podium and pleaded with the sitting Board to please put a stop to the losses that the restaurant is doing, which was over \$400,000. Mr. Realmuto

responded that they lost less this month than they did last month, and he didn't think they should terminate them. They lost over \$400,000 and Mr. Realmuto is saying they have a spending problem. She added she will take responsibility because she was on the Board eight years prior, and they didn't raise assessments. They were a new community then and they were balancing their budget and funding their reserves, but now they are an aging community. She noted that they were playing catch-up with what was done on a previous Board of which Mr. Realmuto was the financial advisory. Mr. Costello stated they have to spend money sometimes in order to make money. He also stated they have to spend money, so they don't anticipate that when they do go to spend the money, that they are going to pay another 50% on what they budgeted. Ms. Landgrebe pointed out that the proposed budget doesn't include inflation increases when they actually go out to bid things. Mr. Costello did agree that the \$57,000 for a speaker and improvements, is a little excessive. He suggested maybe looking at rebidding that and seeing where it ends up.

Mr. Realmuto addressed the comments made by the other three Board members. He stated he was not in favor of letting anything go there. He believes they need to maintain their facilities to their high standards. His only point is that they don't need to do it on an arbitrary schedule. He thinks they should do things when the conditions require that they be done. As far as inflation, one thing has changed and that was their funds that they have on reserve. He pointed out that they have been starting the years after the carry over transfer that they usually make in January with close to \$1,000,000. He further explained that money earns interest, and it is projected to earn \$25,000 in interest for Fiscal Year 2024. He added he wasn't saying that will take care of all of the increase because things have gone up even more than that, but that offsets at least some of the more common inflation related things. He asked that the other Board members not misunderstand his position to be that they should let anything go. He clarified that they should maintain it when it needs to be maintained, but not just because they put it in a capital projects list. Mr. Realmuto stated he was flexible, but they need to keep a very tight control on finances.

Mr. Realmuto addressed Ms. VanSickle's comment on him being a big proponent of the restaurant and the restaurant's spending. He noted he wasn't on the Board when

the restaurant was accepted. He stated the proposal looked good, but he very quickly saw the Board had written a blank check. He spent the next year and a half making sure that the facts and the losses that they were incurring were put before the Board. He doesn't think anyone was as big a proponent as either fixing the problem or getting rid of the restaurant. He noted he was threatened and told he should resign from the Board because he wasn't supporting the restaurant. He stated he takes offense if he is being painted as big proponent of the restaurant after seeing how they performed. He pointed out there was a single meeting when they brought in a new manager that he said it seemed like things were turning around and he suggested giving it another month or two. He added that over the course of the 18 months, he realized the amounts they were losing and was arguing for getting rid of that loss. Ms. VanSickle stated they very quickly saw the restaurant was losing money and she was pleading with the Board to terminate it and stop the hemorrhaging of money. She added that Mr. Realmuto's response was that they lost less that month than they did the month prior. She explained that carries over to where they are today because they lost all that money, and they were dinged in their audit for taking money out of capital reserves to cover losses. Mr. Realmuto explained what they did to address that, which was they started by creating a separate fund. He stated he was against that from the beginning, but they started by creating a separate enterprise fund for it and they have since dissolved that fund. He noted that issue was addressed. Mr. Costello suggested that instead of looking at it and saying they have a spending problem, they should look at it and say they need to find a way to bring more money in. Mr. Realmuto asked all Board members to be equally receptive to ideas for funding that can be deferred that does not harm the perception of their community for all their residents. He added that it is only through a combination of both revenue and being fiscally prudent with their spending that they are going to achieve what they need to achieve and have the money there. He pointed out that when he talks about cutting spending, it's not so they can spend less, it's so there will be more money in the reserve fund to spend on things that need to be spent on.

*\*Supervisor VanSickle prepared the following handout to be incorporated into budget discussion.*



Fiscal Year	Gross per unit assessment	Assessment yearly increase	Cumulative \$ increase
2008	1621.40		
2009	1621.41	.01	.01
2010	1788.26	166.85	166.86
2011	1714.41	(73.85)	93.01
2012	1714.41	0	93.01
2013	1714.41	0	93.01
2014	1714.41	0	93.01
2015	1714.41	0	93.01
2016	1714.41	0	93.01
2017	1714.41	0	93.01
2018	1714.41	0	93.01
2019	1714.41	0	93.01
2020	1875	160.59	253.60
2021	1875	0	253.60
2022	1969	94	347.60
2023	2269	300	647.60
2024	2369	100	747.60
2025	2569	200	947.60

Prepared by Supervisor Van Sickle

Only had access to data back to 2008

Updated July 8, 2024

\$747.60 divided by 16 years equals \$46.72

\$947.60 divided by 17 years equals \$55.74

From 2008 to 2025

10 years with no increase

1 year with a decrease

**c) Consideration of Resolution 2024-07 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. VanSickle made a motion to approve Resolution 2024-07.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello, Ms. Landgrebe in favor and Mr. Realmuto opposed, Resolution 2024-07 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved 3-1.

**II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. VanSickle asked to open the public hearing.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, Opening the Public Hearing, was approved 4-0.

**a) Public Comment**

Ms. Burns stated this public hearing is imposing their assessment for collection based on the budget that the Board adopts. It imposes the assessment for both debt and O&M. Hearing no public comments, Ms. VanSickle asked to close the public hearing.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Closing the Public Hearing, was approved 4-0.

**b) Consideration of Resolution 2024-08 Imposing Special Assessment and Certifying an Assessment Roll**

Ms. VanSickle presented Resolution 2024-08.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Ms. Landgrebe, and Mr. Costello in favor and Mr. Realmuto opposed, Resolution 2024-08 Imposing Special Assessment and Certifying an Assessment Roll, was approved 3-1.

**B. Consideration of Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025**

Ms. VanSickle presented Resolution 2024-09 to the Board. Ms. Burns stated they kept the schedule the same, but they did make a couple of changes based on holiday

schedules, etc. Ms. Landgrebe requested to change the May 19 date to May 12 and June 16 date to June 2. The Board agreed with changing May 19 to May 12. After discussion, the Board agreed to change the June 16 date to June 23. It was also decided to move the Budget Workshop to the March 17 meeting.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved 4-0 as amended.

**C. Consideration of the Adoption of Goals and Objectives for the District**

Ms. Burns stated there was a change in Florida Statute that requires all CDD Boards to adopt goals and objectives. She pointed out they were just notified of this last month, and they need to adopt it prior to October 1. Ms. Burns' office put together and recommended a general goals and objectives sheet to present to the Boards, which would comply with statutory requirements that are in place. Mr. Realmuto requested to change the requirement of only three regular Board of Supervisor meetings to at least six Board of Supervisor meetings. The Board agreed with Supervisor Realmuto's request.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Adoption of Goals and Objectives for the District, was approved 4-0 as amended.

**D. Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated the audit report is included in the agenda packet for review. She noted the District is required to get an annual audit. There was one finding that has to do with the funds for the restaurant. They anticipate that issue will not be noted for the next Fiscal Year because this is the Fiscal Year 2023 audit. She explained this has been submitted to the state prior to the June 30 deadline. She further explained this was an independent audit report, and they are looking for a motion to accept it.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, the Fiscal Year 2023 Audit Report, was approved 4-0.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Ms. Carpenter stated this month has been spent mostly dealing with the reciprocal easement and she also had a number of questions from the Board members this month on various issues. Other than that, she stated there was nothing out of the ordinary this month.

**B. Lake Ashton Community Director**

**I. Consideration of Quotes to Paint the Clubhouse and Surrounding Amenities**

Ms. Wells presented the Community Director Report to the Board. She provided an update on safety and security stating they met with LA II CDD staff and they are going to be receiving their training from Securitas, so they received theirs. She noted they have a separate contract, and they received the training as well and they are going to be attending their training when they have theirs. She pointed out they attended theirs when they had theirs, so they will get training again. She added that they are pretty well-versed with the system with everything they have worked through with the system. She stated training for residents is still pending. She also stated the walkthrough with Securitas staff occurred on June 21 where, they put together a list that she sent Supervisors that had all the concerns they had in regards to installation and some camera issues that they had. She added that to her knowledge, most of them have been taken care of. She stated they have done a decent job. There were some drywall repairs that need to be done. They sent pictures of every door to walkthrough and there was one pending camera issue to be taken care of. She stated they are still aiming to do distribution around the end of July/beginning of August. She noted there hasn't been anything going out to staff yet because she wants to wait until LA II CDD gets their training and staff gets back from vacation because she needs everyone there when they do it. She stated the Joint RFID and Amenity Access Card Policy has been finalized with the changes discussed at the June meeting. The final document was sent to all Supervisors on June 26. She stated they received the sign for the Thompson Nursery Road entrance, and it will be installed this week.

Ms. Wells provided a TECO follow-up stating she emailed him a list of every issue with every pole. She anticipates that it will take a while because every pole needs to be painted and a few where the lights stay on during the day. She received an email while she was on vacation about someone reporting that the lights off. She added most of it is poles that need to be painted and poles with no identifying numbers on the front. There were only about four or five leaning poles out of the 233. She noted she is still working with them, and she doesn't have an update, but they do have everything. She received an email back saying he was on vacation this week.

Ms. Wells reviewed general updates and follow-up. She stated the main thing she wanted to talk about was the kayak company. She went back to the kayak company with the questions Board members had at the April meeting. The following options were offered to get the program started with the required activation fees. She noted with either option, it is recommended Lake Ashton charge \$30 per 2-hour rental with 50% going to Lake Ashton and 50% going to rent starting on Day 1. She stated staff doesn't recommend moving forward with the current options that are on the table. She added that staff did ask if they would be willing to retain 100% of the revenue coming in, but they were not willing to accept that option at the present time. They met with RTC Outdoor on April 29 to begin plans for the Clubhouse "backyard" to include the areas discussed at the Budget Workshop, but this plan has not yet been received. She noted they have met with one of their vendors there as well. She followed up with her before she went on vacation to see if there were any updates, and she was going to get with their landscape vendor. She added that they are supposed to be providing a 3D drawing or map of what they would recommend for being in the back area for Supervisors to consider. She pointed out that it is something that they are doing free of charge, and they were trying to be patient. She stated they did get quote from another vendor that is about \$10,000.

Ms. Wells reviewed the Project Tracking List. She stated they are still tying everything in with the conversion to natural gas. They have made some sod replacement on the golf course side, and she is working with them on that because there were some issues with how the sod was laid. She has a third vendor that is going to come and give a quote on replacement of the restaurant equipment tomorrow. She is going to move forward with alternative gas with doing the conversion with that. The other contractor that

she had coming in could only do part of it. She explained that she wasn't feeling very confident in that, so she would rather go with someone who they have worked with in the past who has a proven track record with them as well as other customers.

Ms. Wells presented quotes to paint the Clubhouse and surrounding amenities. She stated there was a purchase analysis that was put on the front to compare the two. She noted the last date that the Clubhouse was painted was 2016, the last date the pavilion was painted was in 2008, the last date the shuffleboard court was painted was 2008, and the last date the pool columns was painted was 2016. After discussion, it was decided to go with Bock & Hoeft Custom Painting's quotes for \$35,185.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Proposals from Bock & Hoeft Custom Painting for \$35,185, was approved 4-0.
--

**C. Operations Manager**

**I. Landscape Update**

**a) Presentation of Monthly Landscaping Checklist and Report**

Mr. Fisher presented his report to the Board. He stated they had five dead queen palms removed along Lake Ashton Boulevard. He stated there was still some shell to be removed and Bermuda grass to be installed. They are working on getting extra weed control scheduled. José will be getting some stakes for the leaning bougainvillea at the entrance and he will get that taken care of this week. He noted the firebush at the entrance to the community seems to be growing at a rapid pace. They trimmed it down about a foot, but it grew back. They are going to trim it back another foot and maintain it at that level for visual reasons for drivers. He noted the shrubbery is getting tall and unsightly at Aberdeen, so staff is going to trim that down to about fence level.

Mr. Lopez stated next week starting Monday they are going to be taking care of the palms throughout the whole property. He noted there may be some lane closures and the crew is going to have extra people to redirect traffic.

Mr. Fisher continued presenting his report stating the CDD ponds were reviewed with Applied Aquatics. He stated there are still some ponds that are dry with vegetation growing. Those weeds are going to be treated. He pointed out that Pond GC3 is overrun with American Lotus Lilly, but it's being treated. He stated they replaced the two entrances

to the pavilion. He also stated staff installed a water fountain at the shuffleboard court. He noted they would pressure wash columns and fencing along the bridge near the island green and paint the columns and light fixtures. The tentative start date is the week of July 15, 2024. He also noted the bumper pads at the shuffleboard court will be replaced, which should start the week of July 22, 2024. Mr. Fisher concluded his report presentation.

**D. District Manager’s Report**

Ms. Burns had nothing specific to report to the Board, but she was happy to answer any questions. She reminded the Board she will send someone to fill her spot next month.

**NINTH ORDER OF BUSINESS**

**Financial Report**

**A. Combined Balance Sheet**

**B. Capital Projects Reserve Fund**

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

**D. Approval of Check Run Summary**

Ms. Burns presented the financial report to the Board. She was happy to answer any questions. Mr. Realmuto commented on the combined balance sheet stating the balance in the capital projects fund as of now is \$694,000. He noted in the general fund they have some savings, but since they haven’t actually activated or started paying for the access control system, they are projected to save quite a bit as well.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved 4-0.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Resident Frank Kennedy (3065 Dunmore Drive) commented on the contracts that Lake Ashton generates for vendors based on his experience in his professional career. He feels the security vendor has got away with a lot. He thinks they need project schedules tied to progress payments, and their purchase orders need to be looked at closer by their lawyers.

Resident Marti Schmidt (4404 Ventana) commented on the budget and tennis courts.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor  
Open Discussion**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



# SECTION V



**08/19/2024**

**Lake Ashton I CDD Meeting  
Engineering Report**

- **City of Lake Wales Sanitary Sewer Inspection**
  - City provided sanitary sewer footage and summary of intended repairs.
  - RES has reviewed the footage internally and notified the City of additional repair needs.
  - RES has requested an additional meeting with City staff to discuss a repair plan and schedule.
  
- **Hole #4 Pond Bank**
  - Bank repair not holding due to weather.
  - RES is coordinating with the contractor and staff on alternate repair options.
  
- **Dunmore Inlets**
  - Quote from JNS Environmental for \$8,845.00 per inlet to seal pipes and fill subsurface voids.
  - Quote from AAA for asphalt patch at \$2,000 per inlet or \$4,000 for all 3 locations.
  
- **PCI Index Update**
  - Please see included report.
  
- **Storage Building Construction**

# SECTION A



Rayl Engineering  
810 East Main Street  
Bartow, FL 33830  
Project:  
4081 Dunmore Dr  
Lake Wales FL

July 16, 2024

**4081 Dunmore Dr S-555 Catch basin Repairs:**

JNS Environmental agrees to grout and hydraulically cement the leaking catch basin causing a depression near the catch basin. We will plug the system off and pump it down. Once the system is dry we will hydraulically cement the catch basin using spec chem spec plug hydro and inject grout using AV101 grout.

<b>Vac Truck for 10 hours</b>	<b>\$3,500.00</b>
<b>Technician for 8 hours</b>	<b>\$760.00</b>
<b>Plug/Dewater</b>	<b>\$1,300.00</b>
<b>Material</b>	<b>\$3,285.00</b>
<b>Estimated Total:</b>	<b>\$8,845.00</b>

Pricing Does not Include:  
Asphalt/Concrete curb repairs

Pricing Valid for 30 Days.

*\*Acceptance of proposal: The above materials, prices, and payment terms of net 15 days are satisfactory and hereby accepted by signature below.*

Shane Kovacs  
General Manager  
JNS Environmental

\_\_\_\_\_ Date

\_\_\_\_\_ Authorized Signature

\_\_\_\_\_ Print Name

# SECTION B

AAA Top Quality Asphalt  
P. O. Box 1564  
Winter Haven, FL 33882 US  
+18635215454  
aaatopqualityasphalt@gmail.com  
www.aaatopqualityasphalt.com

# Proposal



**ADDRESS**  
LAKE ASHTON CDD  
4141 ASHTON CLUB DRIVE  
LAKE WALES, FLORIDA 33859 USA

**SHIP TO**  
DUNMORE ROAD INLETS

PROPOSAL #	DATE
11489	08/09/2024

**SALES REP**  
DAVID PRILLHART

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<b>SALESMAN 4</b>	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT DAVID PRILLHART FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863) 956-7724, OR AT THE OFFICE AT (863) 521-5454.			
<b>JOB INFO</b>	DUNMORE INLET PATCH REPAIRS			
<b>ASPHALT REPAIR 1</b>	DIMENSIONS PROVIDED BY CUSTOMER POWER SAW CUT REMOVE DAMAGED ASPHALT FROM REPAIR AREA AS NEEDED, OR USING A SKID STEER WITH A 24" COLDPLANNER.  USING A TACK WAGON, APPLY ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.  INSTALL 1.5" OF SP 9.5 40% RAP FDOT HOT MIX TYPE ASPHALT MATERIALS.  ROLL, LEVEL AND PACK TO EXISTING ELEVATION AND PROPER DENSITY WITH A STEEL WHEEL ROLLER.  AREAS INCLUDE 4049 DUNMORE ROAD - 15' X 6' 4045 DUNMORE ROAD - 20' X 6' 4081 DUNMORE ROAD - 15' X 6'	1	4,000.00	4,000.00

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<p><b>JOB INFO</b></p> <p><b>EXCLUSIONS</b></p>	<p>IF DONE INDIVIDUALLY, A CHARGE OF \$2,000.00 PER EACH WILL APPLY</p> <p>*** PLEASE NOTE ***</p> <p>DUE TO THE VOLATILITY OF THE CURRENT MARKET IN REFERENCE TO OIL BASED PRODUCTS, WE RESERVE THE RIGHT TO RE-LOOK AT PRICING AT TIME OF ASPHALT INSTALLATION.</p> <p>EXCLUSIONS:</p> <p>ASPHALT OVERAGES DUE TO BASE NOT BEING CORRECT, TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. NOT RESPONSIBLE FOR REFLECTIVE CRACKING COMING UP DUE TO PAVING OVER OLD ASPHALT OR CONCRETE. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. POSITIVE DRAINAGE IS NOT GUARANTEED ON ALL AREAS. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION. ALL WORK QUOTED IS SPECIFIED ABOVE. ANY WORK NOT SPECIFICALLY LISTED IS NOT INCLUDED.</p> <p>WARRANTY OF ASPHALT PAVEMENT OR BASE INSTALLATION IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY EXISTING SUB-GRADE SOILS AND / OR SUB-GRADE SOILS THAT CONTAIN CLAYEY SOILS, ORGANICS OR UNSUITABLE MATERIALS.</p> <p>WARRANTY OF ASPHALT PAVEMENT IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY BASE AND / OR SUB-GRADE INSTALLED AND COMPACTED BY OTHERS.</p> <p>WHEN INSTALLING A "SPORTS COURT" ON TOP OF NEW ASPHALT TQA WILL NOT RESPONSIBLE FOR ANY SURFACE PATCHING AND OR LEVEL COURSE DUE TO THE ASPHALT BEING "ROUGH" OR "UNEVEN". THIS</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>IS ALWAYS THE CASE IN THIS PRACTICE AND SHOULD BE INCLUDED IN THE SPORT COURTS BID TO YOU. ASPHALT IS ROUGH AND POROUS IN NATURE. NO BACK CHARGES WILL BE ACCEPTED.</p> <p>TQA SENDS OUT NTO'S ON EVERY PROJECT LEASE EXPECT TO SEE ONE FROM TQA AS WELL AS ANY SUPPLIER AND OR SUB-CONTRACTOR. THIS IS STANDARD PRACTICE.</p> <p>PAYMENT IS DUE IN 30 DAYS FROM ORIGINAL INVOICE DATE. IF PAYMENT IS NOT RECEIVED WITH IN 60 DAYS FROM ORIGINAL INVOICE DATE A NOTICE OF NON-PAYMENT WILL BE FILLED/SENT OUT WITH THE INTENT TO LIEN IN 10 DAYS. IF A ATTORNEY IS RETAINED IN ORDER TO COLLECT PAYMENT THEN THE FEES WILL ALSO BE INCLUDED. PRIOR TO PAVING THE BASE NEEDS TO BE INSPECTED. BASE NEEDS TO BE FIRM ON GRADE AND UNYIELDING. THE BASE SHOULD HAVE A STRING LINE TEST TO ENSURE THE THICKNESS OF THE ASPHALT BEING INSTALLED.</p> <p>ANY AND ALL OVERAGES WILL BE SENT BACK TO THE CONTRACTOR. ANY ADDITIONAL MOBILIZATIONS WILL BE AT THE CONTRACTOR EXPENSE AT \$750.00. WE TRY AND HOLD PRICES FOR AT LEAST THIRTY DAYS BUT AFTER THAT PRICES ARE SUBJECT TO CHANGE DUE TO PRICE INCREASES IN MATERIALS, HAULING ECT.</p>			

ACCEPTANCE OF PROPOSAL

TOTAL

**\$4,000.00**

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

Accepted By

Accepted Date



# SECTION C

**Lake Ashton Community Development District**  
Pavement Assessment Report  
August 12, 2024



Prepared by:



810 East Main Street  
Bartow, FL 33830  
863-537-7901  
garrett@raylengineering.com  
www.raylengineering.com



August 12, 2024

Lake Ashton Community Development District Attn:  
Brenda VanSickle, Chairman  
4141 Ashton Club Drive Lake Wales, FL  
33859

PROJECT NAME: Lake Ashton CDD Pavement Assessment  
PROJECT #: 19-165

Dear Ms. VanSickle,

As directed by the Board of Supervisors, we have completed our assessment of the pavement located in the Lake Ashton CDD. It was also requested by the board that we note the previous repave years for each segment of roadway for the board's use. This information was obtained from documents provided to Rayl Engineering by the District Staff. The following report is a comprehensive summary of our findings for the Board's use.

If you have any questions regarding this report, please contact me at your convenience. Thank you for the opportunity to be of service to the Lake Ashton CDD.

Sincerely,  
Rayl Engineering & Surveying, LLC

A handwritten signature in blue ink that reads "Garrett R. Posten". The signature is written in a cursive, flowing style.

Garrett R. Posten, PE



## PAVEMENT CONDITION INDEX REPORT

The Pavement Condition Index rates the condition of the surface of a road network. This assessment was completed during good weather conditions, while travelling on the roads at or below the posted speed limits. The PCI provides a numerical rating for the condition of road segments within the road network, where 0 is the worst possible score for condition and 100 is the best.

Each roadway segment started with a score of 100. Deductions were then calculated based upon an industry standard for evaluating deficiencies and flaws. The net score for each segment is the initial score less the sum of the deductions.

### DATA ANALYSIS

PCI Score	# Roads / Segments	Percentage Roads / Segments
0 – 19	0	0%
20 – 39	1	2.94%
40 – 59	14	41.18%
60 – 79	14	41.18%
80 – 100	5	14.70%
<b>Total</b>	<b>34</b>	<b>100%</b>

14.70% are $\geq$ 80 PCI
82.35% are $\geq$ 50 PCI
Mean = 63.75
Median = 64.5

### RECOMMENDATIONS

Score	Action Recommendations
0 – 19	Schedule on 5 year CIP program for rehabilitation
20 – 39	To be placed on next update of 5 year CIP schedule
40 – 59	Monitor for accelerated deterioration
60 – 79	Monitor for continued deterioration
80 – 100	No action required at this time



**PAVEMENT ASSESSMENT SUMMARIES**

<b>Roadway Segment</b>	<b>PCI Score</b>	<b>Previous Repave Year</b>
Turnberry (Berwick to Waterford)	37	2011
Waterford Drive	41	2003
McArthur Palms Drive	41	2005
Dunmore (Mulligan to Ashton Club)	43	2013
Ventana Lane	44.5	2006
Dunmore (Litchfield N to Mulligan)	48	2011
Stone Creek Loop	50	2006
Litchfield Loop	50	2006
Lake Ashton Blvd Inbound	51.5	2011
Aberdeen Lane	52.5	2003
Lake Ashton Boulevard Outbound	55.5	2011
Grayhawk Drive	56.5	2006
Heath Land Lane	57	2006
Berwick Drive (Waterford to Thompson Nursery)	57	2003
Turnberry (Waterford to Waterford)	58.5	2005
Gullane Drive	62.5	2003
Strathmore Drive	64.5	2011
Roebelenii Drive	69.5	2005
Blackmoore Lane	70	2006
Murfield Loop	70	2016
Dornoch Drive	70	2003
Troon Lane	70.5	2003
Ashton Club (Berwick to Ashton Palm)	70.5	2022
Ashton Palms Drive	72.5	2016
Coconut Drive	72.5	2005
Dunmore (Ashton Club to Ashton Club)	73	2013
Birkdale	74.5	2003
Dunmore (LA II Boundary to Litchfield N)	75.5	2006
Ashton Club Drive (Dunmore to Berwick)	77	2013
Sable Loop Drive	80.5	2016
Ashton Club Drive (N of Ashton Palms)	82.5	2016
Limerick Drive	84	2016
Tralee Drive	88	2003
Berwick (Ashton Club to Waterford)	97	2022

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Turnberry Lane (Berwick to Waterford) 2001 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0			X					X			18.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0			X					X			18.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X					X				6.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5		X							X	4.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0				X					X	9.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0				X					X		8.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>63.0</b>	
<b>PCI Score</b>												<b>37.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Waterford Drive 1,655 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
								1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0	X					X					2.0
	Wheel Track Rutting	3.0		X				X					9.0
	Distortion	3.0		X					X				12.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X					X			9.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5		X				X				1.5
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0			X				X			6.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X					X				4.0
Random	0.5			X						X		3.5	
<b>Total Deductions</b>												<b>59.0</b>	
<b>PCI Score</b>												<b>41.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
McArthur Palms Drive 812 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
			1	2	3	4	5	1	2	3	4	5	
<b>Surface Defects</b>	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
<b>Surface Deformations</b>	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0		X					X				12.0
<b>Cracking</b>	Longitudinal Wheel Track	Single and Multiple	1.5		X					X			9.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0		X					X			8.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0		X						X		15.0
	Longitudinal - meander or mid-lane	1.0		X				X					3.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>59.0</b>	
<b>PCI Score</b>												<b>41.0</b>	



Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Dunmore Drive (Mulligan to Ashton Club)													
1232 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects		Raveling & loss of surface aggregate	3.0	X				X					9.0
		Flushing	1.5										0.0
Surface Deformations		Rippling and Shoving	1.0										0.0
		Wheel Track Rutting	3.0										0.0
		Distortion	3.0		X					X			12.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X				X					3.0
		Alligator	3.0			X						X	21.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0		X					X			12.0
	Longitudinal - meander or mid-lane	1.0											0.0
Random	0.5											0.0	
											<b>Total Deductions</b>	<b>57.0</b>	
											<b>PCI Score</b>	<b>43.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Ventana Lane 766 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
			1	2	3	4	5	1	2	3	4	5	
<b>Surface Defects</b>	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
<b>Surface Deformations</b>	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0		X				X					9.0
	Distortion	3.0		X					X				12.0
<b>Cracking</b>	Longitudinal Wheel Track	Single and Multiple	1.5	X				X					4.5
		Alligator	3.0	X					X				12.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0	X				X					3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5			X					X			3.0
<b>Total Deductions</b>												<b>55.5</b>	
<b>PCI Score</b>												<b>44.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Dunmore Drive (Litchfield N to Mulligan)													
1813 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects		Raveling & loss of surface aggregate	3.0		X			X					12.0
		Flushing	1.5										0.0
Surface Deformations		Rippling and Shoving	1.0		X				X				5.0
		Wheel Track Rutting	3.0										0.0
		Distortion	3.0	X					X				6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X			X					4.5
		Alligator	3.0		X			X					9.0
	Centerline	Single and Multiple	0.5		X			X					1.5
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5	X				X					1.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0		X			X					3.0
		Alligator	3.0		X			X					9.0
	Longitudinal - meander or mid-lane		1.0										0.0
	Random		0.5	X					X				1.0
Total Deductions												52.0	
PCI Score												48.0	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Stone Creek Loop 2,359 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Raveling & loss of surface aggregate		3.0			X				X				15.0
Flushing		1.5											0.0
Surface Deformations													
Rippling and Shoving		1.0											0.0
Wheel Track Rutting		3.0											0.0
Distortion		3.0		X					X				12.0
Cracking	Longitudinal Wheel Track												
	Single and Multiple		1.5		X					X			6.0
	Alligator		3.0										0.0
	Centerline												
	Single and Multiple		0.5	X					X				1.0
	Alligator		2.0										0.0
	Pavement Edge												
	Single and Multiple		0.5										0.0
	Alligator		1.5		X					X			6.0
	Transverse												
Half, full and multiple		1.0		X				X				3.0	
Alligator		3.0										0.0	
Longitudinal - meander or mid-lane		1.0		X						X		5.0	
Random		0.5			X			X				2.0	
<b>Total Deductions</b>												<b>50.0</b>	
<b>PCI Score</b>												<b>50.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Litchfield Loop 1,791 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
	Raveling & loss of surface aggregate	3.0			X				X				15.0
	Flushing	1.5											0.0
Surface Deformations													
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0			X				X				15.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X				X				7.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5	X					X				1.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5		X				X				2.0
		Alligator	1.5		X				X				4.5
	Transverse	Half, full and multiple	1.0		X				X				3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5			X				X				2.0
<b>Total Deductions</b>												<b>50.0</b>	
<b>PCI Score</b>												<b>50.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions	
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout		
Lake Ashton Blvd Inbound 2,280 Lineal Feet ±														
Pavement			Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0		X							X			15.0
	Flushing	1.5												0.0
Surface Deformations	Rippling and Shoving	1.0												0.0
	Wheel Track Rutting	3.0	X						X					6.0
	Distortion	3.0	X						X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5											0.0
		Alligator	3.0		X							X		18.0
	Centerline	Single and Multiple	0.5		X					X				2.0
		Alligator	2.0											0.0
	Pavement Edge	Single and Multiple	0.5											0.0
		Alligator	1.5											0.0
	Transverse	Half, full and multiple	1.0											0.0
		Alligator	3.0											0.0
	Longitudinal - meander or mid-lane	1.0												0.0
	Random	0.5		X					X					1.5
<b>Total Deductions</b>												<b>48.5</b>		
<b>PCI Score</b>												<b>51.5</b>		

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Aberdeen Lane 1,325 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
								1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0	X					X					6.0
	Distortion	3.0			X				X				15.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X						X			7.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5	X					X				1.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0		X					X			4.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5			X			X					2.0
<b>Total Deductions</b>												<b>47.5</b>	
<b>PCI Score</b>												<b>52.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Lake Ashton Blvd Outbound 2,280 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0											0.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0		X						X		18.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0		X					X			10.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0		X				X				3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X						X			5.0
	Random	0.5		X						X			2.5
<b>Total Deductions</b>												<b>44.5</b>	
<b>PCI Score</b>												<b>55.5</b>	



Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Grayhawk Drive 667 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0		X						X			15.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0			X				X				15.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X						X			6.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5			X			X				2.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5		X				X				1.5
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X					X				4.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>43.5</b>	
<b>PCI Score</b>												<b>56.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Heath Land Lane 772 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
			1	2	3	4	5	1	2	3	4	5	
<b>Surface Defects</b>	Raveling & loss of surface aggregate	3.0											0.0
	Flushing	1.5		X						X			7.5
<b>Surface Deformations</b>	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0			X				X				15.0
<b>Cracking</b>	Longitudinal Wheel Track	Single and Multiple	1.5	X				X					4.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5	X					X				2.0
		Alligator	1.5	X					X				6.0
	Transverse	Half, full and multiple	1.0	X					X				4.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X					X				4.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>43.0</b>	
<b>PCI Score</b>												<b>57.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Berwick Drive (Waterford to Thompson Nursery) 556 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
Surface Deformations													
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0		X				X				9.0
	Centerline	Single and Multiple	0.5		X					X			2.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5		X				X				4.5
	Transverse	Half, full and multiple	1.0	X					X				2.0
		Alligator	3.0										0.0
		Longitudinal - meander or mid-lane	1.0			X					X		6.0
		Random	0.5		X				X				1.5
<b>Total Deductions</b>												<b>43.0</b>	
<b>PCI Score</b>												<b>57.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
Turnberry Lane (Waterford to Waterford) 1284 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
								<10	10-20	20-40	40-80	>80	
Pavement		Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0		X						X			15.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0	X					X					6.0
	Distortion	3.0		X				X					9.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X					X				6.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5			X			X				2.5
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0	X					X				2.0
		Alligator	3.0										0.0
Longitudinal - meander or mid-lane	1.0											0.0	
Random	0.5		X									1.0	
<b>Total Deductions</b>												<b>41.5</b>	
<b>PCI Score</b>												<b>58.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions	
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout		
Gullane Drive 856 Lineal Feet ±														
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80		
Surface Defects														
Raveling & loss of surface aggregate		3.0		X					X				12.0	
Flushing		1.5											0.0	
Surface Deformations														
Rippling and Shoving		1.0											0.0	
Wheel Track Rutting		3.0											0.0	
Distortion		3.0		X				X					9.0	
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X					X				6.0	
		Alligator	3.0										0.0	
	Centerline	Single and Multiple	0.5										0.0	
		Alligator	2.0										0.0	
	Pavement Edge	Single and Multiple	0.5										0.0	
		Alligator	1.5			X			X				6.0	
	Transverse	Half, full and multiple	1.0	X					X				3.0	
		Alligator	3.0										0.0	
	Longitudinal - meander or mid-lane		1.0											0.0
	Random		0.5		X				X					1.5
<b>Total Deductions</b>												<b>37.5</b>		
<b>PCI Score</b>												<b>62.5</b>		

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Strathmore Drive 1,555 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Raveling & loss of surface aggregate		3.0		X					X				12.0
Flushing		1.5											0.0
Surface Deformations													
Rippling and Shoving		1.0											0.0
Wheel Track Rutting		3.0											0.0
Distortion		3.0	X					X					6.0
Cracking	Longitudinal Wheel Track												
	Single and Multiple		1.5	X					X				3.0
	Alligator		3.0										0.0
	Centerline												
	Single and Multiple		0.5		X					X			2.0
	Alligator		2.0										0.0
	Pavement Edge												
	Single and Multiple		0.5	X					X				1.0
	Alligator		1.5										0.0
	Transverse												
Half, full and multiple		1.0		X							X	6.0	
Alligator		3.0										0.0	
Longitudinal - meander or mid-lane		1.0		X					X			4.0	
Random		0.5		X				X				1.5	
<b>Total Deductions</b>												<b>35.5</b>	
<b>PCI Score</b>												<b>64.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Roebelenii Drive 395 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0											0.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0		X					X				4.0
	Wheel Track Rutting	3.0		X				X					9.0
	Distortion	3.0											0.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X				X					4.5
		Alligator	3.0	X				X					9.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0	X				X					3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5	X					X					1.0
<b>Total Deductions</b>												<b>30.5</b>	
<b>PCI Score</b>												<b>69.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Blackmoore Lane 547 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0		X						X			15.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5			X			X				2.0
		Alligator	1.5	X					X				3.0
	Transverse	Half, full and multiple	1.0		X				X				3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5	X						X				1.0
<b>Total Deductions</b>												<b>30.0</b>	
<b>PCI Score</b>												<b>70.0</b>	



Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Murfield Loop 2,650 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Surface Deformations													
Cracking	Longitudinal Wheel Track												
	Centerline												
	Pavement Edge												
	Transverse												
	Longitudinal - meander or mid-lane												
	Random												
	Single and Multiple												
	Alligator												
	Single and Multiple												
	Alligator												
	Raveling & loss of surface aggregate	3.0	X					X					6.0
	Flushing	1.5											0.0
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0		X				X					9.0
	Distortion	3.0	X					X					6.0
	Single and Multiple	1.5	X						X				4.5
	Alligator	3.0											0.0
	Single and Multiple	0.5											0.0
	Alligator	2.0											0.0
	Single and Multiple	0.5											0.0
	Alligator	1.5											0.0
	Half, full and multiple	1.0		X				X					3.0
	Alligator	3.0											0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5		X				X					1.5
<b>Total Deductions</b>												<b>30.0</b>	
<b>PCI Score</b>												<b>70.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Dornoch Drive 850 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Surface Deformations													
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X					X				6.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0	X					X				4.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5	X					X				3.0
	Transverse	Half, full and multiple	1.0	X					X				2.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X					X				3.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>30.0</b>	
<b>PCI Score</b>												<b>70.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Troon Lane 407 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5	X					X					3.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X					X				4.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5	X					X				1.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0		X				X				3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5											0.0
<b>Total Deductions</b>												<b>29.5</b>	
<b>PCI Score</b>												<b>70.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Ashton Club Drive (Berwick to Ashton Palm) 1734 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects	Raveling & loss of surface aggregate	3.0	X					X					6.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0		X				X					9.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X				X				4.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5	X					X				1.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5	X					X				3.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
Random	0.5											0.0	
<b>Total Deductions</b>												<b>29.5</b>	
<b>PCI Score</b>												<b>70.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Ashton Palms Drive 1,307 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Surface Deformations													
Cracking	Longitudinal Wheel Track												
	Centerline												
	Pavement Edge												
	Transverse												
	Longitudinal - meander or mid-lane												
	Random												
<b>Total Deductions</b>												<b>27.5</b>	
<b>PCI Score</b>												<b>72.5</b>	
	Raveling & loss of surface aggregate	3.0											0.0
	Flushing	1.5											0.0
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0		X					X				12.0
	Single and Multiple	1.5	X					X					3.0
	Alligator	3.0											0.0
	Single and Multiple	0.5			X				X				2.5
	Alligator	2.0											0.0
	Single and Multiple	0.5			X			X					2.0
	Alligator	1.5											0.0
	Half, full and multiple	1.0		X				X					3.0
	Alligator	3.0											0.0
	Longitudinal - meander or mid-lane	1.0		X				X					3.0
	Random	0.5		X					X				2.0
<b>Total Deductions</b>												<b>27.5</b>	
<b>PCI Score</b>												<b>72.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions		
Coconut Drive 370 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout			
								<10	10-20	20-40	40-80	>80			
Pavement			Wi	1	2	3	4	5	1	2	3	4	5		
Surface Defects	Raveling & loss of surface aggregate		3.0	X					X					6.0	
	Flushing		1.5												0.0
Surface Deformations	Rippling and Shoving		1.0											0.0	
	Wheel Track Rutting		3.0											0.0	
	Distortion		3.0	X					X					6.0	
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X						X			7.5	
		Alligator	3.0											0.0	
	Centerline	Single and Multiple	0.5	X					X					1.0	
		Alligator	2.0											0.0	
	Pavement Edge	Single and Multiple	0.5			X			X					2.0	
		Alligator	1.5											0.0	
	Transverse	Half, full and multiple	1.0		X						X			5.0	
		Alligator	3.0											0.0	
	Longitudinal - meander or mid-lane		1.0												0.0
	Random		0.5												0.0
Total Deductions												27.5			
PCI Score												72.5			

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Dunmore Drive (Ashton Club to Ashton Club)													
2206 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
	Raveling & loss of surface aggregate	3.0		X					X				12.0
	Flushing	1.5											0.0
Surface Deformations													
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X				X					4.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0	X				X					3.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5		X				X					1.5
<b>Total Deductions</b>												<b>27.0</b>	
<b>PCI Score</b>												<b>73.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
Birkdale Drive 1,085 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
								<10	10-20	20-40	40-80	>80	
Pavement			1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0	X					X					6.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0			X				X				15.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0		X				X					3.0
	Random	0.5		X				X					1.5
Total Deductions												25.5	
PCI Score												74.5	



Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions	
Dunmore Drive (LA II Boundary to Litchfield N) 995 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout		
								<10	10-20	20-40	40-80	>80		
Pavement			Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate		3.0	X					X					6.0
	Flushing		1.5											
Surface Deformations	Rippling and Shoving		1.0											0.0
	Wheel Track Rutting		3.0	X					X					6.0
	Distortion		3.0											0.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X				X					4.5
		Alligator	3.0											0.0
	Centerline	Single and Multiple	0.5											0.0
		Alligator	2.0											0.0
	Pavement Edge	Single and Multiple	0.5		X				X					1.5
		Alligator	1.5											0.0
	Transverse	Half, full and multiple	1.0	X					X					2.0
		Alligator	3.0											0.0
	Longitudinal - meander or mid-lane		1.0		X				X					3.0
	Random		0.5		X				X					1.5
												<b>Total Deductions</b>	<b>24.5</b>	
												<b>PCI Score</b>	<b>75.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions	
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout		
Ashton Club Drive (Dunmore to Berwick) 1932 Lineal Feet ±														
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80		
Surface Defects														
Surface Deformations														
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5	X						X			4.5	
		Alligator	3.0											0.0
	Centerline	Single and Multiple	0.5	X						X				1.5
		Alligator	2.0											0.0
	Pavement Edge	Single and Multiple	0.5											0.0
		Alligator	1.5											0.0
	Transverse	Half, full and multiple	1.0	X					X					2.0
		Alligator	3.0											0.0
	Longitudinal - meander or mid-lane	1.0												0.0
	Random	0.5	X						X					1.0
<b>Total Deductions</b>												<b>23.0</b>		
<b>PCI Score</b>												<b>77.0</b>		

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Sable Loop Drive 1,457 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
	Raveling & loss of surface aggregate	3.0	X					X					6.0
	Flushing	1.5											0.0
Surface Deformations													
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5		X				X				4.5
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0		X				X				3.0
		Alligator	3.0										0.0
		Longitudinal - meander or mid-lane	1.0										0.0
		Random	0.5										0.0
<b>Total Deductions</b>												<b>19.5</b>	
<b>PCI Score</b>												<b>80.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Ashton Club Drive (North of Ashton Palms) 2050 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
Raveling & loss of surface aggregate		3.0	X					X					6.0
Flushing		1.5											0.0
Surface Deformations													
Rippling and Shoving		1.0											0.0
Wheel Track Rutting		3.0	X					X					6.0
Distortion		3.0											0.0
Cracking	Longitudinal Wheel Track												
	Single and Multiple		1.5		X				X				4.5
	Alligator		3.0										0.0
	Centerline												
	Single and Multiple		0.5										0.0
	Alligator		2.0										0.0
	Pavement Edge												
	Single and Multiple		0.5	X					X				1.0
	Alligator		1.5										0.0
	Transverse												
Half, full and multiple		1.0										0.0	
Alligator		3.0										0.0	
Longitudinal - meander or mid-lane		1.0										0.0	
Random		0.5										0.0	
<b>Total Deductions</b>												<b>17.5</b>	
<b>PCI Score</b>												<b>82.5</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions	
Limerick Drive 1,857 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout		
								<10	10-20	20-40	40-80	>80		
Pavement			Wi	1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate		3.0	X					X					6.0
	Flushing		1.5											
Surface Deformations	Rippling and Shoving		1.0											0.0
	Wheel Track Rutting		3.0											0.0
	Distortion		3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5											0.0
		Alligator	3.0											0.0
	Centerline	Single and Multiple	0.5			X				X				2.5
		Alligator	2.0											0.0
	Pavement Edge	Single and Multiple	0.5											0.0
		Alligator	1.5											0.0
	Transverse	Half, full and multiple	1.0											0.0
		Alligator	3.0											0.0
	Longitudinal - meander or mid-lane		1.0											0.0
	Random		0.5		X				X					1.5
												<b>Total Deductions</b>	<b>16.0</b>	
												<b>PCI Score</b>	<b>84.0</b>	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
Tralee Drive 980 Lineal Feet ±			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
								<10	10-20	20-40	40-80	>80	
Pavement			1	2	3	4	5	1	2	3	4	5	
Surface Defects	Raveling & loss of surface aggregate	3.0	X					X					6.0
	Flushing	1.5											0.0
Surface Deformations	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0	X					X					6.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5										0.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0										0.0
	Longitudinal - meander or mid-lane	1.0											0.0
	Random	0.5											0.0
Total Deductions												12.0	
PCI Score												88.0	

Roadway Segment			Severity of Distress (Si)					Density of Distress (Di)					Deductions
			Very Slight	Slight	Moderate	Severe	Very Severe	Few	Intermittent	Frequent	Extensive	Throughout	
Berwick Drive (Ashton Club to Waterford) 1620 Lineal Feet ±													
Pavement		Wi	1	2	3	4	5	<10	10-20	20-40	40-80	>80	
Surface Defects													
	Raveling & loss of surface aggregate	3.0											0.0
	Flushing	1.5											0.0
Surface Deformations													
	Rippling and Shoving	1.0											0.0
	Wheel Track Rutting	3.0											0.0
	Distortion	3.0											0.0
Cracking	Longitudinal Wheel Track	Single and Multiple	1.5										0.0
		Alligator	3.0										0.0
	Centerline	Single and Multiple	0.5										0.0
		Alligator	2.0										0.0
	Pavement Edge	Single and Multiple	0.5										0.0
		Alligator	1.5	X					X				3.0
	Transverse	Half, full and multiple	1.0										0.0
		Alligator	3.0										0.0
		Longitudinal - meander or mid-lane	1.0										0.0
		Random	0.5										0.0
<b>Total Deductions</b>												<b>3.0</b>	
<b>PCI Score</b>												<b>97.0</b>	

# SECTION A



# SECTION 1

**THIRD EXTENSION AND AMENDMENT TO THE  
LANDSCAPE MAINTENANCE AGREEMENT**

(Lake Ashton Community Development District and Yellowstone Landscape-Southeast, LLC)

**THIS THIRD EXTENSION AND AMENDMENT TO THE LANDSCAPE MAINTENANCE AGREEMENT** (the “Extension”), dated October 1, 2024, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC**, a Florida limited liability company, (the “Contractor”), whose mailing address is P.O. Box 849, Bunnell, Florida 32110.

**WHEREAS**, the District and the Contractor are parties to that certain Landscape Maintenance Agreement, dated October 1, 2021, that certain First Extension and Amendment to the Landscape Maintenance Agreement, dated October 1, 2022 and that Second Extension and Amendment to the Landscape and Maintenance Agreement, dated October 1, 2023 (collectively the “Agreement”), relating to the provision of landscape maintenance for property owned and/or operated by the District located in Polk County, Florida, as such services are more particularly described therein; and

**WHEREAS**, the Agreement is currently in full force and effect between the District and Contractor; and

**WHEREAS**, the District desires to extend the Agreement and have the Contractor provide additional landscaping services under the same terms and conditions as the Agreement and the terms set forth herein; and

**WHEREAS**, the District and Contractor desire to extend and amend the Agreement to include the terms described in the proposal, dated \_\_\_\_\_, 2024, attached hereto as **Exhibit “A”** (the Proposal), along with the terms set forth herein.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2025, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2025.

4. That in accordance with the terms of the Proposal and this Extension, the District agrees to pay the Contractor a total annual fee of \$194,520.00, paid in monthly payments of \$16,210.00, after the services are completed and have been inspected and approved by the District's authorized representative.
5. That any increase in the Total Fee for Services for future extensions will be delivered to the District no later than ninety (90) days prior to the expiration of the Agreement.
6. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
7. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
8. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
9. All of the provisions contained herein shall become effective upon the execution of this Extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

Attest:

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**YELLOWSTONE LANDSCAPE-  
SOUTHEAST, LLC,** a Florida limited  
liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**Exhibit “A”**

**Proposal**

*[See attached.]*

## Lake Ashton 2024-2025 Budget

Contractor: Yellowstone Landscape

Property: Lake Ashton CDD

Address 4141 Ashton Club Drive  
Lake Wales, FL 33859

Phone (863)-324-5457

Contact Christine Wells

Dates 10/1/2024 through 9/30/2025

	2024 October	2024 November	2024 December	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June	2025 July	2025 August	2025 September	TOTAL
<b>Mowing</b>	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$105,678
<b>Detailing</b> <i>Trimming and Weed Contr</i>	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$40,416
<b>Turf Care</b>	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$10,593
<b>Tree and Shrub Care</b>	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$4,388
													\$0
<b>Mulch</b> <i>Only 1x per year 125 Cubic yards per application 1" touch-up application to all beds</i>		\$ 6,695											\$6,695
<b>Annuals</b>													\$0
<b>Palm Pruning</b> <i>Only 1x per year. Second pruning can be proposed separately if needed</i>										\$ 7,469.00			\$7,469
<b>Irrigation Maintenance</b>	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$19,282
<b>TOTAL FEE PER MONTH:</b>	\$15,030	\$21,725	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$22,499	\$15,030	\$15,030	\$194,520
<b>TOTAL Monthly Spread Equally</b>	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210

*Includes palm injections on Date Palms quarterly*

Includes fert/chem treatments on turf areas around ponds where identified on map provided to client. Some areas we can't hit around ponds as it's too close to water's edge. Areas we can't do are also identified on maps

Initials \_\_\_\_\_

# SECTION 2

# SECTION (a)



**EXTENSION TO AQUATIC PLANT MANAGEMENT AGREEMENT**

Lake Ashton Community Development District and Applied Aquatic Management, Inc. (2024)  
(East Conservation Area, Mitigations 1B & 7A, Wetlands 2-6 & 8,  
Pine Island & Utility Easement)

**THIS EXTENSION OF THE AQUATIC PLANT MANAGEMENT AGREEMENT** (the “Extension”), dated October 1, 2024, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (the “Contractor”), whose mailing address is Post Office Box 1469, Eagle Lake, Florida 33839.

**WHEREAS**, the District and the Contractor are parties to that certain Addendum to Aquatic Plant Management Agreement (the “Agreement”), dated August 24, 2016, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the District located in Polk County, Florida, as such services are more particularly described therein; and

**WHEREAS**, District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2025, pursuant to the “Aquatic Plant Management Agreement” proposal, dated July 25, 2024, attached hereto as **Exhibit “A”** (the “Proposal”). In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2025, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2025.
4. That in accordance with the terms of the Proposal and this Extension, the District agrees to pay the Contractor a total annual fee of \$40,036.00, paid in quarterly

payments of \$10,009.00, after the services are completed and have been inspected and approved by the District's authorized representative.

5. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
6. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
7. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. All of the provisions contained herein shall become effective upon the execution of this Extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

Attest:

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT,  
INC.,** a Florida corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**Exhibit “A”**

**Proposal**

*[See attached.]*



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: July 25, 2024

Name Lake Ashton CDD Offices  
Address 5385 N. Nob Hill Road  
City Sunrise, FL. 33351  
Phone 954-721-86814 ext. 205

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD Offices hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Mitigations: 1B, 7A  
Wetlands: 2,3,4,5,6,8 & Utility Easement Wetland  
East Conservation Area  
Pine Island Located North Side of Lake Ashton  
Near Pond E-5 and GC 20

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |  |          |
|--|----------|
| 1. Submersed vegetation control          | NA       |
| 2. Emerged vegetation control            | NA       |
| 3. Floating vegetation control           | NA       |
| 4. Filamentous algae control             | NA       |
| 5. Nuisance & Exotic Vegetation Control. | Included |

Service shall consist of a minimum of quarterly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

**\*\*All callbacks 21 days after service will be charged extra based on time and material.**

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2024 thru 09/30/2025  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$10,009.00	Due	Quarterly as billed x 4.
Total Annual Cost	\$40,036.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 7/24/2024

Accepted

Date:

AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

**SECTION (b)**

**EXTENSION TO AQUATIC PLANT MANAGEMENT AGREEMENT**

(Lake Ashton Community Development District and Applied Aquatic Management, Inc. (2024))  
(West Conservation Area from Clubhouse to Boat Ramp)

**THIS EXTENSION OF THE AQUATIC PLANT MANAGEMENT AGREEMENT** (the “Extension”), dated October 1, 2024, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation (the “Contractor”), whose mailing address is Post Office Box 1469, Eagle Lake, Florida 33839.

**WHEREAS**, the District and the Contractor are parties to that certain Aquatic Plant Management Agreement (the “Agreement”), dated August 24, 2016, as extended thereafter, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the District located in Polk County, Florida, as such services are more particularly described therein; and

**WHEREAS**, District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2025, pursuant to the “Aquatic Plant Management Agreement” proposal, dated July 25, 2024, attached hereto as **Exhibit “A”** (the “Proposal”). In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2025, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2025.
4. That in accordance with the terms of the Proposal and this Extension, the District agrees to pay the Contractor a total annual fee of \$6,664.00, paid in semi-annual



payments of \$3,332.00, after the services are completed and have been inspected and approved by the District's authorized representative.

5. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
6. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
7. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. All of the provisions contained herein shall become effective upon the execution of this Extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this Extension of the Addendum to the Aquatic Plant Management Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT,**  
a Florida community development district

Attest:

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT, INC.,** a Florida corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**Exhibit “A”**

**Proposal**

*[See attached.]*



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: July 25, 2024

Name Lake Ashton CDD  
Address 5385 North Nob Hill Road  
City Sunrise, FL. 33351  
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Conservation Area From Clubhouse West to Boat Ramp at Lake Ashton  
Sunrise, FL.

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control NA
- 2. Emerged vegetation control NA
- 3. Floating vegetation control NA
- 4. Filamentous algae control NA
- 5. Trimming & Miscellaneous Brush Control Included

Service Shall Consist of Trimming and Miscellaneous Brush Along Shoreline on a Semi-Annual Basis.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2024 thru 09/30/2025.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$3,332.00	Due	Semi-annually as billed x 2.
Total Annual Cost	\$6,664.00		

**\*\*All callbacks 21 days after service will be charged extra based on time and material.**

*Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month*

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly B. Smith

Date: 3/25/2024

Accepted

Date:

AAM

Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

# SECTION (c)

**EXTENSION TO AQUATIC PLANT MANAGEMENT AGREEMENT**

Lake Ashton Community Development District and Applied Aquatic Management, Inc. (2024)  
(Lakefront, Twenty-One (21) Golf Course Ponds, E-1 Littoral Shelf, Two (2) Canals and  
Thirteen (13) Stormwater Ponds)

**THIS EXTENSION TO THE AQUATIC PLANT MANAGEMENT AGREEMENT** (the “Extension”), dated October 1, 2024, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (the “Contractor”), whose mailing address is Post Office Box 1469, Eagle Lake, Florida 33839.

**WHEREAS**, the District and the Contractor are parties to that certain Aquatic Plant Management Agreement (the “Agreement”), dated August 24, 2016, as extended thereafter, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the District located in Polk County, Florida, as such services are more particularly described therein; and

**WHEREAS**, District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2025, pursuant to the “Aquatic Plant Management Agreement,” proposal, dated July 25, 2024, attached hereto as **Exhibit “A”** (the “Proposal”). In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2025, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2025.

4. That in accordance with the terms of the Proposal and this Extension, the District agrees to pay the Contractor a total annual fee of \$55,236.00, paid in monthly payments of \$4,603.00, after the services are completed and have been inspected and approved by the District's authorized representative.
5. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
6. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
7. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. All of the provisions contained herein shall become effective upon the execution of this Extension.



**IN WITNESS WHEREOF**, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

Attest:

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT,  
INC.,** a Florida corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

**Exhibit “A”**

**Proposal**

*[See attached.]*



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: July 25, 2024

Name Lake Ashton CDD  
Address 5385 N Nobb Hill Rd  
City Sunrise, FL 33351  
Phone 863-256-9184

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:  
 One (1) lakefront. Twenty-one (21) golf course ponds.  
 E1 littoral shelf.  
 Two (2) canals.  
 Thirteen (13) Storm water retention ponds.

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |                                    |          |
|------------------------------------|----------|
| 1. Submersed vegetation control    | Included |
| 2. Emersed vegetation control      | Included |
| 3. Floating vegetation control     | Included |
| 4. Filamentous algae control       | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2024 thru 09/30/2025.

**Agreement will automatically renew as per Term and Condition 14.**

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$4,603.00	Due	monthly as billed x 12.
Total Annual Cost	\$55,236.00		

*Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 7/25/2024

Accepted

Date:

AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

# SECTION 3

*Item will be  
provided to  
Supervisors  
under separate  
cover.*

# SECTION B

i. PET PARKS

1. Pet parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
- ~~2. The Security Staff will unlock and lock the gates daily.~~
- ~~3.2.~~ All pet play parks welcome all sized pets.
- ~~4.3.~~ Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
- ~~5.4.~~ Owners are liable for the actions and behavior of their pets at all times.
- ~~6.5.~~ All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
- ~~7.6.~~ All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
- ~~8.7.~~ Aggressive or unruly pets must be leashed and removed from the parks immediately.
- ~~9.8.~~ Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.
- ~~10.9.~~ All pet handlers must be at least eighteen (18) years of age.
- ~~11. All Patrons under eighteen (18) years of age must be accompanied at all times by a parent, guardian, or adult Patron over twenty-one (21) years of age. No children are allowed in the parks without adult supervision.~~
- ~~12.10.~~ Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.
- ~~13.11.~~ At the first sign of aggression or if a pet becomes unruly and plays too rough, the pet must be leashed and removed from the pet park immediately and banned for the remainder of the day. This will also cause a verbal warning to be issued to the owner by the Amenity Manager.
- ~~14.12.~~ In the event the pet harms, bites or fights another pet or an owner, the pet will be banned from visiting the parks while other pets are present for a period of thirty (30) days.
- ~~15.13.~~ If a second incident of harm, biting, or fighting occurs within a six (6) month period, the pet will be banned from the pet park for one (1) year.
- ~~14.~~ All pet toys should be picked up and removed when done.
- ~~15.~~ Smoking is not permitted in the Pet Play Parks.
- ~~16.~~ No food or dog treats are permitted. Exceptions can be made by the Amenity Manager for special events and activities.





# LAKE ASHTON

## **LAKE ASHTON PET PLAY PARKS RULES AND REGULATIONS HOURS: SUNRISE TO SUNSET**

**Please contact Clubhouse staff at 863-324-5457 or  
Security at 863-324-7290 (after hours)  
if you have concerns or to report an incident**

1. All pet play parks welcome all sized pets.
2. Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
3. Owners are liable for the actions and behavior of their pets at all times.
4. All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
5. All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
6. Aggressive or unruly pets must be leashed and removed from the parks immediately.
7. Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.
8. All pet handlers must be at least eighteen (18) years of age.
9. All Patrons under eighteen (18) years of age must be accompanied at all times by a parent, guardian, or adult Patron over twenty-one (21) years of age.
10. Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.
11. All pet toys should be picked up and removed when done.
12. Smoking is not permitted in the Pet Play Parks.
13. No food or dog treats are permitted.

# SECTION VIII

# SECTION B



# Lake Ashton Community Development District

## *Community Director Report*

*Submitted by: Christine Wells, Community Director*

*Meeting Date: August 19, 2024*



# Events and Activities

The Summer Locals Concert Series is almost complete. Next year's Concert Series will have an emphasis on tributes.

## Summer Locals Concert Series Bands

August 23: Good Stuff (HFC)

August 30: Rusty Wright Band (CH)

September 6: Eklectik Haze

Staff is working with the Lake Ashton Activities Advisory Group on options for Lifelong Learning classes, Resident Meet and Greet events, Think and Drink programming and much more. We are happy to have this diverse group to assist in program planning at Lake Ashton.

Staff is also working with the Dundee Public Library to bring technology classes to Lake Ashton, in addition to author meet and greets and other Lifelong Learning activities.

The Market is on hold for the summer months. It will return on October 9. Vendor recommendations and resident vendors are always welcome; contact Caroline ([clane@lakeashtoncdd.com](mailto:clane@lakeashtoncdd.com)) with any suggestions.

Moderator Dan Wachhaus has set up a LACDD Candidate Forum for Friday, September 27 at 1 pm in the Clubhouse Ballroom

## The following additional events are scheduled for August - September at the Clubhouse

8/19: Bloodmobile

8/20: Primary Election

8/27: K2 Memory Bus

9/4: Lunch & Learn

9/10: Crafting w/ Carmen - Peek-A-Boo Wine Glass

9/17: K2 Medical Research Bus - Liver Screenings

9/18: CCC & AED Class w/ PCFR

9/27: Line Dance-Palooza



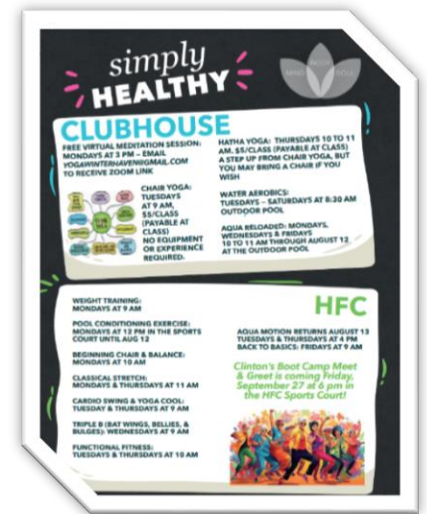
## Bus Trips Scheduled for June – December

- 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 August *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on July 30. The front cover promoted the Dog Days of Summer, reminding residents of the many activities available at Lake Ashton. The back cover promoted the Simply Healthy program at Lake Ashton. The September edition will be distributed on **Friday, August 30**.



## Monday Coffee:

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

- September 9 – Lake Wales Main Street
- September 16 – Lake Wales Fire Department Fire Extinguisher Help
- September 30 – Winter Haven Chamber
- October 7 – Lake Wales Arts Council
- October 14 – AdventHealth
- October 28 – Bok Tower

## Safety and Security:

- Clubhouse staff attended training with LAIICDD staff on July 23.
- Training for residents is still pending. This training will occur prior to welcome emails being sent.

- Installation has been redone and is pending only a couple of minor follow-up items. Securitas will be onsite August 12 to address those items.
- A final walk-through is scheduled for Monday, August 12.
- The sign for the Thompson Nursery Road entrance has been installed. A picture is shown to the right.
- Distribution is scheduled to start on September 10 with credentials being distributed by street. Lake Wales residents will pick up credentials at the Clubhouse. Winter Haven residents will pick up credentials at the HFC. All residents will come to the Clubhouse to have their picture taken and receive their Clubhouse Amenity Access Card.
- Email blasts informing residents of the distribution schedule will start being sent out at the end of the month.
- Several articles addressing driver/pedestrian safety were included in the August LA Times.
- Staff is working with a company that sells autonomous golf carts to evaluate the options available. Once we have received more information staff will bring it to local law enforcement and District counsel to review. This was brought to staff by a resident that is interested in purchasing one.



## TECO Follow-Up

- TECO has painted all of the poles in the community. The following items are still pending.
  - Leaning poles
  - Poles with no identifying numbers on the front
  - Lights that stay on during the day. There are a total of 3 poles.

## General Updates + Follow-Up

- The Primary Election will take place in the Clubhouse Ballroom on August 20. There will be no movies shown on this day.
- Staff included additional options for paint colors for the Clubhouse, Pavilion, Shuffleboard Court area, and Pool columns for Supervisors to consider. This project was approved at the July meeting and will begin in September. Staff did confirm the paint that will be used in all areas is PPG Acry-Shield Max Satin. There was a typo in the Clubhouse painting quote. There are a couple of stucco repairs to be completed at the Clubhouse and Guard House. These will be completed prior to painting.

- Staff has included three quotes for replacement of the current gutters with seamless gutters at the Clubhouse. Staff also included an additional area to add seamless gutters that currently does not have a gutter system installed. There is a memo outlining this project included in the agenda packet.
- Staff is working on a plan to address painting the various sign poles throughout the Lake Wales portion of Lake Ashton. This will start in October/November.
- The Operations Manager and Community Director are conducting weekly community tours to identify potential repairs needed to concrete pathways, roads, curbs, inlets, bridges and ponds. The Operations Manager submits the findings to the Engineer for evaluation. The Engineer will identify any repairs that staff is able to take care of in house and will recommend sending repairs out for bid that require such action.
- An appraisal company has been retained to evaluate the Sales Office. Staff is working with the company to address some questions ahead of time and has approved the retainer fee for payment. The total cost of the appraisal is \$3,700.
- RTC Outdoor is working on options for the Reflection Garden area to promote more utilization by residents.
- 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.
- Staff is working on sign options for the main entrance. Options with pricing will be presented at the September Board of Supervisors meeting. This is a revenue generating project.
- Staff will be presenting quotes for trim lights and Ballroom Kitchen rehab at the September Board of Supervisors meeting. The Ballroom Kitchen rehab was included in the FY 24 budget and the trim lights project was included in the budget for FY 25.



**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
<b><i>Clubhouse and Other Grounds Projects</i></b>							
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, 2023. Installation is complete pending a few minor fixes. 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.	8/12/2024		
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.  The permit to bore under Thompson Nursery Road has been received. Locates have been updated and the contractor is waiting are waiting for the inspector to give a date for installation. Staff is comparing 3 quotes that were received for purchase of restaurant equipment.	8/12/2024		
Clubhouse and Amenity Painting	\$35,185.00		7/15/2024	We have been added to the schedule to begin in the month of September. Additional color options are included in the August agenda packet for Supervisor to consider.	8/12/2024		
<b><i>Completed Projects - FY 2024</i></b>							
Flume #5 and Adjacent Cart Path Repair (Hole 4)	\$12,500.00	\$12,449.00	6/17/2024	Flume and Cart path repairs were completed on 6/28/24. Project is pending final review by the Engineer	7/8/2024		\$12,449.00
Inlet/Pavement Repair Near 4092 Stone Creek Loop	\$4,852.00	\$4,852.00	6/17/2024	Project was started on 6/27/24. Pending final review by the Engineer.	7/8/2024		\$4,852.00

**Lake Ashton Community Development District Project Tracking List - FY 2024**

<b>Project Name</b>	<b>Budget</b>	<b>Final Cost</b>	<b>Board Approval</b>	<b>Current Status</b>	<b>Status Updated</b>	<b>Paid from General Fund</b>	<b>Paid from Capital Projects Fund</b>
Repair to Stormwater Pipe and Pavement on Limerick	\$5,350.00	\$5,340.00	4/15/2024	Work has been completed and approved by the Engineer	7/8/2024		\$5,340.00
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
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

**Lake Ashton Community Development District Project Tracking List - FY 2024**

<b>Project Name</b>	<b>Budget</b>	<b>Final Cost</b>	<b>Board Approval</b>	<b>Current Status</b>	<b>Status Updated</b>	<b>Paid from General Fund</b>	<b>Paid from Capital Projects Fund</b>
Replacement of 2 Treadmills in the Fitness Center	\$12,963.22	\$12,763.22	7/24/2023	The treadmills were delivered on 11/7/23 (Funded in FY 23 but will come out in FY 24 Budget)	11/13/2023		\$12,763.22
Installation of Beer Glycol System		\$6,350.00		This was approved by the Chair outside of the meeting due to the immediate need	11/20/2023		\$6,350.00
Replacement of Annuals at Thompson Nursery Road Entrance	\$0.00	\$0.00	8/21/2023	This project is complete	10/9/2023	\$0.00	
Replacement of 4 Barrier Gate Arms (Amount is Per Year for 5 Years)	\$7,370.16	\$7,370.16	7/24/2023	The gate operators were installed on October 3 and 4.  The monthly payment will be \$614.18. This includes preventative maintenance for 5 years. The amount is \$211.33 for this (included in the monthly amount of \$614.18).	9/11/2023	\$7,370.16	
<b>Totals</b>	<b>\$720,793.73</b>	<b>\$163,669.75</b>				<b>\$7,370.16</b>	<b>\$156,299.59</b>

# SECTION 1



# Lake Ashton

PPG Renderings

8-7-24



Balcony Column / Body 1 / Ceiling /  
Downspout



PPG1022-2  
INTUITIVE

Body 2 / Body 3 / Door 2 / Dormer  
Window / Fascia / Gutter / Porte /  
Railing / Soffit



PPG1022-1  
HOURGLASS

Shutter



PPG1136-5  
SPRUCE SHADE

Trim



PPG1022-5  
EIFFEL TOWER



ORIGINAL

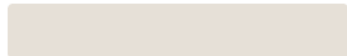


Balcony Column / Body 1 / Ceiling /  
Downspout



PPG1022-2  
INTUITIVE

Body 2 / Body 3 / Door 2 / Dormer  
Window / Fascia / Gutter / Porte /  
Railing / Soffit



PPG1022-1  
HOURLASS

Shutter



PPG1136-5  
SPRUCE SHADE

Trim



PPG1022-5  
EIFFEL TOWER



ORIGINAL



"Silo" Roof rendered in this view as Eiffel Tower

Balcony Column / Body 1 / Ceiling /  
Downspout



PPG1022-2  
INTUITIVE

Body 2 / Body 3 / Door 2 / Dormer  
Window / Fascia / Gutter / Porte /  
Railing / Soffit



PPG1022-1  
HOURLASS

Shutter



PPG1136-5  
SPRUCE SHADE

Trim



PPG1022-5  
EIFFEL TOWER



ORIGINAL



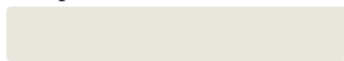


Balcony Column / Body 1 / Body 2 /  
Body 3 / Dormer Window /  
Downspout



PPG0998-2  
HIKERS PARADISE

Ceiling / Fascia / Gutter / Porte /  
Railing



PPG14-24  
DOGWOOD BLOSSOM

Shutter



PPG10-16  
ARTIFACT

Trim



PPG14-01  
SHADOW TAUPE



ORIGINAL

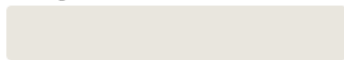


Balcony Column / Body 1 / Body 2 /  
Body 3 / Dormer Window /  
Downspout



PPG0998-2  
HIKERS PARADISE

Ceiling / Fascia / Gutter / Porte /  
Railing



PPG14-24  
DOGWOOD BLOSSOM

Shutter



PPG10-16  
ARTIFACT

Trim



PPG14-01  
SHADOW TAUPE



ORIGINAL



Balcony Column / Body 1 / Body 2 /  
Body 3 / Dormer Window /  
Downspout



PPG0998-2  
HIKERS PARADISE

Ceiling / Fascia / Gutter / Porte /  
Railing



PPG14-24  
DOGWOOD BLOSSOM

Shutter



PPG10-16  
ARTIFACT

Trim



PPG14-01  
SHADOW TAUPE



ORIGINAL

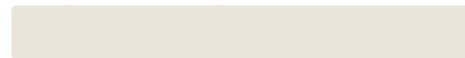


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1091-3  
LIMITLESS

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



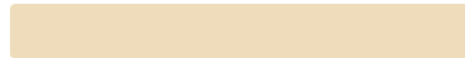
PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1091-3  
LIMITLESS

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL

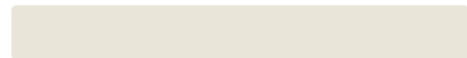


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1091-3  
LIMITLESS

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL

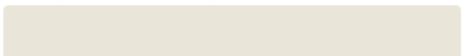


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Downspout / Porte



PPG1091-4  
HALO

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL

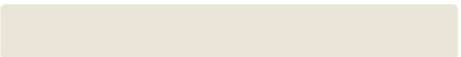


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Downspout / Porte



PPG1091-4  
HALO

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



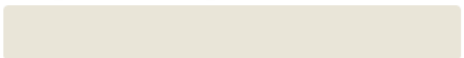


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Downspout / Porte



PPG1091-4  
HALO

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG12-07  
WAVES OF GRAIN

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL

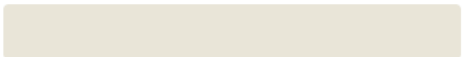


Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG12-07  
WAVES OF GRAIN

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG12-07  
WAVES OF GRAIN

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1092-3  
TUSCAN BREAD

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1092-3  
TUSCAN BREAD

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



Balcony Column / Body 1 / Body 2 / Body 3 /  
Dormer Window / Porte



PPG1092-3  
TUSCAN BREAD

Ceiling / Gutter / Railing / Soffit / Trim



PPG1097-1  
Cold Foam

Shutter



PPG1142-5  
CATALINA



ORIGINAL



# SECTION 2



## Capital Project Purchase Analysis

<b>Solicitor</b>	Lake Ashton Community Development District	<b>Budgeted Amount</b>	\$23,400
<b>Project Title</b>	Clubhouse Gutter Replacement	<b>Date Last Event</b>	This is the original gutter system. Repairs were made in 2019.

The current gutters are sagging due to a failing anchoring system and there are several areas that are leaking between seams. We had a company come in 2019 to evaluate the system and make repairs. At that time staff was informed the repairs were only temporary. Repairs consisted of replacement of all fasteners as well as sealing all seams to extend the life of the gutters. At that time, the gutters and downspouts exhibit isolated deflection and dented sections.

The Reserve Study Advisors recommended replacement of the gutter system by 2024.

An additional area is recommended to have seamless gutters installed where there is not currently a gutter system in place. Pictures are attached of this area showing the water that gathers near the foundation.

Evaluation Criteria	<b>Proposer #1 Ark Seamless Gutters</b>	<b>Proposer #2 KLS Gutters</b>	<b>Proposer #3 Tropical Seamless Gutters of Central Florida</b>
Overall price	\$24,715.00	\$16,450.00	\$16,400.00
Warranty on product/service	Labor - 6 years Material - 20 years Leaks - Lifetime	Labor - 5 years Material - 20 years	Labor - 7 years Material - 20 years Leaks - Lifetime
Shipping costs	N/A	N/A	N/A
Quality of materials/service	Great - Used for Shuffleboard Court	Checking References	Checking References
Company location in relation to Lake Ashton	Lakeland	Kissimmee	Bartow
Time Frame to start project	1 week (weather permitting)	1 week (weather permitting)	1 week (weather permitting)
Time frame to complete project	1 week (weather permitting)	1 week (weather permitting)	1 week (weather permitting)
Past performance with customer	Great Experience	Would be first time using	Would be first time using. Is used in the community.
LA Times Newsletter Advertiser	No	No	No
Monday Coffee Vendor	No	No	No



Pooling water in area recommended to install new gutter system



Additional area to install new gutter system



Pictures of current gutter system with deficiencies

# ARK SEAMLESS GUTTERS

OF CENTRAL FLORIDA



"We make the difference with Experience and Quality"  
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437

Since 1999

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5214 US Hwy 98 N  
Lakeland, FL 33809

Please remit payments to:  
3692 Covington Lane  
Lakeland, FL 33810

Main Office: (863) 510-5699  
Orlando: (407) 641-1714  
Tampa: (813) 400-1802  
Fax: (863) 225-5332  
sales@ArkGuttersFL.com

## PROPOSAL / INVOICE

Licensed  
Insured  
Worker Comp.



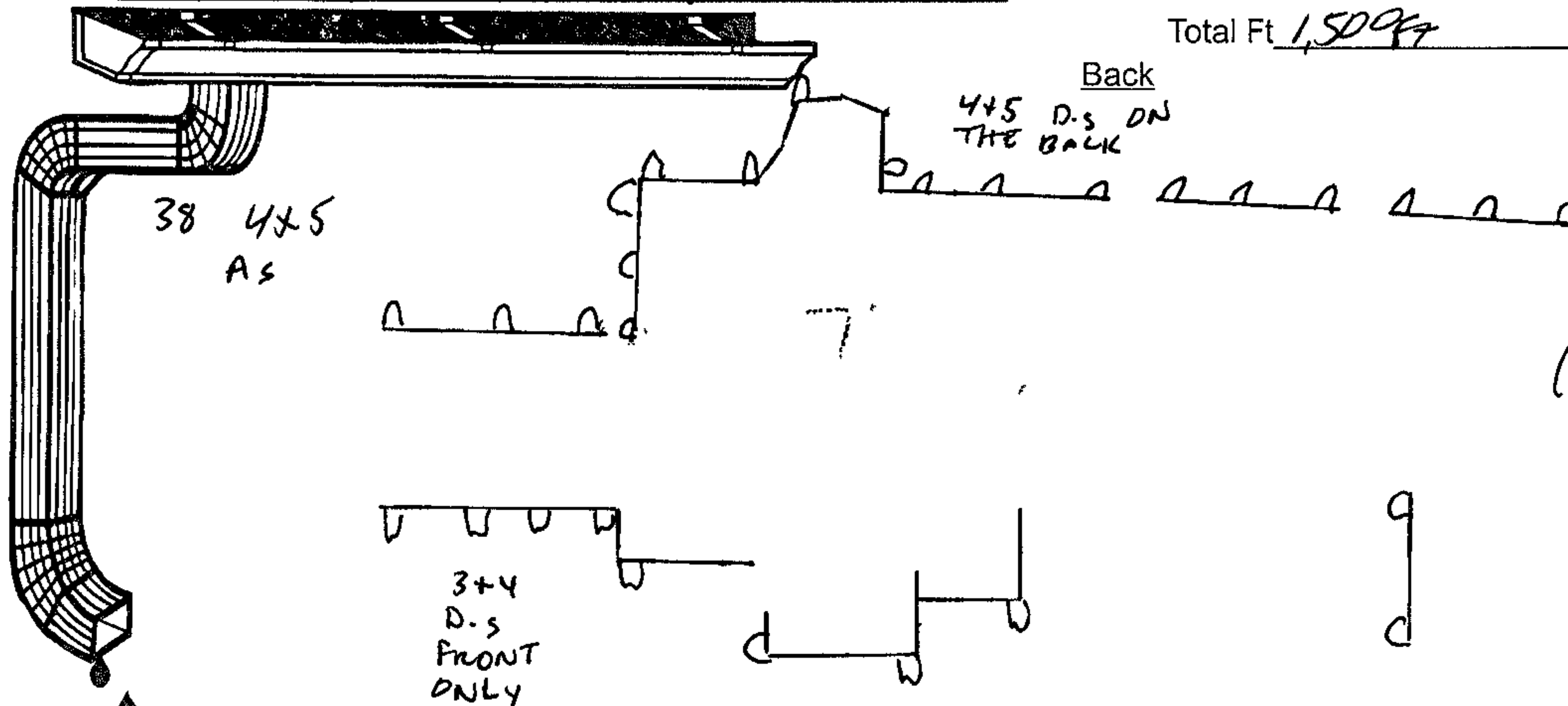
### DESCRIPTION:

Name MATT FISHER  
Address 4141 ASHTON CLUB DR  
City LAKEWALES 33859  
Sub-division \_\_\_\_\_  
Phone #1 863-956-6207 #2 \_\_\_\_\_  
E-mail: MFISHER@LAKEASHTONCCD.COM

6" OR 7" Gutter 853  
3"x4" 4"x5" Down 617  
4" Round Miter 18  
Div 12  
Leaf Guards \_\_\_\_\_

Color WHITE  
Color WHITE  
 Wedges  Tiles  Styro  
 Pull Flashing  Hangers  Trees  
 Seamless DS  Take downs  
 Metal Roof

Total Ft 1,509ft \$22,500



Price as of  
8/7/24:  
\$23,475.<sup>00</sup>  
(\* \$11,737.50 deposit  
required \*)

The entire understanding and agreement between the parties are contained herein - no verbal agreements recognized. This agreement is subject to office approval. Florida law recognizes that either party to the home improvement contract may cancel the contract within seventy-two hours of execution by giving written cancellation by registered mail to the other party. The party invoking this paragraph shall no longer be liable to the other for any damages incurred by cancellation under that provision of the Florida law. Any alteration or deviation from above specification involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon weather, accidents or delays beyond our control. Not responsible for any pre-existing roof damage. Note: Recommended twice yearly cleaning to ensure proper flow and maintenance of gutter system. ANY lack of maintenance could result in extra charges or warranty being voided. Work over 3K is subject to a deposit and custom jobs are subject to a 50% deposit before commencement. 3.75% Fee for all credit card payments. Late fee of 5% will be charged if payment is not received after 5 business days from completion.

**Front \* All work is guaranteed 6 years.**  
\* Lifetime Leak warranty on new installations, 1 year on repairs.  
NOTE: This proposal may be withdrawn by us if not accepted within 30 days.  
Owner agrees that he has read this proposal and fully understand the contents and sketch.  
Owner \_\_\_\_\_ Date 5/2/23  
Representative [Signature]  
Gutters and downspouts guaranteed by manufacturer for 20 Years

# ARK SEAMLESS GUTTERS OF CENTRAL FLORIDA



"We make the difference with Experience and Quality"  
www.ArkGuttersofCentralFL.com

Since 1999 Main Office  
5214 US Hwy 98 N  
Lakeland, FL 33809

Please remit payments to:  
3692 Covington Lane  
Lakeland, FL 33810

Main Office: (863) 510-5699  
Orlando: (407) 641-1714  
Tampa: (813) 400-1802  
Fax: (863) 225-5332  
sales@ArkGuttersFL.com

**PROPOSAL / INVOICE**

Licensed  
Insured  
Worker Comp.

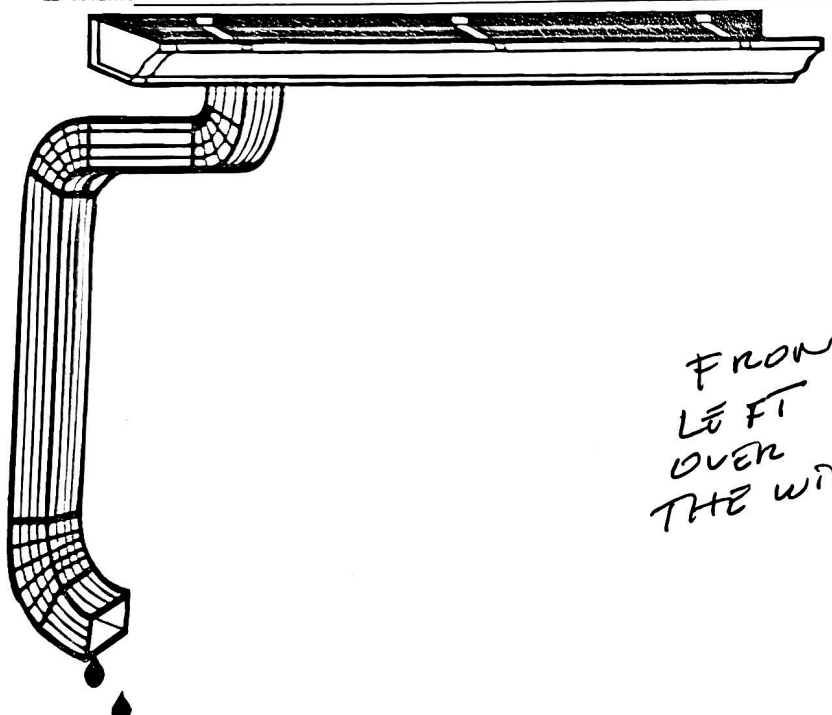
Name MATT FISHER  
Address 4141 ASTON CLUB DR  
City LAKEWALES 33859  
Sub-division \_\_\_\_\_  
Phone #1 863-956-6207#2  
E-mail: \_\_\_\_\_

### DESCRIPTION:

6" OR 7" Gutter 25  
3"x4" 4"x5" Down 28  
4" Round Miter \_\_\_\_\_  
Div 4  
Leaf Guards \_\_\_\_\_

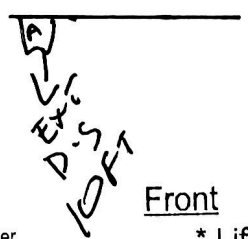
Color WHITE  
Color WHITE  
 Wedges  Tiles  2 story  
 Pull Flashing  Hangers  Trees  
 Seamless DS  Take downs  
 Metal Roof

Total Ft 57F \$1,240



7" GUTTERS

FRONT  
LEFT  
OVER  
THE WINDOWS



The entire understanding and agreement between the parties are contained herein - no verbal agreements recognized. This agreement is subject to office approval. Florida law recognizes that either party to the home improvement contract may cancel the contract within seventy-two hours of execution by giving written cancellation by registered mail to the other party. The party invoking this paragraph shall no longer be liable to the other for any damages incurred by cancellation under the provision of the Florida law. Any alteration or deviation from above specification involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon weather, accidents or delays beyond our control. Not responsible for any pre-existing roof damage. Note: Recommended yearly cleaning to ensure proper flow and maintenance of gutter system. ANY lack of maintenance could result in extra charges or warranty being voided. Work over 3K is subject to a deposit and custom jobs are subject to a 50% deposit before commencement. 3.75% Fee for all credit card payments. Late fee of 5% will be charged if payment is not received after 30 days from completion.

Front \* All work is guaranteed 6 years.  
\* Lifetime Leak warranty on new installations, 1 year on repairs.  
NOTE: This proposal may be withdrawn by us if not accepted within 30 days.  
Owner agrees that he has read this proposal and fully understand the contents and sketch.  
Owner \_\_\_\_\_ Date 8/8/24  
Representative [Signature]  
Gutters and downspouts guaranteed by manufacturer for 20 Years



407-360-2764  
 contractorfl@klsusa.com  
 infoklsgutters@gmail.com  
 1300 garden St Unit C  
 Kissimmee FL 34744

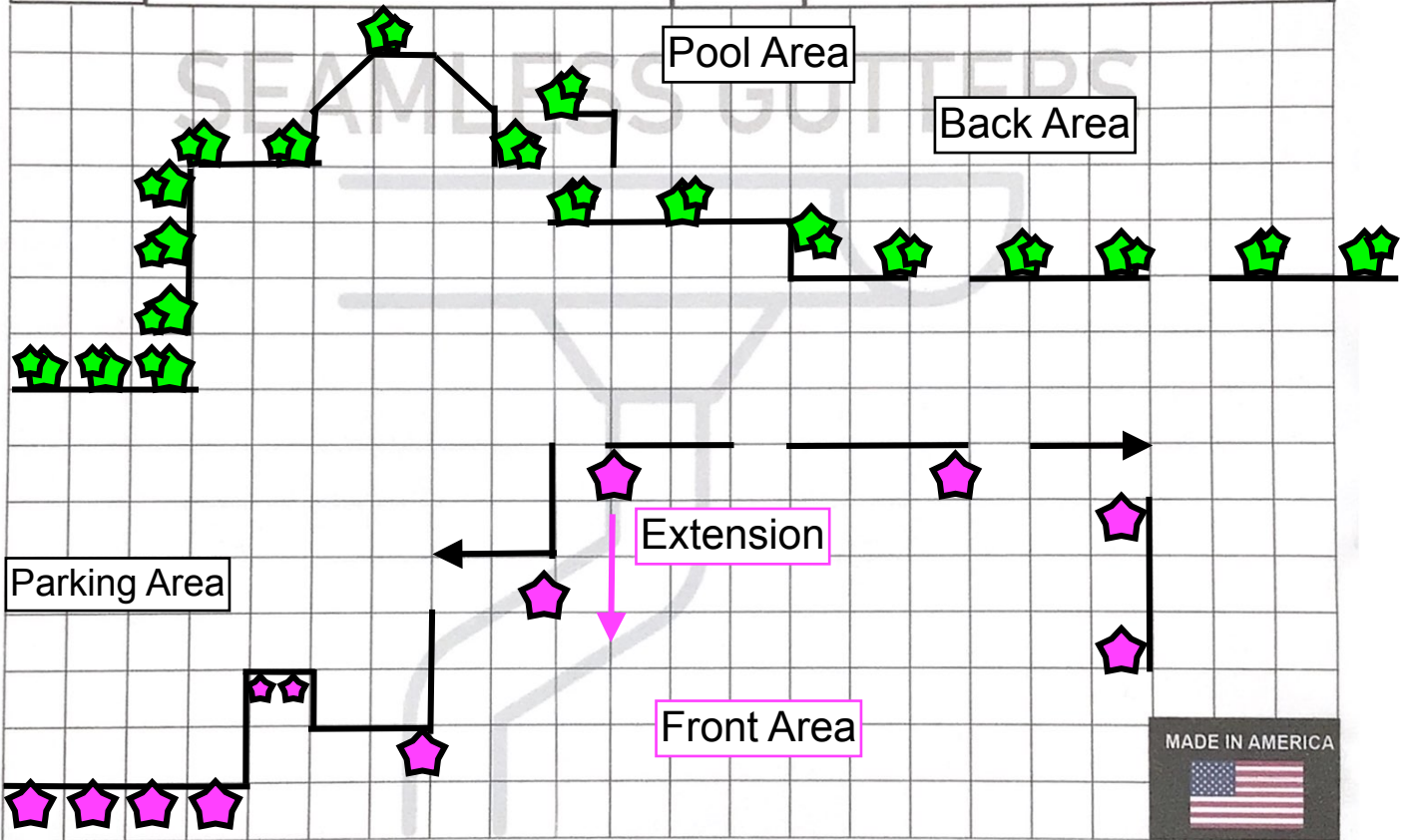
**PROPOSAL / INVOICE**

5 YEARS LABOR Review us on  
 20 YEARS WARRANTY ON Google  
 MATERIAL ★★★★★

**FREE ESTIMATES**



Customer	Alex Fuyertes	Payment Options: Cash: Check: Debit/Credit: (+3.7%)	Make checks payable to: Kandy Labor Services LLC
Address	4141 Aston Club Dr.		
City, Zip	Lake Wales FL 33859	Check/Cash/Zelle	
Phone	813-381-0189	Date	08/08/2024
E-mail		Install Date	
Referral			



Gutter:	6in / 7in <b>(K)</b> Box/HR	\$
Color:	White	\$
Footage:		\$
Downspout:	3X4 <b>(4X5)</b> 4" Round	\$
Color:	White	\$
Footage:		\$
Leaf Protection:	No	\$
Removal & Disposal	Yes	\$
Splash Blocks	No	\$
Rain Chains	No	\$
Soffit & Fascia	No	\$

Sub Total	\$
Tax	\$
Total	\$ 16,450.00
Payments	\$
Balance Remaining	\$

FIND US:   
 @KLSGUTTERS



Representative

Customer Signature



✉ Infoklsgutters@gmail.com  
☎ 407-3602764  
📠 786-8625485  
📠 786-6317012  
📍 Orlando, Florida



08/09/2024

### QUOTE

Business: KLS Kandy Labor Services LLC

Business Address: 1300 Garden Street Unit C, Kissimmee, FL 34744

Customer: Alex Furtres

Address: 4141 Aston Club Dr. Lake Wales FL 33859

Phone : 813-381-0189

E-mail:

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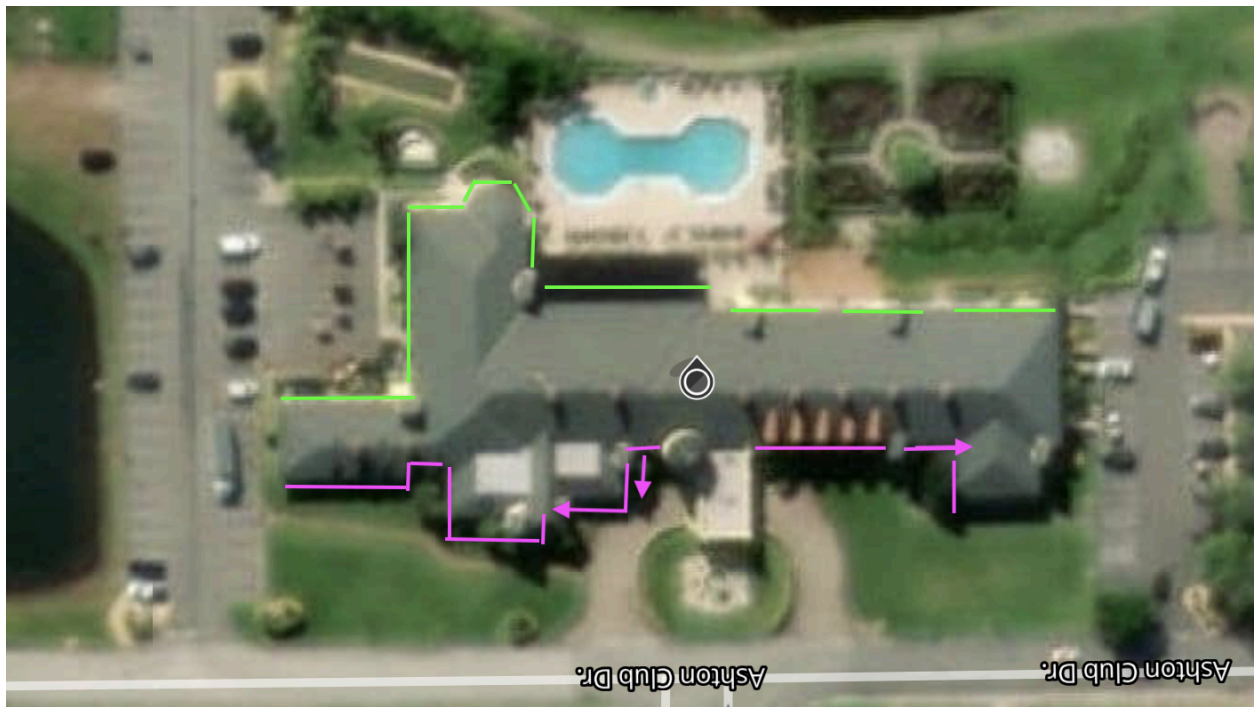
#### Description:

- Installation of Seamless Gutters
- 7 Inch
- Color: White
- Downspouts 4x5
- Color: White
- Removal and Disposal

KLS Kandy Labor Services LLC/ 1300 Garden St Unit C Kissimmee FL 34744 / 407-3602764  
[/infoklsgutters@gmail.com](mailto:infoklsgutters@gmail.com)/[contractorfl@klsusa.com](mailto:contractorfl@klsusa.com)



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📞 786-6317012  
📍 Orlando, Florida



The back side is a little less fleshed out than the front because the downspouts would go under the black tarp. Even so, I hope this helps visualize the quote better.

KLS Kandy Labor Services LLC/ 1300 Garden St Unit C Kissimmee FL 34744 / 407-3602764  
[/infoklsgutters@gmail.com](mailto:infoklsgutters@gmail.com)/[contractorfl@klsusa.com](mailto:contractorfl@klsusa.com)





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## BACK AREA PHOTOS



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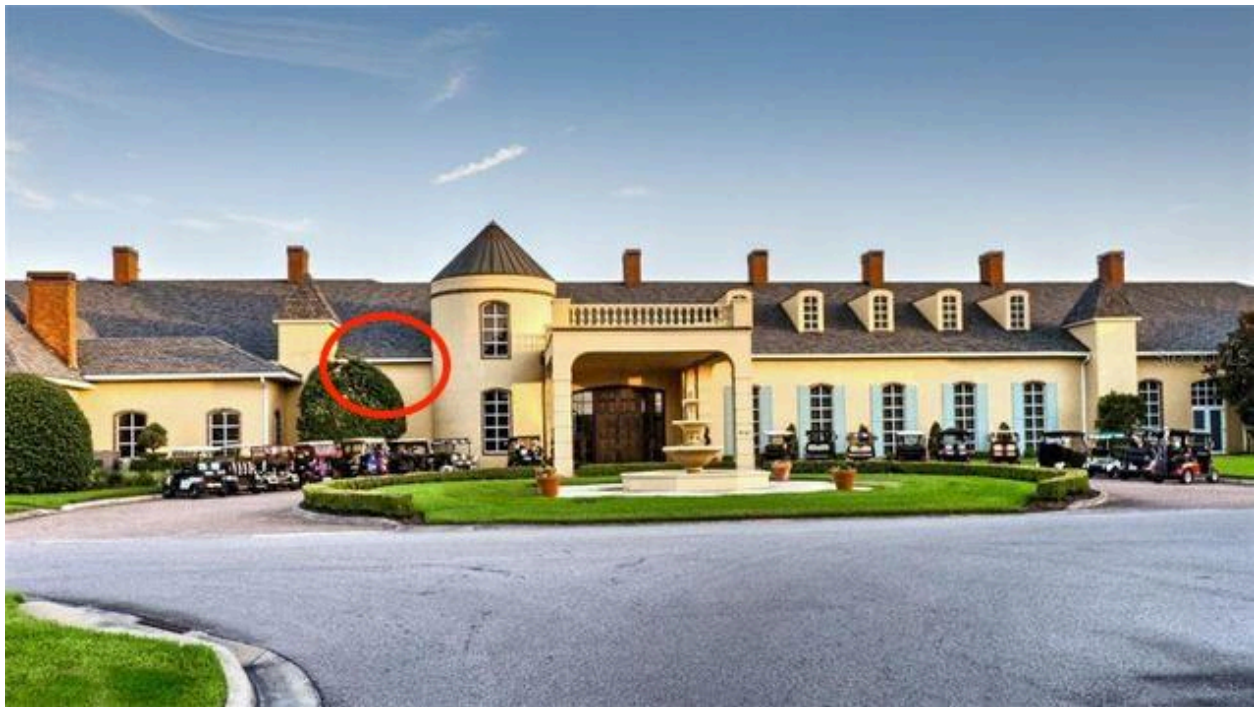


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📍 Orlando, Florida



### FRONT AREA PHOTOS

In this area we are going to replace the gutters that are already there. Except in the red circle, where there wasn't any gutters but Mr. Fuertes asked to be included in the quote. This is the area that has an extension.







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- 📞 786-8625485
- 📞 786-6317012
- 📍 Orlando, Florida



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[/infoklsgutters@gmail.com](mailto:infoklsgutters@gmail.com)/[contractorfl@klsusa.com](mailto:contractorfl@klsusa.com)

# TROPICAL SEAMLESS GUTTERS OF CENTRAL FLORIDA

SOLEDAD SANCHEZ

ESTIMATE/PROPOSAL

tropicalseamlessguttersofcentralflorida.com  
 Email: tropicalseamlessgutters@gmail.com

4326 STEPHANIE WAY  
 BARTOW, FLORIDA 33830 Payment mailing address

LICENSED AND INSURED

PHONE : (863) 701-4616

Name: Lake Ashton Club House  
 Job Site Address: 4140 Ashton club Dr  
 City: Lake Wales  
 Subdivision: \_\_\_\_\_  
 Phone #1: (813) 381-0189  
 Phone #2: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Gate code: \_\_\_\_\_

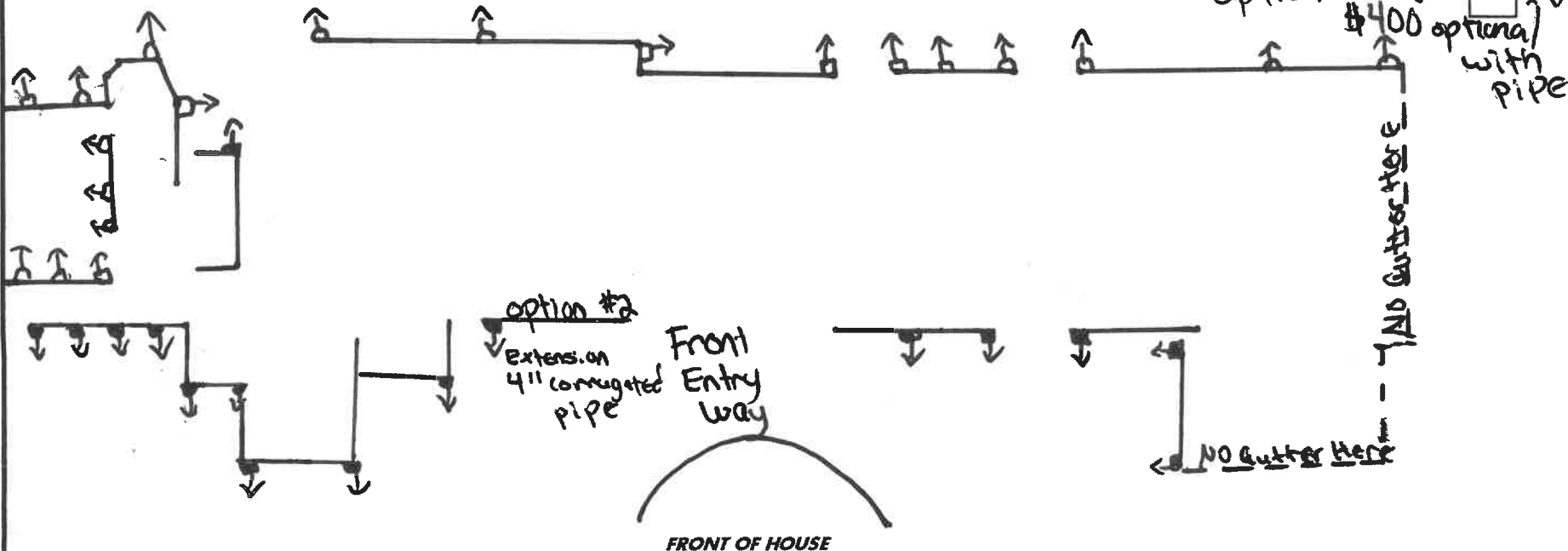
DESCRIPTION		COLOR
6" or 7"	Gutter	White
3x4 or 4x5	Downspout	White
	Leaf Guard	X

- 1st Story
- Pull Flashing
- Shingles
- Tiles
- Metal
- TPO
- Metal/Shingle Roof
- W/U/D/E
- Contractor Job
- Manufactured Home
- New Construction
- Remove Existing Gutters

7" Gutter with 3x4 and 4x5  
 Downspouts  
 \$16,000

BACK OF HOUSE

**\*\*\*ALL INVOICES PAID WITH ANY DEBIT/CREDIT CARD  
 WILL BE SUBJECT TO A 3.75% CONVENIENCE FEE.\*\*\***



FRONT OF HOUSE

The entire understanding and agreement between the parties are contained herein no verbal agreements recognized. This agreement is subject to office approval. Florida law recognizes that either party to the home improvement contract may cancel the contract within seventy-two hours of execution by giving written cancellation by registered mail to the party. The party invoking this paragraph shall no longer be liable to the other for any damages incurred by cancellation under that provision of the Florida law. Any alteration or deviation from above specification involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon weather accidents or delays beyond our control. Late fee of 5% will be charged if payment is not received after 5 business days from completion. 3.75% fee for all credit/debit card payments. If at any point gutters are modified, altered, tampered with or removed after installation date product will no longer be covered under warranty. It is the homeowners responsibility to choose color for gutters and downspouts. Once gutters are installed they will not be removed or changed. Warranty does not cover after a natural disaster.

Lifetime leak warranty on new installations, one year on repairs

All Work is Guaranteed for 7 years

This proposal may be withdrawn by us if not accepted within 30 days. Owner agrees that he/she has read this proposal and fully understand the contents and sketch.

Home Owner/Representative:

Date:

Gutter Technician:

Date:

Gutters and downspouts guaranteed by manufacture for 20 years

COD

# SECTION C

# Lake Ashton

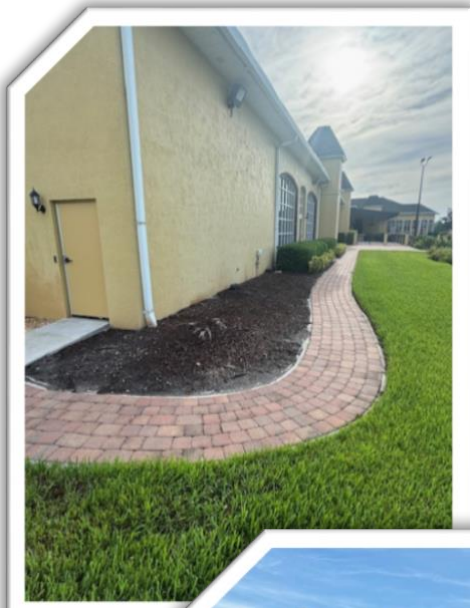
## Community Development District



August 12, 2024  
Matthew Fisher – Operations Manager

# Contracted Services

## Landscaping



Planting enhancement area #1

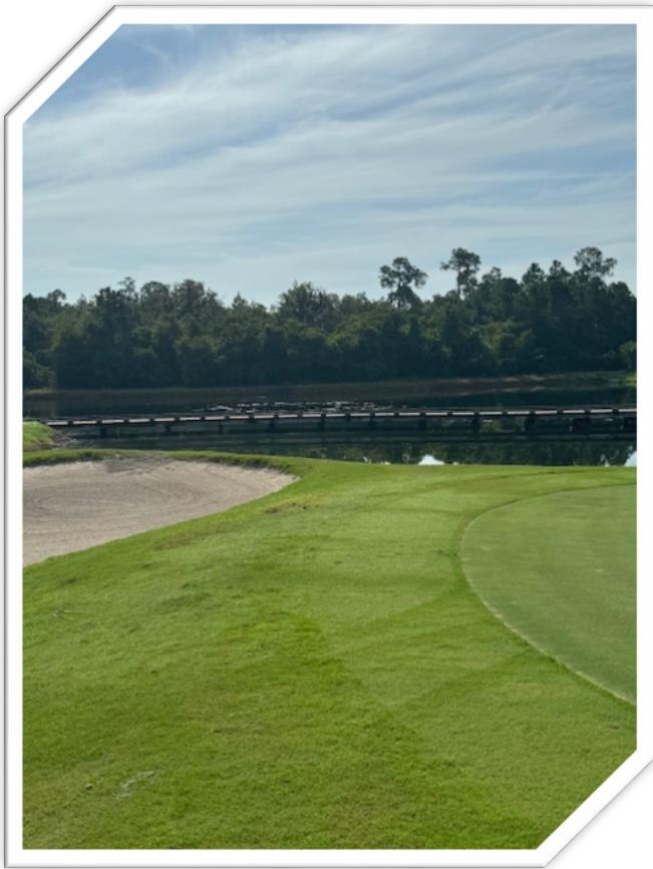


Planting enhancement area #2

- ✚ The most recent site visit report is included.
- ✚ Dead Queen Palms along Lake Ashton Blvd have been removed.
- ✚ Medjool Palms and Queen Palms pruning has been completed.
- ✚ Yellowstone is working on quotes for two planting enhancements around the Clubhouse.

# Contracted Services

## Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics.
- + An article was included in the August LA Times informing residents about the effects grass clippings has in ponds.
- + Wetland quarterly maintenance will take place in September.
- + Minor algae blooms noted. Ponds are looking fantastic!
- + Applied Aquatic continues to treat vegetation growth in the ponds.

# Facility Maintenance

## Completed/Pending



Stucco Repair



Stucco Repair

- + Honey Bees were removed from an area above the ramp leading to the stage of the Ballroom.
- + Staff installed two new golf cart crossing signs on Berwick Dr.
- + Staff installed a new toilet in the north dressing room.
- + Kincaid installed an emergency light at the Gate House.
- + A new router for Clubhouse WIFI will be installed 8/15/24. At this time a static IP will be configured to remedy issues with connectivity.
- + Pool/Spa passed Health Inspector visit with no violations.
- + Gate House stucco repairs will be done week of 8/12/24. Also, the stucco will be repaired at the area the bees were removed.

# Facility Maintenance Forecaster

- ✚ Pressure wash fountains. Tentative start date: week of 8/12/24.
- ✚ Paint stop bars that require touch up. Tentative start date: week of 8/26/24.
- ✚ Begin relocation of the bike rack in the east golf cart parking area. Tentative start date: week of 9/2/24.
- ✚ Detail lights around Pool deck (remove bugs and clean glass). Tentative start date: week of 9/2/24.

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

Respectfully,  
Matthew Fisher



# Applied Aquatic Site Visit Pond Checklist: 8/12/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Grass treated
E2	Good	Yes	Algae being treated
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 8/12/24
E5	Good		Boat used to treat grasses
E6	Fair	Yes	Algae present treated again 8/12/24
E7	Fair		Grass treated
E8	Good		Grass treated
E9	Fair		Water levels low. Grass treated
E10	Good		Water level getting back to normal
E11	Good		Nothing to report
E12	Good		Nothing to report
E13	Good		Nothing to report
E14	Good		Nothing to report
GC1	Good		Nothing to report
GC2	Good		Nothing to report
GC3	Good		American Lotus Lilly pads being treated with boat 8/12/24
GC4	Good		Nothing to report
GC5	Good		Eelgrass still present
GC6	Good	Yes	Algae present. Treating again 8/12/24
GC7	Fair	Yes	Algae is small amounts. Dye is working great
GC8	Fair		Eelgrass present in the deeper water. Still treating
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Dye was applied 8/12/24
GC12	Good	Yes	Minor algae
GC13	Good		Nothing to report
GC14	Good		Nothing to report
GC15	Good		Eelgrass present around edges still. Used boat to spray the grasses
GC16	Good		Eelgrass treated again 8/12/24
GC17	Good		Nothing to report
GC18	Good		Minor Eelgrass treated again 8/12/24
GC19	Good		Eelgrass present treated again 8/12/24

GC20	Good		Nothing to report
GC21	Fair		Water level is rising

**LACDD GOLF COURSE PONDS**



# LACDD PONDS



# SECTION 1

# SECTION (a)

# Yellowstone Site Visit Report: 8/12/24

Task	Remarks (Including Specific Areas for improvement)	
<b>Mowing</b>	<b>Good</b>	Mow with the chute pointed away from the ponds.
	<b>Fair</b>	Blow off clippings after mowing each area at a time.
	<b>Poor</b>	<ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul>
<b>Edging Completed</b>	<b>Good</b>	Nothing to report.
	<b>Fair</b>	
	<b>Poor</b>	
<b>String Trimming</b>	<b>Good</b>	Nothing to report.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Weed Control Turf/Beds</b>	<b>Good</b>	Weeds starting to appear in beds more often.
	<b>Fair</b>	Extra help treating weeds? What is their schedule?
	<b>Poor</b>	
<b>Shrubs/Ground Cover Care</b>	<b>Good</b>	Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.
	<b>Fair</b>	Aberdeen shrubs need to be top cut along the fence line.
	<b>Poor</b>	Remove dead section of Podocarpus along the Blvd. Several Red Pentas perineal plants are dead. Need replacements.

<p><b>Tree Care</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Japanese Blueberry trees along the Blvd need to be trimmed.</p>
<p><b>Litter and Debris</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Nothing to report</p>
<p><b>Pond Maintenance</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.</p> <p>No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.</p>

**NOTES**



Need Ixora to fill in



Need Yellow Ginger to fill in

Getting additional prices for replacement plants from local plant nurseries.

# SECTION IX



# SECTION A

**Lake Ashton**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 24,122	\$ -	\$ -	\$ 24,122
Capital Reserve Account	\$ -	\$ -	\$ 12,751	\$ 12,751
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,707	\$ -	\$ -	\$ 1,707
Due from General Fund	\$ -	\$ 27,003	\$ -	\$ 27,003
Due From Other	\$ 97	\$ -	\$ -	\$ 97
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 558,648	\$ -	\$ 650,452	\$ 1,209,100
<u>Series 2015</u>				
Reserve	\$ -	\$ 195,938	\$ -	\$ 195,938
Revenue	\$ -	\$ 98,166	\$ -	\$ 98,166
Prepayment 2015-1	\$ -	\$ 63,661	\$ -	\$ 63,661
Prepayment 2015-2	\$ -	\$ 389	\$ -	\$ 389
<b>Total Assets</b>	<b>\$ 644,746</b>	<b>\$ 385,156</b>	<b>\$ 663,203</b>	<b>\$ 1,693,105</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 139,395	\$ 4,295	\$ 2,800	\$ 146,491
Due to Debt Service	\$ 27,003	\$ -	\$ -	\$ 27,003
Due to General Fund	\$ -	\$ -	\$ 1,707	\$ 1,707
Deposits Ballroom Rentals	\$ 5,225	\$ -	\$ -	\$ 5,225
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
<b>Total Liabilites</b>	<b>\$ 227,647</b>	<b>\$ 4,295</b>	<b>\$ 4,507</b>	<b>\$ 236,449</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 380,861	\$ -	\$ 380,861
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 658,696	\$ 658,696
Unassigned	\$ 417,099	\$ -	\$ -	\$ 417,099
<b>Total Fund Balances</b>	<b>\$ 417,099</b>	<b>\$ 380,861</b>	<b>\$ 658,696</b>	<b>\$ 1,456,656</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 644,746</b>	<b>\$ 385,156</b>	<b>\$ 663,203</b>	<b>\$ 1,693,105</b>

# SECTION B

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 417	\$ 19,362	\$ 18,946
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 417</b>	<b>\$ 19,362</b>	<b>\$ 18,946</b>
<b>Expenditures:</b>				
Capital Projects	\$ 450,850	\$ 644,071	\$ -	\$ 644,071
Bocce Court	\$ -	\$ -	\$ 21,893	\$ (21,893)
Fitness Center Equipment	\$ -	\$ -	\$ 24,918	\$ (24,918)
Pavement/Curb Repairs	\$ -	\$ -	\$ 18,990	\$ (18,990)
Restaurant Equipment	\$ -	\$ -	\$ 6,350	\$ (6,350)
Bridge Management	\$ -	\$ -	\$ 9,420	\$ (9,420)
Grease Trap Installation and Replacement	\$ -	\$ -	\$ 45,127	\$ (45,127)
Shoreline Restoration	\$ -	\$ -	\$ 63,647	\$ (63,647)
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	\$ -	\$ -	\$ 15,342	\$ (15,342)
Pet Play Park Pavers	\$ -	\$ -	\$ 13,550	\$ (13,550)
Contingencies	\$ 82,200	\$ 117,429	\$ -	\$ 117,429
Other Current Charges	\$ 650	\$ 929	\$ -	\$ 929
<b>Total Expenditures</b>	<b>\$ 533,700</b>	<b>\$ 762,429</b>	<b>\$ 269,756</b>	<b>\$ 492,673</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (533,200)</b>		<b>\$ (250,393)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 449,420	\$ 449,420	\$ 449,420	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 449,420</b>	<b>\$ 449,420</b>	<b>\$ 449,420</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (83,780)</b>		<b>\$ 199,027</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 548,136</b>		<b>\$ 459,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 464,356</b>		<b>\$ 658,696</b>	

# SECTION C

# Lake Ashton

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Levy	\$ 2,145,886	\$ 2,145,886	\$ 2,157,866	\$ 11,980
Rental Income	\$ 40,000	\$ 33,333	\$ 34,975	\$ 1,642
Entertainment Fees	\$ 165,000	\$ 162,377	\$ 162,377	\$ -
Newsletter Ad Revenue	\$ 95,000	\$ 79,167	\$ 90,102	\$ 10,935
Interest Income	\$ 8,000	\$ 6,667	\$ 12,580	\$ 5,913
Restaurant Lease Income	\$ 19,600	\$ 16,333	\$ 16,768	\$ 434
Contributions	\$ -	\$ -	\$ 1,500	\$ 1,500
Miscellaneous Income	\$ 5,000	\$ 4,167	\$ 16,614	\$ 12,448
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 11,573	\$ 11,573
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ 15,000	\$ 15,000
<b>Total Revenues</b>	<b>\$ 2,478,486</b>	<b>\$ 2,447,929</b>	<b>\$ 2,519,354</b>	<b>\$ 71,425</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,700	\$ 4,300
FICA Expense	\$ 918	\$ 765	\$ 436	\$ 329
Engineering	\$ 50,000	\$ 41,667	\$ 39,520	\$ 2,146
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,500	\$ 1,250	\$ 1,500	\$ (250)
Attorney	\$ 45,000	\$ 37,500	\$ 31,816	\$ 5,684
Annual Audit	\$ 3,930	\$ 3,930	\$ 3,930	\$ -
Trustee Fees	\$ 4,310	\$ 4,310	\$ 4,310	\$ -
Management Fees	\$ 66,410	\$ 55,342	\$ 55,342	\$ 0
Management Fees-Beyond Contract	\$ -	\$ -	\$ 500	\$ (500)
Accounting System Software	\$ 1,000	\$ 833	\$ 833	\$ 0
Postage	\$ 3,500	\$ 2,917	\$ 3,897	\$ (980)
Printing & Binding	\$ 500	\$ 417	\$ 1,084	\$ (668)
Newsletter Printing	\$ 50,000	\$ 41,667	\$ 48,951	\$ (7,284)
Marketing	\$ 3,000	\$ 2,500	\$ 150	\$ 2,350
Rentals & Leases	\$ 5,500	\$ 4,583	\$ 3,040	\$ 1,543
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 1,250	\$ 2,039	\$ (789)
Other Current Charges	\$ 750	\$ 625	\$ (125)	\$ 750
Office Supplies	\$ 300	\$ 250	\$ 27	\$ 223
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 318,403</b>	<b>\$ 278,090</b>	<b>\$ 276,104</b>	<b>\$ 1,986</b>

# Lake Ashton

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 492,027	\$ 410,022	\$ 410,023	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 284,405	\$ 287,714	\$ (3,309)
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 3,838	\$ (3,838)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 7,917	\$ 2,224	\$ 5,692
Access Control System	\$ 64,235	\$ 53,530	\$ 13,001	\$ 40,528
Pest Control	\$ 4,690	\$ 3,908	\$ 3,230	\$ 678
Telephone/Internet	\$ 12,204	\$ 10,170	\$ 4,016	\$ 6,154
Electric	\$ 240,000	\$ 200,000	\$ 196,967	\$ 3,033
Water	\$ 16,000	\$ 13,333	\$ 1,791	\$ 11,543
Gas-Pool	\$ 25,000	\$ 20,833	\$ 20,361	\$ 473
Refuse	\$ 8,000	\$ 6,667	\$ 7,259	\$ (593)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 71,333	\$ 60,597	\$ 10,737
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,500	\$ 1,433	\$ 1,067
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 14,167	\$ 15,407	\$ (1,240)
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 5,000	\$ 326	\$ 4,674
Furniture, Fixtures, Equipment	\$ 10,000	\$ 8,333	\$ 4,392	\$ 3,942
Repairs and Maintenance-Pool	\$ 15,000	\$ 12,500	\$ 23,658	\$ (11,158)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 4,500	\$ 7,092	\$ (2,592)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 1,695	\$ (1,695)
Landscape Maintenance-Contract	\$ 194,700	\$ 162,250	\$ 156,305	\$ 5,945
Landscape Maintenance-Improvements	\$ 15,000	\$ 12,500	\$ 9,454	\$ 3,046
Irrigation Repairs	\$ 3,500	\$ 2,917	\$ 7,897	\$ (4,980)
Lake Maintenance-Contract	\$ 53,628	\$ 44,690	\$ 41,820	\$ 2,870
Lake Maintenance-Other	\$ 2,000	\$ 1,667	\$ -	\$ 1,667
Wetland/Mitigation Maintenance	\$ 45,338	\$ 37,782	\$ 9,717	\$ 28,065
Permits/Inspections	\$ 3,000	\$ 2,500	\$ 600	\$ 1,900
Office Supplies/Printing/Binding	\$ 5,000	\$ 4,167	\$ 1,326	\$ 2,840
Credit Card Processing Fees	\$ 5,500	\$ 4,583	\$ 4,555	\$ 28
Dues & Subscriptions	\$ 9,500	\$ 7,917	\$ 7,894	\$ 23
Decorations	\$ 2,000	\$ 1,667	\$ 3,606	\$ (1,940)
Special Events	\$ 165,000	\$ 121,674	\$ 121,674	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,859,108</b>	<b>\$ 1,533,430</b>	<b>\$ 1,429,870</b>	<b>\$ 103,560</b>
<b>Total Expenditures</b>	<b>\$ 2,177,511</b>	<b>\$ 1,811,520</b>	<b>\$ 1,705,974</b>	<b>\$ 105,546</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 300,975</b>		<b>\$ 813,380</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (449,420)	\$ (449,420)	\$ (449,420)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (449,420)</b>	<b>\$ (449,420)</b>	<b>\$ (449,420)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (148,445)</b>		<b>\$ 363,960</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 148,445</b>		<b>\$ 53,139</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 417,099</b>	

# Lake Ashton

## Community Development District

### Debt Service Fund Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 411,309	\$ (5,561)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 83,640	\$ 83,640
Interest Income	\$ 500	\$ 417	\$ 16,114	\$ 15,698
<b>Total Revenues</b>	<b>\$ 417,371</b>	<b>\$ 417,287</b>	<b>\$ 511,064</b>	<b>\$ 93,776</b>
<b>Expenditures:</b>				
<b>Series 2015-1</b>				
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)
<b>Series 2015-2</b>				
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)
<b>Total Expenditures</b>	<b>\$ 398,250</b>	<b>\$ 398,250</b>	<b>\$ 491,625</b>	<b>\$ (93,375)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 19,121</b>		<b>\$ 19,439</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 19,121</b>		<b>\$ 19,439</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 90,783</b>		<b>\$ 361,422</b>	
<b>Fund Balance - Ending</b>	<b>\$ 109,904</b>		<b>\$ 380,861</b>	



**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
<b>Revenues:</b>													
Special Assessments - Levy	\$ -	\$ 480,436	\$ 1,503,589	\$ 67,896	\$ 52,798	\$ 20,289	\$ 35,155	\$ 10,702	\$ 11,991	\$ 134	\$ (25,125)	\$ -	\$ 2,157,866
Rental Income	\$ 11,475	\$ 1,500	\$ 1,300	\$ 1,650	\$ 5,550	\$ 1,800	\$ 5,500	\$ 2,800	\$ 1,400	\$ 2,000	\$ -	\$ -	\$ 34,975
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ 4,785	\$ 10,634	\$ 4,353	\$ 2,157	\$ -	\$ -	\$ -	\$ 162,377
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ 6,660	\$ 15,244	\$ 4,869	\$ 5,359	\$ 4,199	\$ -	\$ -	\$ 90,102
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ 39	\$ 3,578	\$ 3,341	\$ 2,949	\$ 2,623	\$ -	\$ -	\$ 12,580
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ 1,646	\$ 1,721	\$ 1,721	\$ -	\$ -	\$ -	\$ 16,768
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Miscellaneous Income	\$ 2,014	\$ 2,156	\$ 1,440	\$ 2,691	\$ 1,506	\$ 2,145	\$ 1,440	\$ 1,523	\$ 1,035	\$ 663	\$ -	\$ -	\$ 16,614
Miscellaneous Income-Reimbursed Repairs	\$ 50	\$ -	\$ -	\$ 2,370	\$ -	\$ 7,473	\$ 770	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ 11,573
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
<b>Total Revenues</b>	<b>\$ 136,898</b>	<b>\$ 496,350</b>	<b>\$ 1,533,808</b>	<b>\$ 107,814</b>	<b>\$ 84,499</b>	<b>\$ 43,190</b>	<b>\$ 73,968</b>	<b>\$ 30,809</b>	<b>\$ 26,613</b>	<b>\$ 10,530</b>	<b>\$ (25,125)</b>	<b>\$ -</b>	<b>\$ 2,519,354</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ 650	\$ 650	\$ 650	\$ 450	\$ -	\$ -	\$ -	\$ 5,700
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ 50	\$ 50	\$ 50	\$ 34	\$ -	\$ -	\$ -	\$ 436
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ 3,114	\$ 4,949	\$ 4,322	\$ 7,775	\$ 4,977	\$ -	\$ -	\$ 39,520
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 375	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ 1,500
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ 2,259	\$ 2,643	\$ 4,605	\$ 5,968	\$ 5,287	\$ -	\$ -	\$ -	\$ 31,816
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,930	\$ -	\$ -	\$ -	\$ 3,930
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310
Management Fees	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ 5,534	\$ -	\$ -	\$ 55,342
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ 471	\$ 453	\$ 151	\$ 646	\$ 538	\$ -	\$ -	\$ 3,897
Printing & Binding	\$ -	\$ 1	\$ 1	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ 586	\$ 478	\$ -	\$ -	\$ 1,084
Newsletter Printing	\$ 4,400	\$ 4,944	\$ 4,688	\$ 5,261	\$ 5,413	\$ 5,413	\$ 5,413	\$ 5,262	\$ 4,275	\$ 3,882	\$ -	\$ -	\$ 48,951
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ 150
Rentals & Leases	\$ 290	\$ 145	\$ 596	\$ -	\$ 145	\$ 583	\$ 145	\$ 145	\$ 703	\$ 290	\$ -	\$ -	\$ 3,040
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ 240	\$ 1,613	\$ 88	\$ -	\$ -	\$ 2,039
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125)	\$ -	\$ 0	\$ -	\$ -	\$ (125)
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ 27
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 89,877</b>	<b>\$ 17,153</b>	<b>\$ 15,352</b>	<b>\$ 20,556</b>	<b>\$ 17,129</b>	<b>\$ 18,668</b>	<b>\$ 26,670</b>	<b>\$ 23,507</b>	<b>\$ 31,194</b>	<b>\$ 15,998</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 276,104</b>

**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
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ 41,002	\$ -	\$ -	\$ 410,023
Gate/Patrol/Pool Officers	\$ 27,508	\$ 28,632	\$ 29,540	\$ 30,364	\$ 27,168	\$ 29,112	\$ 28,179	\$ 29,546	\$ 28,128	\$ 29,534	\$ -	\$ -	\$ 287,714
Gate/Patrol/Pool Officers-Events	\$ -	\$ 547	\$ 946	\$ -	\$ 572	\$ 261	\$ 715	\$ -	\$ 797	\$ -	\$ -	\$ -	\$ 3,838
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 786	\$ 459	\$ 195	\$ -	\$ 195	\$ -	\$ 200	\$ 195	\$ -	\$ -	\$ 2,224
Access Control System	\$ 614	\$ 614	\$ 614	\$ 614	\$ 614	\$ 7,474	\$ 614	\$ 614	\$ 614	\$ 614	\$ -	\$ -	\$ 13,001
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 400	\$ 395	\$ -	\$ -	\$ 3,230
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ 65	\$ 253	\$ 65	\$ 449	\$ 514	\$ -	\$ -	\$ 4,016
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ 19,984	\$ 12,367	\$ 19,968	\$ 20,271	\$ 20,578	\$ -	\$ -	\$ 196,967
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ 277	\$ (8,776)	\$ 1,080	\$ 744	\$ 1,249	\$ -	\$ -	\$ 1,791
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ 2,371	\$ 1,025	\$ 1,694	\$ -	\$ -	\$ -	\$ -	\$ 20,361
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ 501	\$ 976	\$ 973	\$ 606	\$ 499	\$ -	\$ -	\$ 7,259
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,336	\$ 2,990	\$ 10,095	\$ 10,539	\$ 6,754	\$ 5,121	\$ 3,421	\$ 4,246	\$ 4,375	\$ -	\$ -	\$ 60,597
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 220	\$ -	\$ 621	\$ -	\$ 153	\$ 220	\$ -	\$ 219	\$ -	\$ -	\$ 1,433
Repairs and Maintenance-Bowling Lanes	\$ 1,855	\$ 1,224	\$ 1,044	\$ 1,545	\$ 1,373	\$ 765	\$ 2,657	\$ 1,192	\$ 3,751	\$ -	\$ -	\$ -	\$ 15,407
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	\$ 4,612	\$ 2,681	\$ 3,917	\$ -	\$ -	\$ 23,658
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 683	\$ 3,087	\$ 1,177	\$ 173	\$ 213	\$ 173	\$ 173	\$ -	\$ -	\$ 7,092
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	\$ 15,738	\$ 15,738	\$ -	\$ -	\$ 156,305
Landscape Maintenance-Improvements	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 209	\$ 857	\$ 4,580	\$ -	\$ -	\$ 9,454
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 3,086	\$ 732	\$ 532	\$ -	\$ -	\$ 697	\$ -	\$ -	\$ -	\$ 7,897
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ -	\$ -	\$ 41,820
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,717
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 78	\$ 128	\$ 45	\$ 207	\$ 249	\$ 75	\$ 148	\$ 50	\$ -	\$ -	\$ 1,326
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ 127	\$ 310	\$ 255	\$ 120	\$ 225	\$ -	\$ -	\$ 4,555
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ 1,018	\$ 275	\$ 4,400	\$ 65	\$ -	\$ -	\$ -	\$ 7,894
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ 11	\$ 1,462	\$ 102	\$ 1,606	\$ -	\$ -	\$ -	\$ 3,606
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ 4,334	\$ 7,291	\$ 6,538	\$ 1,086	\$ 277	\$ -	\$ -	\$ 121,674
<b>Total Operations &amp; Maintenance</b>	<b>\$ 144,833</b>	<b>\$ 128,025</b>	<b>\$ 205,032</b>	<b>\$ 148,541</b>	<b>\$ 151,681</b>	<b>\$ 140,213</b>	<b>\$ 117,457</b>	<b>\$ 136,637</b>	<b>\$ 128,849</b>	<b>\$ 128,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,429,870</b>
<b>Total Expenditures</b>	<b>\$ 234,710</b>	<b>\$ 145,179</b>	<b>\$ 220,384</b>	<b>\$ 169,097</b>	<b>\$ 168,809</b>	<b>\$ 158,881</b>	<b>\$ 144,126</b>	<b>\$ 160,144</b>	<b>\$ 160,043</b>	<b>\$ 144,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,705,974</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (97,813)</b>	<b>\$ 351,171</b>	<b>\$ 1,313,424</b>	<b>\$ (61,283)</b>	<b>\$ (84,310)</b>	<b>\$ (115,691)</b>	<b>\$ (70,158)</b>	<b>\$ (129,335)</b>	<b>\$ (133,430)</b>	<b>\$ (134,070)</b>	<b>\$ (25,125)</b>	<b>\$ -</b>	<b>\$ 813,380</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (449,420)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (449,420)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (449,420)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (449,420)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (97,813)</b>	<b>\$ 351,171</b>	<b>\$ 1,313,424</b>	<b>\$ (510,703)</b>	<b>\$ (84,310)</b>	<b>\$ (115,691)</b>	<b>\$ (70,158)</b>	<b>\$ (129,335)</b>	<b>\$ (133,430)</b>	<b>\$ (134,070)</b>	<b>\$ (25,125)</b>	<b>\$ -</b>	<b>\$ 363,960</b>

**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)
<b>Current Bonds Outstanding</b>		<b>\$2,225,000.00</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$395,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$2,620,000.00</b>
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# SECTION D

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Check Run Summary**

**August 19, 2024**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
7/22/24	9303-9322	\$107,069.91
8/6/24	9323-9341	\$100,985.10
8/12/24	9342-9352	\$88,319.94
<b>General Fund Total</b>		<b>\$296,374.95</b>
<b><u>Capital Projects Fund</u></b>		
7/22/24	391-393	\$35,831.22
8/6/24	394	\$2,800.00
<b>Capital Projects Fund Total</b>		<b>\$38,631.22</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/24	00522	5/21/24	73407146	202405	320	57200	43200		PROPANE AMERIGAS	*	126.56	126.56	009303
7/22/24	00676	6/24/24	367943	202406	310	51300	32200		FY23 AUDIT FEES BERGER, TOOMBS, ELAM, GAINES & FRANK	*	3,930.00	3,930.00	009304
7/22/24	00757	7/02/24	55	202407	320	57200	54500		PRECISION AC TUNE UP CLIMATEGUARD COOLING SERVICES LLC	*	1,454.23	1,454.23	009305
7/22/24	00741	7/01/24	17	202407	320	57200	34000		JULY 24 AMENITY MGMT COMMUNITY ASSOCIATIONS AND	*	41,002.25	41,002.25	009306
7/22/24	00621	6/21/24	1003652	202406	320	57200	54501		PEST CONTROL COUNTRY BOY PEST CONTROL	*	85.00	85.00	009307
7/22/24	00466	6/28/24	49609	202407	310	51300	42501		JULY 24 NEWSLETTER CUSTOMTRADEPRINTING.COM	*	3,882.00	3,882.00	009308
7/22/24	00214	6/21/24	AR115074	202406	310	51300	42502		COPIER LEASE DEX IMAGING	*	557.81	557.81	009309
7/22/24	00003	7/02/24	85485147	202407	310	51300	42000		DELIVERIES THRU 07/02/24	*	38.91		
		7/16/24	85612811	202407	310	51300	42000		DELIVERIES THRU 07/16/24 FEDEX	*	66.23	105.14	009310
7/22/24	00215	7/01/24	466	202407	310	51300	34000		JULY 24 MGMT FEES	*	5,534.17		
		7/01/24	466	202407	310	51300	35100		INFO TECHNOLOGY	*	83.33		
		7/01/24	466	202407	310	51300	31300		DISSIMINATION	*	125.00		
		7/01/24	466	202407	310	51300	51000		OFFICE SUPPLIES	*	2.50		
		7/01/24	466	202407	320	57200	49400		PUBLIX LUNCHEON GMS-CENTRAL FLORIDA, LLC	*	276.90	6,021.90	009311

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/24	00750	7/16/24	25785	202407 320-57200-54500	OPERATING SUPPLIES JANITORIAL SUPERSTORE INC	*	165.49	165.49	009312
7/22/24	00504	6/26/24	105416	202406 320-57200-45300	3 PHASE MOTOR STARTER	*	1,452.40		
		6/26/24	105418	202406 320-57200-46202	PRESSURE SWITCH KINCAID ELECTRICAL SERVICES	*	503.19	1,955.59	009313
7/22/24	00512	7/01/24	2749826	202407 320-57200-41000	SERVICE THRU 7/31/2024 KINGS III OF AMERICA, INC.	*	65.00	65.00	009314
7/22/24	00164	7/16/24	129878	202406 310-51300-31500	LEGAL FEES THRU 6/30/24	*	3,862.48		
		7/16/24	129879	202406 310-51300-31500	LEGAL FEES THRU 6/30/24 LATHAM, LUNA, EDEN & BEAUDINE,LLP	*	1,425.00	5,287.48	009315
7/22/24	00538	7/01/24	10149	202407 320-57200-54506	JULY 24 GOLF CART MAINT. PERFORMAMCE PLUS CARTS	*	172.50	172.50	009316
7/22/24	00753	6/07/24	10223447	202406 320-57200-45300	POOL SUPPLIES	*	27.50		
		6/14/24	10223473	202406 320-57200-45300	POOL SUPPLIES POOL & PATIO CENTER	*	232.50	260.00	009317
7/22/24	00631	7/11/24	1916554	202406 310-51300-31100	SERVICE THRU 6/30/2024 RAYL ENGINEERING & SURVEYING, LLC	*	7,774.86	7,774.86	009318
7/22/24	00696	6/30/24	11789825	202406 320-57200-34511	SERVICE THRU 6/30/2024	*	796.74		
		6/30/24	11789825	202406 320-57200-34504	SERVICE THRU 6/30/2024	*	614.18		
		6/30/24	11789825	202406 320-57200-34501	SERVICE THRU 6/30/2024 SECURITAS SECURITY SERVICES USA,INC	*	28,128.00	29,538.92	009319
7/22/24	00238	7/01/24	307948	202407 320-57200-45300	BULK BLEACH/SULFURIC ACID SPIES POOL,LLC	*	1,897.45	1,897.45	009320

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/24	00780	7/01/24 56304664	202407 320-57200-54500	SUPPLIES VESTIS	*	45.21	45.21 009321
7/22/24	00664	7/03/24 0725-070	202406 320-57200-52000	CC PURCHASES THRU 7/3/24 WELLS FARGO	*	2,742.52	2,742.52 009322
8/06/24	00785	6/18/24 15858	202406 320-57200-34500	ENTRANCE GATE SIGN ACTION SIGNS & ADVERTISING	*	200.00	200.00 009323
8/06/24	00760	7/31/24 9076692	202407 310-51300-42000	ASSESSMENT MAILING	*	370.38	
		7/31/24 9076692	202407 310-51300-42000	ASSESSMENT MAILING	*	15.60	
		7/31/24 9076692	202407 310-51300-42500	ASSESSMENT MAILING	*	478.13	
				ACTION MAIL SERVICES			864.11 009324
8/06/24	00057	6/30/24 220952	202406 320-53800-46800	AQUATIC PLANT MGMT. APPLIED AQUATIC MANAGEMENT, INC.	*	4,469.00	4,469.00 009325
8/06/24	00695	6/21/24 16744750	202407 320-57200-41000	SERVICE THRU 7/29/2024	*	449.27	
		7/22/24 16744750	202408 320-57200-41000	SERVICE THRU 8/29/2024	*	449.67	
				CHARTER COMMUNICATIONS			898.94 009326
8/06/24	00740	7/09/24 111983	202407 320-57200-54500	17X25 CART CROSSING SIGN CHILTON LED LLC	*	130.00	130.00 009327
8/06/24	00055	7/15/24 20735-07	202407 320-57200-43100	SERVICE THRU 07/15/2024	*	901.32	
		7/15/24 20740-07	202407 320-57200-43100	SERVICE THRU 7/14/2024	*	347.55	
				CITY OF LAKE WALES-UTILITIES DEPT			1,248.87 009328
8/06/24	00741	8/01/24 18	202408 320-57200-34000	AUG 24 AMENITY MGMT. COMMUNITY ASSOCIATIONS AND	*	41,002.25	41,002.25 009329
8/06/24	00621	7/18/24 1006758	202407 320-57200-54501	PEST CONTROL	*	145.00	



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/18/24	1006761	202407	320	57200	54501		PEST CONTROL	*	250.00		
									COUNTRY BOY PEST CONTROL			395.00	009330
8/06/24	00003	7/23/24	85679595	202407	310	51300	42000		DELIVERIES THRU 7/23/2024	*	46.75		
									FEDEX			46.75	009331
8/06/24	00781	7/01/24	6582799	202407	310	51300	48000		NOTICE OF MEETING	*	88.48		
									GANNETT FLORIDA LOCALIQ			88.48	009332
8/06/24	00067	8/01/24	5030821	202407	320	57200	34500		FIRE ALARM MONITORING	*	195.00		
									THE HARTLINE ALARM COMPANY, INC.			195.00	009333
8/06/24	00631	8/05/24	1916555	202407	310	51300	31100		SERVICE THRU 7/31/2024	*	4,976.97		
									RAYL ENGINEERING & SURVEYING, LLC			4,976.97	009334
8/06/24	00238	7/24/24	308763	202407	320	57200	45300		CELAPERL25LB	*	207.95		
									SPIES POOL, LLC			207.95	009335
8/06/24	00234	7/25/24	70015135	202407	320	57200	51000		SUPPLIES	*	49.79		
		7/25/24	70015135	202407	320	57200	54500		SUPPLIES	*	185.46		
									STAPLES BUSINESS CREDIT			235.25	009336
8/06/24	00780	7/22/24	56304794	202407	320	57200	54500		MAT/NYLON/RUBBER	*	43.01		
									VESTIS			43.01	009337
8/06/24	00430	7/13/24	50305962	202407	310	51300	42502		COPIER LEASE	*	144.90		
									WELLS FARGO VENDOR FINANCIAL SVCS			144.90	009338
8/06/24	00587	7/14/23	24023	202406	320	57200	54530		JUNE 24 MAINTENANCE	*	3,751.41		
		7/11/24	24021	202405	320	57200	54530		MAY 24 MAINTENANCE	*	1,191.60		
									XS BOWLING SERVICE LLC			4,943.01	009339
8/06/24	00445	7/01/24	OS723714	202407	320	57200	46200		JULY 24 LANDSCAPE MAINT.	*	15,738.00		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/17/24	OS736143	202407 320-57200-46201	*	4,579.53	
			WEeping BOTTLE BRUSH TREE	YELLOWSTONE LANDSCAPE			20,317.53 009340
8/06/24	00061	7/15/24	JULY-24	202407 320-57200-43000	*	20,578.08	
			SERVICE THRU 07/09/2024	TECO-ACH			20,578.08 009341
8/12/24	00057	7/31/24	221648	202407 320-53800-46800	*	4,469.00	
			JULY 24	AQUATIC PLANT MGT			4,469.00 009342
				APPLIED AQUATIC MANAGEMENT, INC.			
8/12/24	00466	7/31/24	49728	202408 310-51300-42501	*	3,882.00	
			AUG 24	NEWSLETTER PRINT			3,882.00 009343
				CUSTOMTRADEPRINTING.COM			
8/12/24	00768	7/30/24	25395-1	202407 320-57200-54510	*	219.21	
				ELLIPTICAL MAINTENANCE			219.21 009344
				FITNESS MACHINE TECHNICIANS			
8/12/24	00512	8/01/24	2775220	202408 320-57200-41000	*	65.00	
			SERVIVE THRU 8/31/2024	KINGS III OF AMERICA, INC.			65.00 009345
8/12/24	00033	8/06/24	4652121	202408 300-20700-10200	*	4,295.37	
				PROPERTY APPRAISER FEES			
		8/06/24	4652121	202408 700-36300-10000	*	4,295.37	
				PROPERTY APPRAISER FEES			
		8/06/24	4652121	202408 700-13100-10000	*	4,295.37	
				PROPERTY APPRAISER FEES			
		8/06/24	4652122	202408 300-36300-10100	*	25,124.82	
				PROPERTY APPRAISER FEES			
				MARSHA FAUX PROPERTY APPRAISER			29,420.19 009346
8/12/24	00538	8/01/24	10151	202408 320-57200-54506	*	172.50	
				GOLF CART MAINTENANCE			172.50 009347
				PERFORMAMCE PLUS CARTS			
8/12/24	00696	7/31/24	11825591	202407 320-57200-34501	*	29,534.00	
				JULY 24 GUARD SERVICE			
		7/31/24	11825591	202407 320-57200-34504	*	614.18	
				JULY 24 GUARD SERVICE			
				SECURITAS SECURITY SERVICES USA, INC			30,148.18 009348
8/12/24	00238	7/22/24	308604	202407 320-57200-45300	*	405.15	
				DIFFUSER			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/22/24 308716	202407 320-57200-45300	2.5 HP US SQ FL MOTOR	*	995.00	
		7/22/24 308718	202407 320-57200-45300	SEAL PLATE/PUMP	*	16.95	
		7/22/24 308719	202407 320-57200-45300	8" N/S PUSH PULL KIT	*	394.50	
							SPIES POOL,LLC 1,811.60 009349
8/12/24	00780	7/29/24 56304837	202407 320-57200-54500	MATS	*	43.01	
		8/05/24 56304880	202408 320-57200-54500	MATS	*	43.01	
							VESTIS 86.02 009350
8/12/24	00664	8/02/24 0725-080	202407 320-57200-52000	CC PURCHASES THRU 8/2/24	*	2,308.24	
							WELLS FARGO 2,308.24 009351
8/12/24	00445	8/01/24 OS742932	202408 320-57200-46200	AUG 24 LANDSCAPE MAINT.	*	15,738.00	
							YELLOWSTONE LANDSCAPE 15,738.00 009352
							TOTAL FOR BANK A 296,374.95
							TOTAL FOR REGISTER 296,374.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/24	00110	7/03/24	534	202407 600-53800-60006	SPLIT SYSTEM BY ICP	*	6,375.00		
		7/03/24	534	202407 600-53800-60006		V	6,375.00-		
									.00 000391
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7/22/24	00110	7/03/24	534	202407 600-53800-60006	SPLIT SYSTEM BY ICP	*	6,375.00		
									6,375.00 000391
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6/26/24	00017	5/29/24	7711438	202405 600-53800-68003	2-ASPIRE TREADMILLS	*	12,155.22		
		5/29/24	7711438	202405 600-53800-68003		V	12,155.22-		
									.00 000392
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7/22/24	00017	5/29/24	7711438	202405 600-53800-68003	2-ASPIRE TREADMILLS	*	12,155.22		
									12,155.22 000392
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6/26/24	00096	6/28/24	10189	202406 600-53800-60003	POND EROSION CONTROL	*	10,699.00		
		6/28/24	10189	202406 600-53800-60003		*	1,750.00		
		6/28/24	10190	202406 600-53800-60003	STORMWATER MGMT	*	4,852.00		
		6/28/24	10189	202406 600-53800-60003		V	10,699.00-		
		6/28/24	10189	202406 600-53800-60003	POND EROSION CONTROL	V	1,750.00-		
		6/28/24	10190	202406 600-53800-60003		V	4,852.00-		
									.00 000393
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7/22/24	00096	6/28/24	10189	202406 600-53800-60003	POND EROSION CONTROL	*	10,699.00		
		6/28/24	10189	202406 600-53800-60003		*	1,750.00		
		6/28/24	10190	202406 600-53800-60003	STORMWATER MGMT	*	4,852.00		
									17,301.00 000393
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8/06/24	00120	7/18/24	1655	202407 600-53800-60003	CAP POND EROSION	*	2,800.00		
									2,800.00 000394
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							TOTAL FOR BANK B	38,631.22	
					LAKA LAKE ASHTON	SHENNING			

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

Date Received	Collection Period	O&M Receipts	O&M Interest	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,307,406.00	\$443,681.32	\$2,751,087.32
									.36300.10100 General Fund 84%	025.36300.10000 21A Debt Svc Fund 16%	Total 100%
11/10/23	10/13/23-10/14/23	\$ 25,356.96	\$ -	\$ 4,495.34	\$ 1,335.45	\$ 237.00	\$ 565.60	\$ 27,714.25	\$ 23,541.08	\$ 4,173.17	\$ 27,714.25
11/14/23	10/01/23-10/31/23	\$ 40,273.00	\$ -	\$ 6,569.73	\$ 1,610.94	\$ 262.78	\$ 899.38	\$ 44,069.63	\$ 37,888.82	\$ 6,180.81	\$ 44,069.63
11/17/23	11/01/23-11/05/23	\$ 52,118.00	\$ -	\$ 6,463.14	\$ 2,084.68	\$ 258.52	\$ 1,124.76	\$ 55,113.18	\$ 49,032.65	\$ 6,080.53	\$ 55,113.18
11/23/23	11/06/23-11/12/23	\$ 393,254.00	\$ -	\$ 61,103.80	\$ 15,730.19	\$ 2,444.14	\$ 8,723.67	\$ 427,459.80	\$ 369,973.33	\$ 57,486.47	\$ 427,459.80
12/08/23	11/13/23-11/22/23	\$ 488,625.67	\$ -	\$ 84,427.10	\$ 19,538.99	\$ 3,376.96	\$ 11,002.74	\$ 539,134.08	\$ 459,704.95	\$ 79,429.14	\$ 539,134.08
12/21/23	11/23/23-11/30/23	\$ 1,022,278.28	\$ -	\$ 222,378.75	\$ 40,860.26	\$ 8,882.11	\$ 23,898.29	\$ 1,171,016.37	\$ 961,789.66	\$ 209,226.71	\$ 1,171,016.37
12/28/23	12/01/23-12/15/23	\$ 87,075.16	\$ -	\$ 16,304.22	\$ 3,305.44	\$ 660.93	\$ 1,988.26	\$ 97,424.75	\$ 82,094.33	\$ 15,330.42	\$ 97,424.75
01/10/24	12/16/23-12/31/23	\$ 64,752.65	\$ -	\$ 12,376.11	\$ 2,013.67	\$ 388.69	\$ 1,494.53	\$ 73,231.87	\$ 61,484.20	\$ 11,747.67	\$ 73,231.87
01/16/24	INTEREST	\$ -	\$ 6,411.78	\$ -	\$ -	\$ -	\$ -	\$ 6,411.78	\$ 6,411.78	\$ -	\$ 6,411.78
02/09/24	01/01/24-01/31/24	\$ 55,107.29	\$ -	\$ 12,780.31	\$ 1,231.81	\$ 293.06	\$ 1,327.25	\$ 65,035.48	\$ 52,797.97	\$ 12,237.51	\$ 65,035.48
03/13/24	02/01/24-02/29/24	\$ 20,915.79	\$ -	\$ 3,063.28	\$ 213.24	\$ 38.30	\$ 474.55	\$ 23,252.98	\$ 20,288.50	\$ 2,964.48	\$ 23,252.98
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
06/21/24	05/01/24-05/31/24	\$ 9,760.28	\$ -	\$ 2,689.45	\$ -	\$ -	\$ 248.99	\$ 12,200.74	\$ 9,565.07	\$ 2,635.66	\$ 12,200.74
06/28/24	06/03/24-06/03/24	\$ 2,475.61	\$ -	\$ -	\$ -	\$ -	\$ 49.51	\$ 2,426.10	\$ 2,426.10	\$ -	\$ 2,426.10
07/25/24	INTEREST	\$ -	\$ 134.30	\$ -	\$ -	\$ -	\$ -	\$ 134.30	\$ 134.30	\$ -	\$ 134.30
08/06/24	PROPERTY APPRAISER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,420.19	\$ (29,420.19)	\$ (25,124.82)	\$ (4,295.37)	\$ (29,420.19)
		\$ 2,308,509.01	\$ 6,841.24	\$ 440,939.36	\$ 87,948.36	\$ 16,852.78	\$ 82,313.14	\$ 2,569,175.33	\$ 2,157,865.86	\$ 411,309.48	\$ 2,569,175.34

Gross Percent Collecte	99.94%
Balance Due	\$1,638.95