

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*November 18, 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

November 11, 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, November 18, 2024 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the Board meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com), or by telephone by calling (407) 841-5524, up until **2:00 PM on Friday, November 15, 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 September 23, 2024 Board of Supervisors Meeting
5. Engineering Report
  - A. Consideration of Proposal from Carter Geotechnical, LLC for Turnberry Lane Geotechnical Investigation
6. New Business

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

- A. Discussion Regarding Appointing Greg Ulrich to the Board of Supervisors (*requested by Supervisor VanSickle*)
- B. Discussion Regarding Supervisor Code of Conduct (*requested by Supervisor VanSickle*)
- C. Consideration of Resolution 2025-01 Selecting a District's Records Office Within Polk County
- D. Consideration of Resolution 2025-02 Adopting a Records Retention Policy for the District (2 Options)
- E. Consideration of Resolution 2024-03 Designating the Primary Administrative Office and Principal Headquarters of the District—**ADDED**
- F. Discussion Regarding Request from Lake Ashton II CDD to Move the Date and Time of Joint Meetings Held at the HFC
  - I. Consideration of Resolution 2025-04 Adopting Revised Joint Meeting Dates for Fiscal Year 2025
- 7. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
    - I. Consideration of Quotes to Add Two AED Units at the Clubhouse
    - II. Consideration of Installing Restaurant Sign at the Community Entrance
  - C. Operations Manager
    - I. Landscaping Update
      - a) Presentation of Monthly Landscaping Checklist and Report
    - II. Aquatics Update
      - a) Presentation of Monthly Aquatic Maintenance Checklist and Report
  - D. District Manager's Report
    - I. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
- 8. Financial Report
  - A. September 2024
    - I. Combined Balance Sheet
    - II. Capital Projects Reserve Fund
    - III. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - B. October 2024
    - I. Combined Balance Sheet
    - II. Capital Projects Reserve Fund
    - III. Statement of Revenues, Expenditures, and Changes in Fund Balance
    - IV. Approval of Check Run Summary
- 9. Public Comments
- 10. Supervisor Requests/Supervisor Open Discussion
- 11. 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, **September 23, 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
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
Pete Whitman	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the September 23, 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. VanSickle asked for any comments or changes to the meeting agenda. Hear no changes or comments, the meeting agenda was approved.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 4-0.
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**THIRD ORDER OF BUSINESS****Public Comments on Specific Items  
on the Agenda (*the District Manager  
will read any questions or comments  
received from members of the public  
in advance of the meeting*)**

Ms. VanSickle opened the public comment period. Ms. Burns noted she received one letter from Jonathan Ridpath.

Jonathan Ridpath (4135 Aberdeen Lane) commented a letter that was signed by 92 residents was wrote and sent to the Board on September 18, 2024. He explained that two Board members responded and two did not. He stated 250 of the residents have a movement started and that number is growing. He also stated if the Board members want to remain on the Board, these residents are asking that the Board respond to them. He read the letter aloud to the Board. It addressed that these residents feel that no more money should be spent on the dog park. The letter continued to state that if the dog park users want an upgrade, they should fundraise and pay for it themselves. They also do not support \$160,000 spent on the ballroom refurbishing. They asked the Board to look at other options. They do not support spending any money to redo and upgrade the ballroom kitchen. They do not support spending \$55,000 to upgrade the ballroom sound system. They do not support spending \$17,000 on the tennis court color coat. They suggested the small number of tennis players in the community should fundraise and pay for it themselves, similar to what the pickleball group did. They do not support spending any money on the reflection garden. They do not understand the delay in getting a sign, which has been on the agenda for months. They believe duly elected Board member, Greg Ulrich, should be immediately seated on the Board. It was noted that if the Board refuses to do this, the residents deserve a clear explanation as to why. He concluded his comment.

Brenda Jackson (4167 Muirfield) requested to be informed of what revisions were made to the July minutes. Ms. VanSickle responded that Mr. Realmuto requested some addition because he and Ms. VanSickle both provided the Board members with a sheet of paper and Ms. VanSickle's was included in the minutes and Mr. Realmuto's was not included in the minutes. She added that Mr. Realmuto also thought that some of his comments were not reflected in the minutes as well. Ms. Burns clarified that Ms.

VanSickle's handout was included in the minutes because she requested it to be. She explained that generally if they get a handout, it's not included in the minutes unless it's requested to be. She noted if the Board wants something specifically to be included in the minutes to let them know and they can add it. She further explained that was why Ms. VanSickle's handout was included, and Mr. Realmuto's was not. Mr. Realmuto stated it was included in the revised minutes at his request. He added that he didn't want to ignore all the changes to the minutes. He explained that it was at his request that they were revisited. He further explained that his objection was that he felt the substantive part of the discussion about the budget was omitted, so he asked for that to be added. He stated they did a fantastic job doing that. He did submit a few editorial corrections.

Daniel Davis (4445 Turnberry Lane) read a letter he wrote to the Board aloud. The letter stated, *"I come before the board today to demand the resignation of board members Michael Costello, Debby Landgrebe, and Brenda VanSickle.*

*For breaking Florida law by not installing the vacant seat when Florida law states it shall be filled. For wasteful spending of Community monies and spending wasteful amounts on "pet" projects. Just to name a few, Reflection Garden Rehab \$15,000, Tennis court coat \$17,039, Turnberry Lane repaving \$139,731, Upgrade speakers & sound equipment for ballroom \$57,000.*

*Trim lights for the clubhouse \$22,000, Replace sod at pet park with additional irrigation \$16,100 just to name a few. Since we moved here in late 2021 our CDD bill has gone up by \$700 per year or around 45% It is this kind of out of control spending that I come before this board today to seek these resignations. And also for the complete lack of respect shown to Steve Realmuto at the past few CDD board meetings. Thank-You for your time. Daniel Davis 4445 Turnberry Ln."* He concluded his comment stating if the Board does not quit their wasteful spending or resign, they can expect to see his face up there every month from now on.

Ms. VanSickle stated she welcomes his face up there every month because they welcome resident input. In saying that, she noted that everyone has to realize there is a lot of people there and everyone has different priorities. She addressed that she keeps hearing the words *"pet projects"* thrown around. She explained that if she knew what *"pet projects"* were, then they would all know. She further explained that they were charged



with maintaining this facility the way they received it. She pointed out that they got the letter about wants and needs and she made a list of what they need, which is electric, water, roads, bridges, ponds, staff, cart paths, erosion and mowing. She listed all the things that are nice to have, but they don't need it. She stated when most of everyone decided to live there, it was for the *"nice to have"* items of the community and not the *"need it"* items. She explained that when she goes through the wants and needs lists, she noticed the item about the sign. To her, the sign is not something for the CDD, and she explained they can't pay for it. She added the sign is for a private business. She further explained that when they were discussing a sign, they were looking at generating income; however, they found out it was an urban collector road, and they can't put one up. She stated they were picking and choosing what amenities they are going to fund and what they are not going to fund. She stated they do what they think is best for their residents as a whole. She also stated they appreciate listening to the residents. As far as not responding to the email, she addressed she was one of the Board members that did not respond. The reason she did not respond is because they have to be careful what they put in to emails because they can be published. She informed Mr. Ridpath that she received the letter, but they have to be very careful with the Sunshine laws in case her response back to the email gets published and the other Board members sees what her position on the matter is. She made it clear that she has no intention of resigning. She addressed the comment regarding seating Greg Ulrich as a Board of Supervisor stating Mr. Ulrich sent her an email over a year ago with some concerns about the budget and she told him she would be happy to talk with him, but Mr. Ulrich never followed up with her on that. She encouraged him to run for the Board if he wants to be more involved. She stated she commends Mr. Ulrich for running. She pointed out that they have another election coming up and she doesn't want to do anything that can be seen as impacting that election. She doesn't want to compromise the election's integrity. She is willing to talk with any resident individually, but as far as putting it in writing where it can be broadcasted, she isn't willing to do that. Ms. Carpenter confirmed that Ms. VanSickle is correct because a Supervisor cannot put out their opinion on something that may come before the Board to the other Supervisors, so they have to use extreme caution in responding to emails especially when they could be put on Facebook, Instagram or

somewhere where it's going to be published to the other Board members. Mr. Costello also addressed the reason he didn't respond to Mr. Ridpath's letter. He explained that as far as the numbers go, 26 of the residents that signed Mr. Ridpath's letter live in Winter Haven, and they don't live in Lake Wales. He noted that no matter what the Board of Supervisors decide to do, they are wrong. He stated he is being told that he has got to represent everyone equally, which is exactly what he is doing. Mr. Realmuto stated that each and every one of the members of this Board works very hard and does what they believe are in the best interest of the community and they should be respected for that. He pointed out that he disagrees with his fellow Board members on the needs versus wants. He explained that as he has tried to highlight before, they essentially have two different budgets, the general fund and the capital projects fund. He further explained that most of the items where Ms. VanSickle was drawing a distinction or questioning whether something is a need or a want were items in the general fund, which is generally used for maintenance and upkeep. He noted that what he has been trying to make the Board more aware of is drawing a distinction on larger expenditures from the capital projects fund. He stated when he talks about needs versus wants, he is referring to things that didn't exist before, which are new things added. He added that they need to be very careful about stopping funding for maintenance on things that were here when people moved here, which he is referring to the tennis courts. He pointed out that when the bocce courts were refurbished, that group raised a lot of money to get the bocce courts originally installed and some enhancements. They didn't ask them for money to fund the maintenance. He stated they have to be careful on all of a sudden deciding to stop funding something that has already been there. He thinks they need to look at it and scrutinize what is being requested and only fund what is necessary to maintain it, but they should either maintain it or make a choice that there is a better use for a particular space. He believes this should be a community wide discussion. He hopes the main point he is making is drawing the distinction between needs and wants on new capital projects. Mr. Costello pointed out that last month Mr. Realmuto gave them a thing where he didn't want them to do the dog park and the tennis courts and now the tune has changed. He explained that if they break it down house-by-house, the swimming pool a year ago cost every household approximately \$125, but then they are going to turn around and tell the people at the dog

park that they aren't paying \$14 for their dog park or paying for their tennis court. He questioned how they can justify that. Ms. Landgrebe stated she has no intention of resigning. She also pointed out that pickleball raised funds to have pickleball created and Lake Ashton II CDD has maintained all the maintenance of it. In saying that, she noted they have a responsibility to maintain what they have. In addition, she pointed out that they are still trying to make up the \$400,000 loss from the restaurant as well as the \$200,000 used to purchase the golf course on the east, which is \$600,000 that they are still trying to make up in a community that is over 20 years old. Ms. VanSickle stated they have a beautiful community, and it was up to them to maintain all of it. Mr. Realmuto stated the peoples position that they are hearing from them are clearly getting a lot of their facts from the data Mr. Realmuto provided and he doesn't think there is anything wrong with that because that is their opinion, and the Board should be receptive to hearing it. He noted he was personally attacked by one of the Supervisors here about something he didn't support that was not brought up today by any of the people or himself. He can't help but feel that when people talk about they have to maintain the community and if they don't maintain the community things are going to go bad. He clarified that he has never supported not maintaining this community and in some cases improving things. He stated he supports reasonable additions to the dog park, which he believes he spoke in favor of because he is in favor of that. He added that he was even in favor of a lower cost option to the dog park. He explained that where he takes exceptions to some of the decisions this Board as a whole has made is he feels they have gone for the most expensive option, and they have gone beyond what was needed to satisfy the request that they have got from the public. Regarding the dog park, he stated what he took exception to and why he voted no on the specific proposal is because they had two lower cost options available to them, but this Board seemed to want the most expensive option that included pavers across the entire dog park from one side to the other and he felt they could have done a little less. He suggested that they need to look at each of the proposals that come before them and get it down to the most reasonable amount that satisfies the majority of the community's desire. He doesn't appreciate when it is distorted to say he thinks they should let things go and not maintain them because that is not at all what he is for. He believes he has made a lot of motions to keep maintenance up-to-date and top-notch. Mr.

Costello asked why are they going to ask people who are paying an assessment to go out and fundraise for something that they use, but their assessment pays for other amenities that people don't have to fundraise for.

**FOURTH ORDER OF BUSINESS****Restaurant Update from Charm City  
(requested by Supervisor VanSickle)**

Mr. Nick, the restaurant owner, stated this week was much better. It was way better with the communication and way better with the support. He explained that he wanted to come talk to the Board about the sign, but he briefly talked to Ms. Wells about it, and they have to revisit a different route. He also wanted to get an update on the gas lines going in. Ms. Wells provided an update stating just this last week they were working on getting the meters installed. They had to move the pipe over by the pool equipment. She stated once the meters are installed, they are pretty much ready to go. They have the three quotes for the restaurant equipment. Mr. Nick asked if it would be ok to leave his car parked outside for deliveries. The Board agreed that they don't see an issue with that. Mr. Nick stated a lot of his guests are asking him if it's possible that they can smoke outside. The Board responded that they are not going to change their smoking area. Mr. Nick also asked if it was possible that he could get a clicker for the gate with the new security thing going in because the line can get long at times through security. The Board responded yes. The Board complimented the restaurant and the food. Ms. VanSickle stated as far as the sign goes, they still have a place for one on the column coming in to the clubhouse. Mr. Nick responded that will be perfect. Sign placement options in the community were discussed.

**FIFTH ORDER OF BUSINESS****Consideration of Minutes from the  
July 15, 2024 Board of Supervisors  
Meeting and Minutes from the August  
19, 2024 Board of Supervisors  
Meeting**

Ms. VanSickle presented the minutes from the July 15, 2024 and the August 19, 2024 Board of Supervisors meetings to the Board. She asked if there were comments or corrections to both of these minutes. Ms. Burns responded that she received minor comments from both Ms. Landgrebe and Mr. Realmuto and those will be incorporated in

the signed minutes. Mr. Posten noted they have one correction on page 12 of the August 19, 2024 minutes. The correction is the opposite of what the statement in the minutes has on the depression being the same as it was 18 months ago.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes from the July 15, 2024 and the August 19, 2024 Board of Supervisors Meetings, were approved 4-0 as amended.

## **SIXTH ORDER OF BUSINESS**

### **Engineering Report**

Mr. Posten presented the Engineering Report to the Board. The first item on his report is an update on the City of Lake Wales Sanitary Sewer Inspection. He explained that he was onsite with the field crew on August 29 to see and get their work started and doing a more official investigation. They stated that their report would be back to the city somewhere last week. They didn't receive that yet, so he followed up this morning. Mr. Landgrebe asked if they were able to get a copy of that report before their next meeting as opposed to at the meeting. Mr. Posten responded yes; they can push for that.

Mr. Posten reviewed his next item on his report, which is the Pond #11 Bank Repair. He stated they completed the field work for that and determined what they think is going to be the best solution; however, they recommend bank restoration occur after water levels recede. They put cones along the northern edge of the cart path in two areas where undermining is present to prevent any damage from golf cart traffic. The cones were removed this morning.

Mr. Posten reviewed the next item on his report, which is the Dunmore Inlets. He stated that AAA is scheduled to begin asphalt repairs on October 9, 2024. He added that JNS will complete work following AAA repair.

Mr. Posten reviewed the next item on his report, which is the Storage Building Construction. He stated the CDD portion of the construction was completed last week, and they think that work is satisfactory.

Mr. Posten reviewed the next item on his report, which included Residences Adjacent to Wetland Conservation Areas. He explained that they were called out to look at a dead tree that was on the CDD conservation area behind Dunmore. He further

explained that when they went to look at the tree, they noticed that there is some seemingly inadvertent encroachment. When they started looking at aerial photos, it seemed like the problem might be more widespread. They have had communication with staff and SWFWMD. He noted SWFWMD is not overly concerned as long as they can stop it and let the natural vegetation reestablish. He pointed out that it doesn't look like anybody has put anything in the wetland. He stated staff will send letters reminding homeowners adjacent to wetland conservation areas that they are prohibited from encroaching into the CDD owned wetland areas.

Ms. Landgrebe asked Ms. Carpenter about the storage construction and the cost of having the engineer overseeing. She asked if these fees at some point something they can request storage being assessable. Ms. Carpenter responded that they could ask them to reimburse them, but at this point everything is going well, so she recommends they wait a little bit before they make the request to make sure they have got to the point where they are pretty much done with their work. Mr. Realmuto stated the one question he has had from a number of residents is that they are very concerned with where the gate will be placed to the storage area. He noted the concern is traffic if it is not put in far enough to accommodate a large motorhome. He asked what they are doing to monitor that. He recommended a proposal of where they plan to put the gate to ensure that there is enough room for the length of the vehicle that is going to be entering and exiting that facility. Mr. Posten responded that was certainly something they could look at. Ms. Landgrebe noted residents are very concerned about a huge opening going to where the RVs are parked because those who may be renting and are not residents will have access to the RV area. She asked if there was a way that a request can be made that a second gate for RVs can be put in. Ms. Carpenter responded that they don't have any permitting authority, but they can see if Mr. Posten and Mr. Rayl can get a copy of the plans and perhaps talk to the permitting department to see what has been permitted and let them know their concerns.

**SEVENTH ORDER OF BUSINESS****Old Business****A. Discussion Regarding Revised Pet Play Parks Rules *(requested by Supervisor VanSickle)***

Ms. VanSickle stated they discussed this at their last meeting and made a couple of revisions. The west CDD had an issue with Pet Play Park being called a Dog Park because they don't want pets being discriminated against. They want it to remain a Pet Play Park. Also, she stated Ms. Sandy requested the addition of comment stated, *"The CDD is not responsible for any injury or harm to Patrons or their pets caused by use of the Pet Play Parks."* Another change she noted was the pets *"of all sizes."* She noted other changes which include *"Smoking is not permitted in the Pet Play Parks."* as well as *"No food or dog treats are permitted. Exceptions can be made by the Amenity Manager for special events and activities."* She also pointed out the addition of *"the pet handlers"* in policy #5 as well. She asked the Board if they were ok with these additions. The Board agreed.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Revised Pet Play Parks Rules as Presented, was approved 4-0.

## **EIGHTH ORDER OF BUSINESS**

### **New Business**

#### **A. Discussion Regarding Potential Next Steps Regarding Sales Center (requested by Supervisor Realmuto)**

Mr. Realmuto stated this was something they discussed, and he wanted to make sure they didn't let this item fall through the cracks. He pointed out that Mr. Howison took the lead on this item, and he wants to be sure someone is paying attention to it. He thought if there was anything needed to discuss regarding this item, they could do that now. Ms. VanSickle responded that she thinks it's too early to make any decisions, but she would like to ask the Board's permission to take over Mr. Howison's job on gathering information. The Board agreed, Ms. VanSickle will take over for Mr. Howison.

#### **B. Consideration of Renewal of Bingo Room Use Agreement (October 1, 2024 through September 30, 2025)**

Mr. John DeWinkler (4632 Turnberry Lane) stated he would answer any questions. He noted he is in agreement with what Lake Ashton CDD is charging them. Ms. Landgrebe asked Mr. DeWinkler if this summer was more slow than usual. Mr. DeWinkler responded that their crowds during the summer have been very small. Ms. Landgrebe

asked Mr. DeWinkler when the crowds typically pick up. Mr. DeWinkler responded that the crowds pick up in October. Mr. Realmuto noted that nothing changed here in terms of the amounts. This is the same amount that the last contract was. The Board agreed to accept the renewal of the Bingo Room Use Agreement. The Board also thanked Mr. DeWinkler for all he does.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Renewal of Bingo Room Use Agreement (October 1, 2024 through September 30, 2025), was approved 4-0.

## **NINTH ORDER OF BUSINESS**

## **Monthly Reports**

### **A. Attorney**

#### **I. Memorandum Regarding Trafficking Affidavits**

Ms. Carpenter stated there was a memorandum in the agenda on a new law that went into effect July 1 that surprised a number of governments and state agencies in the criminal code for human trafficking. She explained that a change went into effect that requires all governments that enter into agreements with private entities to have an affidavit signed that the private party is not engaged in any coercions for labor or services.

Ms. Carpenter also stated that there was a mention of potential towing, so they put together a quick towing rule. She provided each Board member a copy of this towing rule for them to review.

### **B. Lake Ashton Community Director**

#### **I. Consideration of Quotes to Install Permanent Roofline Lights**

Ms. Wells presented the Lake Ashton Community Director report to the Board. She started with the Safety and Security update. She stated they have completed 252 amenity access cards, which means almost 252 RFID tags as well. She thanked all of their volunteers and noted they have been instrumental in placing RFID on vehicles. She thanked the residents as well for being patient with staff. She noted it has been tough but is going very well. They have been learning the new system just as the residents have. She stated they are still working on doing some training. They will send a welcome email once they finish the distribution of credentials. Every resident will get a welcome email



from Techwave, but before they do that is when they want to initiate the training for residents, so they are not caught off guard when they get an email. She pointed out that there has been questions about family members who live nearby, etc. She explained that there will be ways for residents to register their family members to make it a little easier process during the visitors side. She noted that they have had a couple of RFID tags that were not working, but they are getting reimbursed from Securitas. She explained that out of the 252 RFID tags that they have done, there were three that were not working. They encourage people to come out and test it. Ms. Wells stated she has had a lot of questions about RVers because of some confusion. She explained that the goal is to have RVers the last week of October. She noted they are trying to make it as seamless as possible for their RV owners, so if there is a time the RV owners will be going by the clubhouse, they can let staff know and they will try to work them in to make it easier for them. Mr. Realmuto asked if staff has considered scheduling a day in the RV storage area to minimize the traffic. Ms. Well's responded that with the limited number of staff members that they have, she thinks it will be very cumbersome to do. Ms. Landgrebe stated she thinks the current system is working well. Ms. Well's encouraged everyone that has an RV to reach out to staff to set up an appointment. Mr. Realmuto pointed out that a couple of residents have stated that there is more than one Supervisor volunteering at a time and applying the RFID tags and he wants to make sure this is not an issue. Ms. Burns responded that the Supervisors are not talking about Board business, they are volunteering. She added that this was not a matter that will come before the Board.

Ms. Wells stated the plaque arrived for Jack Davenport and they plan to install that into the fitness center. They are going to try to install the plaque around the September 26 military celebration happening this week in the ballroom.

Ms. Wells reviewed the general updates portion of her report. She stated they were working on the scheduling of the painting and the pressure washing of the building. She noted that staff went with the color Tuscan Bread for the main body of the clubhouse. She pointed out that residents tended to gravitate toward that color as well. They confirmed that the chosen paint color did cover with one coat of paint, so the approved quote is good. She stated they are working on executing all the agreements that the Board has approved over the past couple of months. She noted that the District Counsel did add a

statement to the landscape renewal which stated, *“Contractor warrants all plantings including but not limited to bushes, plants, trees, grass and other vegetation for one (1) year from the date of installation. During the applicable warranty period, Contractor shall replace, at no additional cost to the District, all materials which are dying, dead, diseased, or otherwise not performing to a commercially reasonable standard. Thirty (30) days before the expiration of any warrantied items, Contractor shall submit a report to the District showing the current status of such items and shall coordinate with the District for an on-site review to determine if materials are sufficient.”* She also noted that they executed an agreement for installation of the gutters. She addressed the installation of a sign advertising businesses within Lake Ashton stating she reached out to Polk County Planning and Development to see what steps are needed and the planning administrator informed her that Thompson Nursery Road is an urban collector, and they don't allow signage on collector roads. They only allow on local roads through right-of-way use agreements. The only option they have is to install signs on their property. She presented options for the Board to consider regarding the sign installation for business advertising. After discussion, it was decided to have Ms. Wells come back with further options for the Board to consider.

Ms. Wells presented the next item on her report. Staff was asked to research some options for the parking issues on CDD property along the ponds. She explained that they do currently enforce that, especially at the pond by Berwick. She pointed out that they have a resident who parks there at that pond, and they have had security ask them to move. She noted that when it comes to vendors she needs some direction. She provided some options for the Board to review and consider. She added that these options were not necessarily recommendations from staff, but just options the Board might want to consider. She stated that vendor parking can be tough to navigate throughout the community. She further explained that staff just needs some direction to pass on to security on what they want to do. She asked if they want to mandate that the vendors park on the road and not on the grass. She noted she wants continuity and does not want to tell a resident they can't park there and then a vendor park there. Parking discussion ensued. Ms. Burns noted if the Board would like to go this route, they could have staff review options one and two as well as a policy to discuss and this would go on an agenda

with a resolution. Once it is adopted, they will have to order and install the parking signs and then the policy would go into effect. After discussion, it was decided to defer this parking discussion until January. It was noted that this will not be a hearing in January, just a parking Board discussion.

Ms. Wells presented the project tracking list to the Board and asked if there were any questions. She noted that she spoke with the painter. She discussed trying to do the gutter installation in coordination with the painting. She stated the painter wants to take the gutters off, paint and then put the gutters back on. She noted they are moving forward with the natural gas installation, hooking up the meters, moving forward with the conversion and purchase of equipment that the Board previously authorized. She also stated that they received multiple quotes for the replacement of the pool heater.

Ms. Wells presented quotes to the Board for installation of permanent roofline lights. After discussion, the Board decided to approve Radiant Rooflines permanent roofline lighting option one for \$28,902.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Radiant Roofline Permanent Roofline Lighting Option One for \$28,902, 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 first reviewed the landscaping portion of his report. He stated they did receive some plants. He thanked Supervisor Landgrebe for providing entail on the local nursery. He explained that the local nursery had a great deal on plants, which saved the District \$1,700 on plants. He noted the shell has been removed and Bermuda sod has been installed where the cluster of declining queen palms were removed.

Mr. Whitman also provided updates for the Board. He stated they had their irrigation team working there today doing an irrigation inspection. He noted Mr. Lopez was going to give them a heads up that they will be doing the plantings there in the back and they will make sure the clocks are set on the irrigation to run a little bit extra for the plantings for the next 30 days. He also noted they have a potential storm coming their

way and they will be prepared as they always are. He noted a follow up treatment application was going to be performed today in the turf areas. He explained that they had staff trim the hedge on Aberdeen because of some concerns. He stated they are going to be working on trimming down the Boulevard this week. He pointed out that Mr. Lopez presented some proposals. He noted that November is their schedule for mulching throughout the property. He discussed the mowing schedule starting in October. Mr. Realmuto pointed out that the staff is mowing fast around the ponds and a lot of the grass is left uncut. He asked if there was anything they could do to make sure all the grass is cut. He suggested that staff slow down when mowing the grass around the ponds. Mr. Whitman responded that they would bring that concern to Mario and his team's attention. Ms. VanSickle pointed out that there seems to be a very large increase in weeds. She also noted concern that they have vines growing up through their hedges and when staff cuts the hedges, they cut it off. She also noted some dead plants and asked them to be addressed. Mr. Whitman responded that Mr. Lopez is listening to all of this, and he will make sure he is more hands-on with Mario on the noted concerns. Ms. VanSickle asked if they could spray the pavers to a specific height. She stated she had a resident come to her about the yellow plants at the front. She asked if Mr. Whitman could work with Mr. Fisher on this item. Mr. Whitman responded that Mr. Lopez and Mr. Fisher can work together on that item.

Mr. Fisher reviewed the aquatics portion of his report. He noted the American Lotus Lilly problem in Pond GC 3 has been taken care of. He also noted that the wetland quarterly maintenance was completed. He discussed the maintenance in the clubhouse stating they had some new lighting installed in the east golf cart parking area by Kincaid. Kincaid also installed wall mounted LED lights in the bowling alley mechanical area. He stated the missing fire hydrant reflectors have been replaced. He added that staff is ordering more to ensure all fire hydrants have a blue reflector adjacent to them on the road. He explained that he put in the forecaster landscape lighting. He further explained that there was a deal at Home Depot for \$25 for an uplight, so he got a few. Mr. Realmuto asked about an item that is a little further out on the forecaster regarding maintaining the stop lines as well as the painting of the various posts they have throughout the community. He noted that he also recently noticed some of the stop signs that were faded. Mr. Fisher

responded that is definitely on their radar and it should be done this month or next month at the latest. Mr. Fisher concluded his presentation of the Operations Manager Report.

#### **D. District Manager's Report**

Ms. Burns had nothing specific to report to the Board, but she was happy to answer any questions.

### **TENTH 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. VanSickle presented the financial report to the Board. Ms. Burns was happy to answer any questions. Hearing no questions,

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

### **ELEVENTH ORDER OF BUSINESS**

#### **Public Comments**

Resident Paul Sullivan (4081 Dunmore Drive) commented on the towing company. He stated staff did a beautiful job on the pond with the erosion overflow. He noticed the bank was getting eroded quite a lot near the edge. He also commented on the parking signs. He explained that the parking system he had when he lived in California, which included Mondays and Wednesdays was parking on one side, Tuesdays and Thursdays was parking on the other side, they scheduled their lawn spraying, Friday was their day of trash and there was no parking at all on the streets on Friday. Mr. Costello responded that it sounded like a good system. The Board thanked Mr. Sullivan for his comment.

Resident Brenda Jackson (4167 Muirfield Loop) commented that Board transparency and communication is key for their community to become unified again. She asked the Board to recognize that they have a lot of people that don't attend these meetings for various reasons. She provided a few suggestions for the Board to consider with one suggestion being to educate residents and receive their input on large ticket items. She also commented on three category expenditure items which included capital,

maintenance and renovation. She discussed spending stating no one is questioning that things need to be done within the community, but they are experiencing a lack of communication as to how they are prioritizing projects. She pointed out that they are in a very financial conscious environment right now and there is a heightened awareness with the residents. She suggested the Board communicate to residents that the things they are doing are truly in the community's best interest. She also commented and provided suggestions regarding residents having to pay for exercise classes. The Board thanked Ms. Jackson for her comments and noted she made very valid points. Ms. VanSickle stated the Board is open to talking with anybody, but she does not respond through social media. She suggested for anyone with questions or concerns to call her and she will address those questions and concerns. She explained that the Board wants the community to know what is going on and they value their input.

Resident Sara Rogers (4051 Tralee Drive) commented that the transparency has been great today. She explained that one of the things that she has been looking at is tabling items. She asked if the big ticket items are not safety related, could they table some of the items until a better fiscal economy for this country. Mr. Costello responded that he agreed, but if they wait, the items could double in price because they have seen it happen. Mr. Realmuto agreed that some things have increased greatly in price, but he doesn't think everything is that much more expensive. He pointed out that they were earning interest on the money that sits in the capital reserve fund. He noted that it's not a given that everything is going to be more expensive, and the bottom line is that they have to use common sense.

Resident Ann Heaton (4069 Dunmore Drive) followed up on what Ms. Brenda Jackson commented on. She noted she may have a suggestion to get people more involved and reduce stress for the Board of Supervisors. She also noted her appreciation for the Boards time and effort that they dedicate. Her suggestion was to possibly set a limit on what the Board can spend without a vote and then the Board can send out an explanation on exactly why something needs to be done and how it will benefit the community so they will get more input from the residents in the community. Ms. Carpenter stated that a vote is not required, but there is an extended budget process. She briefly explained the budget process. Mr. Realmuto noted that he thinks surveys have a place

and he would like input from people beyond the people that are able to come to these meetings. He added that he wants to know what the majority of the community thinks because it factors into his decision making.

Resident David (4180 Dunmore Drive) commented that he and his wife moved in three week ago. The Board of Supervisors welcomed Mr. David. He explained the reason they moved to this community, which is because it's a gorgeous place and the amenities. He noted that the Board needs to be very careful with towing companies. He cautioned to never let a towing company have access to this place free-range. He commented that if they put parking on one side of the street, it will turn Dunmore into a one-lane road. He stated that he is an RV owner and suggested that it might be best to take one day for the staff to run all the RVs in the RV lot or at least visit all the RV homes and just put it on the list because if they put all the RVs in the community on the road for three days it will be a nightmare. Other than that, he stated he looks forward to being in the community. He noted his appreciation of the Board of Supervisors listening to his comments.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor  
Open Discussion**

Mr. Realmuto reminded everyone that this Friday at 1:00 p.m. in their current location, everyone will have an opportunity to see and talk with both candidates. He hopes to see everyone there.

Ms. VanSickle stated staff has been working on the credentials nonstop and it will continue through the month of October. She also stated staff will be dealing with the entertainment series. In saying that, she recommended cancelling their October meeting because a lot of staff's time is used prepping for the meetings, and she wants to allow them the time to take care of their residents. After brief discussion, it was decided to cancel the October meeting.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Cancelling the October Board of Supervisors Meeting, was approved 4-0.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Chairman / Vice Chairman



## SECTION V



**11/18/2024**

**Lake Ashton I CDD Meeting  
Engineering Report**

- **Dunmore Inlets**
  - Work completed.
  
- **Staff Observed Repair Areas**
  - Bridge #11 Scour and Undermining
  
- **Residences Adjacent to Wetland Conservation Areas**
  
- **MUTCD Intersection Standards (Gullane Dr and Muirfield Loop)**
  - Resident concern
  
- **City of Lake Wales Sanitary Sewer Inspection**
  - Summary of City findings and final reports provided to board.
  - Pavement repairs to be made by the City of Lake Wales on Ashton Palms.
  
- **Turnberry Lane Geotechnical Investigation**
  - Quote provided by Carter Geotechnical for \$2,900 with additional \$750 option if an asphalt patch is required.

# SECTION A



November 7, 2024

Rayl Engineering  
Attn: Garrett Posten  
810 East Main Street  
Bartow, FL 33830

RE: **Lake Ashton Turnberry Drive**  
Winter Haven, FL  
Geotechnical Engineering Services Agreement

Dear Garrett:

In response to Rayl Engineering (CLIENT) request for a proposal, Carter Geotechnical, LLC (Engineer) offers the following:

Project Information:

The project site is located along Turnberry Drive in Lake Asthon Subdivision, Winter Haven, Florida. Based on the provided information, we understand approximately 2,000 lineal feet of Turnberry Drive continues to contain cracking of the asphalt after numerous repairs by patching and complete repave. This proposal has been generated to provide geotechnical support by investigating the structural components of the roadway and subsoils to determine the possible cause and to provide recommendations to repair the areas.

This proposal is based on performing the field exploration in areas of the site accessible to our standard geotechnical equipment. Access to the project site should be obtained prior to mobilizing our equipment to the project site.

SCOPE OF SERVICES:

**TASK ONE – Geotechnical**

The objective of our study will be to obtain information concerning the subsurface conditions at the site to base engineering estimates and recommendations for the design/repair of the paved roadway.

To meet the preceding objectives, we propose the following:

- Review provide Geotechnical report produced by others
- Perform site reconnaissance and coordinate utility clearances with Sunshine One Call.

- Provide rolling MOT.
- Core the asphalt with a 4-inch bit and record the asphalt, base and subgrade thickness.
- Perform six (6) hand auger soil borings along with Dynamic Cone Penetrometer (DCP) every 1 foot to 10 feet below asphalt surface along the roadway and spaced approximately 300 feet apart. Samples are to be collected every 1 foot for moisture determination by oven dry method.
- Visually examine all recovered soil samples in accordance with the Unified Soil Classification System (USCS). Lab analysis subject to -200 wash, Atterberg, Loss of Ignition, moisture content every 1 foot below bottom of asphalt
- Prepare an engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations.

Lump Sum Cost of **\$2,900.00**. Should conditions impact on our scope of services, schedule, or cost of services, we will immediately notify you.

\*\*\*If the road base material is found to be degraded, then a 2x2 area of the asphalt should be removed to allow collection of the base material and subject to LBR testing. If required, the additional cost will be **\$750** and includes laboratory testing, material replacement and asphalt patch.\*\*\*

We appreciate the opportunity to provide you with this proposal. Please contact our office if you have any questions or additional information.

Respectfully Submitted,



Rodney Carter

**AUTHORIZATION AND AGREEMENT TO PROCEED BASED UPON THE FOREGOING PROPOSAL TERMS  
AND THE TERMS HEREUNDER**

Signature	Name (Print)	Date
Company	Title	Email
Physical Address	Billing Email	

**TERMS AND CONDITIONS**

The aforementioned stated proposal and Agreement shall include the following terms and conditions between CLIENT and ENGINEER. By signing as provided for above, this document becomes a binding contract and the CLIENT agrees to the following additional terms and conditions:

1. Modifications, deletions, or additions to the scope of work/services or to any task contained herein will require a separate written and signed agreement.
2. Services performed by ENGINEER under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.
3. CLIENT recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, testing, or explorations are made by ENGINEER and that the data, interpretations and recommendations of ENGINEER are based solely on the information available to it. ENGINEER shall not be responsible for the interpretation by others of information developed.
4. CLIENT acknowledges that ENGINEER's scope of work/services includes only those items specifically detailed herein as related to the Geotechnical portion of the project.
5. Payment for professional services will be billed monthly on a percentage completed basis and is the responsibility of the CLIENT and/or Authorized Signatory. Compensation is due within 30 days of the date of the invoice. Any work performed and billed on this project that remains unpaid after 60 days from initial billing shall be charged 1.5% interest per month. Any balance remaining unpaid after 90 days from date of initial billing shall be deemed in default with reasonable collection and attorney's fees due and payable.
6. If a dispute arises related to and/or regarding this proposal and Agreement, the prevailing party shall be paid and/or compensated by the other party for any and all costs, expenses and attorney fees incurred by the prevailing party as part of, related to and/or regarding the dispute, whether such is incurred pre-lawsuit, incurred during the course of a pending lawsuit and/or incurred post-lawsuit (including, but not limited to, any and all related appeals).

7. If any legal action/lawsuit is initiated/filed related to and/or regarding this proposal and Agreement, such legal action/lawsuit shall be filed in a Court of jurisdiction in and/or for Polk County, Florida. Any such legal action/lawsuit shall be governed/construed/interpreted under and applying Florida law.
8. The Agreement shall be binding upon and inure to the benefit of the parties to the Agreement and their respective successors and permitted assigns.
9. Any provision of the Agreement that is determined by any court of competent jurisdiction to be invalid or unenforceable will not affect the validity or enforceability of any other provision herein or the invalidity or unenforceability of such provision in any other situation or in any other jurisdiction. Any provision of the Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.
10. The individuals signing the Agreement represent and warrant that they, respectively, possess the full and valid authority of and for the respective entities/parties to the Agreement to enter into the proposal and the Agreement, and further represent and warrant that the Agreement has been duly authorized, executed and delivered by each respective party and that the Agreement constitutes a legal, valid and binding obligation, enforceable against each party in accordance with the terms herein.
11. If requested, all retainer amounts shall be applied to the last invoice.
12. ENGINEER agrees to notify CLIENT of additional services required and will obtain authorization to proceed prior to proceeding.
13. ENGINEER is not responsible for taxes levied by federal, state, and local authorities.
14. ENGINEER will carry General Liability and Professional Liability insurance. Certificates of insurance will be furnished within a reasonable amount of time upon request. If the CLIENT requires insurance coverage or limits in excess of ENGINEER's normal policies, and it is available, CLIENT agrees to reimburse ENGINEER for such additional expense.
15. CLIENT agrees to not hold ENGINEER responsible for project delays that are out of the ENGINEER's control.
16. CLIENT has authority and dually allows ENGINEER and its Sub-Consultants unlimited access to the property during the duration of this contract.
17. Additional work not included within this scope that is required by sub-consultants will be billed at cost plus 10%. Approval from CLIENT will be obtained prior to ENGINEER authorizing work.

## SECTION VI



## SECTION B

## Draft for Supervisor discussion

### Lake Ashton Community Development District Supervisor Code of Conduct for Public Meetings

1. Due to the Sunshine Laws, an advertised public meeting is the only place CDD discussion can take place. This takes time.
2. Speak into the microphone.
3. Be as concise and succinct as possible.
4. Avoid repeating what has already been said.
5. Be respectful of fellow board members. Debate issues but avoid personal attacks. Let everyone have their say. Its hard to hear if two people are talking at the same time.
6. Avoid bringing up the same issues month after month with no resolution
7. Remember majority rules. We move on and we all respect the decision made.
8. Be respectful of the time of paid staff. This cost us.
9. Avoid having staff solicit and present quotes that there is no intention of funding
10. Trust staff to do the job we pay them to do. Avoid micromanaging.
11. Discussion with staff should be respectful. These people are paid to perform a service to the community.

# SECTION C

**RESOLUTION 2025-01**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

**WHEREAS**, District records are available for public review at the Lake Ashton Community Development District Clubhouse, 4141 Ashton Club Drive, Lake Wales, Florida 33859.

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

**SECTION 1.** The District’s local records office shall be located at: Lake Ashton Community Development District Clubhouse, 4141 Ashton Club Drive, Lake Wales, Florida 33859.

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 18th day of November 2024.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

# SECTION D

## **OPTION 1**

## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

**A.** Serve as the District’s contact with the Florida Department of State, State Library and Archives of Florida;

- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18th day November 2024.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** District Amendments to General Records Schedules Established by the Division



## **Exhibit A**

### District Amendments to General Records Schedules established by the Division

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

## **OPTION 2**

## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District's development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18th day of November 2024.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**Composite Exhibit A:** General Records Schedules, GS1-SL and GS3

## **Composite Exhibit A**

General Records Schedules Established by the Division (GS1-SL and GS3)

*[attach, if Option 2 adopted]*

# SECTION E



**RESOLUTION 2025-03**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

**SECTION 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

**SECTION 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at Lake Ashton Community Development District Clubhouse, 4141 Ashton Club Drive, Lake Wales, Florida 33859, within Polk County, Florida.

**SECTION 3.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 18th day of November 2024.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary  
Board of Supervisors

---

Chairperson/Vice Chairperson

# SECTION F

# SECTION 1

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED ANNUAL JOINT MEETING SCHEDULE FOR FISCAL YEAR 2024-2025; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s are required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District’s shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District’s are located; and

**WHEREAS**, the Board desires to adopt the revised Fiscal Year 2024-2025 annual joint meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024-25 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of November, 2024.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A: Fiscal Year 2024-2025 Annual Meeting Schedule**

**NOTICE OF REVISED JOINT MEETINGS OF THE LAKE ASHTON AND LAKE  
ASHTON II COMMUNITY DEVELOPMENT DISTRICTS  
FISCAL YEAR 2024-2025**

The Board of Supervisors of the Lake Ashton and Lake Ashton II Community Development Districts will hold joint scheduled public meetings for Fiscal Year 2024-2025 as follows, unless otherwise indicated:

**Monday, October 21, 2024 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**

**Thursday, January 16, 2025 at 11:00 AM at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, FL 33884 (after Lake Ashton II CDD regular meeting)**

**Monday, April 14, 2025 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**

**Thursday, July 17, 2025 at 11:00 AM at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, FL 33884 (after Lake Ashton II CDD regular meeting)**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

## SECTION VII

## SECTION B



# Lake Ashton Community Development District

## Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: November 18, 2024





# Events and Activities

The Lake Ashton Activities Advisory Group continued meetings on November 4 after taking off in October. The group is working on booking activities and events for 2025 while continuing to evaluate feedback submitted by residents following past events. Residents are encouraged to fill out post event surveys to give valuable feedback for upcoming events and activities.

The Great Holiday Light Tour, an idea generated by the Lake Ashton Activities Advisory Group, is open for registrations through November 15. Voting will take place December 9-20. The resident with the most votes will receive a trophy that will put on display on the Clubhouse Trophy Wall.



2025 Entertainment Series upgrades and exchanges will take place November 12-14. New Season Ticket sales will be from November 19 to December 6. Individual tickets, if available will go on sale December 17.

## The following additional events are scheduled for Nov and Dec at the Clubhouse

11/14: Tech Neck Yoga With Kim  
11/20: Ornament Craft Class  
11/27: 3D Mobile Mammography Bus  
12/3: Seashell Craft  
12/4: Home Improvement Expo  
12/10: Crafting w/ Carmen - Christmas Wine Glasses  
12/11: Community Social Potluck  
12/26: Menorah Lighting  
12/30: Bloodmobile  
12/31: New Year's Eve Party

## Bus Trips Scheduled for Nov & Dec

11/20: Festival of the Trees  
12/2 - 12/4: Callaway Gardens  
12/16: Dazzling Lights at Leu Gardens

Lake Ashton's 2024 Home Improvement Expo  
December 4 from 10 am to 12 pm  
Clubhouse Ballroom

*Meeting a potential contractor personally is the most valuable way to select a professional and reliable expert for home improvement projects.*

VENDORS      DEMOS      PRIZES

# Newsletter:



The October *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on September 29. The front cover promoted the Halloween Pet Parade hosted by LA Unleashed and other events at Lake Ashton. The back cover promoted the Lake Ashton Craft Fair hosted by the Lake Ashton Veterans Association (LAVA) Auxiliary.



The November *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on October 30. The front cover promoted Alzheimer's Awareness Month and the Team Sam Walk to End Alzheimer's. The back cover promoted the LA Woodworkers Yard and Craft Fair + Bake Sale. The December edition will be distributed on **Wednesday, November 27**



## Monday Coffee:

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

- November 25 – Lake Wales Main Street
- December 9 – Simply Healthy
- December 23 - AdventHealth

## Safety and Security:

- Distribution began on September 10 at 10 am and the initial distribution period is now completed at the Clubhouse.
- We have processed 1,199 Amenity Access Cards for Lake Wales Residents and have issued approximately 1,100 RFID tags.
- Residents that were unable to make it during the initial distribution period can come to the Clubhouse after December 17 to receive their credentials. An email has gone out advising residents of this.
- RV owners are able to make an appointment Monday – Friday 9 am – 4 pm to receive their RFID tag. Additional accommodations can be made to allow RV

- owners to stop by the Clubhouse to get a RFID tag when they are coming in or leaving the community. Appointments must be made with Sheila prior to coming.
- Winter Haven residents are coming to the Clubhouse starting November 21 to receive their Amenity Access Cards.
  - Lake Wales Residents will receive their RFID Tag(s) and Amenity Access Card(s) at the Clubhouse.
  - Winter Have Residents will receive their RFID Tag(s) at the HFC and their Amenity Access Card(s) at the Clubhouse.
  - Email blasts informing residents of the Winter Haven distribution schedule have been sent and are scheduled to go out several times prior to the 21<sup>st</sup>.
  - Copies of all email blasts were printed and are available for residents to pick up at the Media Center or Clubhouse Activities Office.
  - Welcome emails will be sent once distribution is complete.
  - Training will occur prior to welcome emails being sent. Training will include how to access and use the visitor management system that residents can use to pre-register guests to streamline the process of entering the gate.
  - The first invoice for these additional security services was received in September. Staff asked for a breakdown of the charges and has not received it as of November 11. Once received the invoice will be paid.

## General Updates + Follow-Up from Board Meeting

- Seamless gutters have been installed.
- The Guard House, Clubhouse, Pavilion, Shuffleboard Court, and Pool Columns have been pressure washed and are in the process of receiving a primer coat. Painting will occur after this. It is anticipated that the project will be completed by the 2<sup>nd</sup> week in December.
- Permanent roofline lights are scheduled to be installed the week before Thanksgiving.
- A natural gas pool heater has been installed and is connected as of Friday, November 8. The Spa heater will be converted as soon as the conversion kit is received. At this time the pool heater will be running on natural gas and the spa heater will be running on propane.
- A task list related to Hurricane Milton is attached. Most repairs have been made already
- A sign for the Pet Play Park to reflect the change in rules has been ordered.
- Staff reached out to insurance to see if we meet the deductible to file a claim. The biggest repair is with the Shuffleboard Court roof. Jurin recommends replacement due to the age and damage it incurred.
- Staff is working to see if the CDD qualifies for a grant with FEMA due to damage incurred.

- Three quotes to add two (2) additional AED units is included for Supervisors to consider. This project was included on the project list for the FY 25 budget (\$4,500).
- A mock up sign for Charm City to advertise at the main entrance to the Community is included for Supervisors to consider.
- A resident approached staff and would like to pay to have the pavers in the Clubhouse Pet Play Park sealed. They would like to remain anonymous and have a contractor lined up to complete the work. Staff is bringing to the Board to ensure there are not any objections.
- RTC Outdoor is working on options for the Reflection Garden area to promote more utilization by residents. Staff continues to follow-up on the status of the plan they are putting together.

### Lake Ashton Community Development District Project Tracking List - FY 2025

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<b>Clubhouse and Other Grounds Projects</b>							
Installation of Additional Security Options (Amount is Per Year for 5 Years)	\$69,400.00		8/21/2023	<p>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.</p> <p>A not to exceed amount of \$5,200 monthly and one-time not to exceed amount of \$35K for amenity access cards and RFID tags was approved by the Board of Supervisors.</p>	8/12/2024		
Conversion of Propane to Natural Gas	\$33,693.00		4/15/2024	<p>Includes replacement of all restaurant equipment, hot water heaters, and pool heater. Conversion only of the spa heater.</p> <p>The line has been installed below Thompson Nursery Road. Staff is working with FPU to get a timeline for meter installation and when gas will be in the line.</p> <p>The meters have been installed and the pool heater is hooked up the natural gas.</p>	11/11/2024		
Installation of permanent roofline lighting at the Clubhouse and Guard House	\$28,902.00		9/16/2024	Installation is scheduled for the week of 11/18/24	11/11/2024		

### Lake Ashton Community Development District Project Tracking List - FY 2025

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Clubhouse and Amenity Painting (On FY 24 Project List)	\$35,185.00		7/15/2024	Color options have been painted on the east side of the Clubhouse. Staff is working with the vendor to schedule pressure washing prior to painting.  Pressure washing has been completed. Primer coats are being applied. Painting will be completed by the second week in December	11/11/2024		
<b><i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i></b>							
Repair 3 asphalt sections on Dunmore Drive	\$4,000.00		8/26/2024	4045 Dunmore Drive 4049 Dunmore Drive 4081 Dunmore Drive This is complete and pending Engineer review.	11/11/2024		
Seal pipe and fill near 4081 Dunmore Drive	\$8,845.00		8/26/2024	4081 Dunmore Drive This is complete and pending Engineer review.	11/11/2024		
<b><i>Completed Projects - FY 2025</i></b>							
Gutter Installation at the Clubhouse (On FY 24 Project List)	\$16,400.00	\$16,400.00	8/19/2024	This project was completed on 11/4/24	11/11/2024		\$16,400.00
<b>Totals</b>	<b>\$93,332.00</b>	<b>\$16,400.00</b>				<b>\$0.00</b>	<b>\$16,400.00</b>

## Hurricane Milton Task List

Task	Date Completed	Cost	Notes
<b>Signs in Need of Replacement/Repair</b>			
Stop Sign: Birkdale and Dunmore East	10/14/2024	\$80 - materials \$100 - labor	Inastalled 2 new brackets and fasteners - completed by staff
Stop Sign: At the end of Ashton Club Drive (4032 Dunmore)	10/14/2024		Installed new fasteners- completed by staff
Street Sign: Ashton Club Drive and Tralee Drive	10/15/2024		Installed new fasteners- completed by staff
Street Sign: Dunmore Drive and Mulligan Lane	10/15/2024		Installed new fasteners- completed by staff
Street Sign: Dunmore Drive and Blackmoor Lane	10/15/2024		Installed new fasteners- completed by staff
Street Sign: Heath Land Lane and Stone Creek Loop			Missing "LA" portion of sign. Vendor contacted to get replacement. Met with vendor on 10/21. Sending quote for replacment.
Street Sign: Grayhawk Drive and Stone Creek Loop	10/15/2024		Installed new fasteners- completed by staff
Street Sign: Grayhawk Drive and Ventana Lane	10/15/2024		Installed new fasteners- completed by staff
Stop Sign: Waterford Lane and Troon Lane	10/14/2024		Installed 1 new bracket and fasteners- completed by staff
No Outlet Sign: Berwick Drive and Aberdeen Lane	10/14/2024		Installed new fasteners- completed by staff
Stop Sign and Street Sign: Berwick Drive and Turnberry Lane	10/15/2024		Installed 1 new bracket and fasteners- completed by staff
Street Sign: Turnberry Lane and Waterford Drive	10/15/2024		Installed new fasteners- completed by staff
Stop Sign: East Parking Lot	10/14/2024		Installed 1 new bracket and fasteners- completed by staff
Street Sign: Sable Loop Drive and Coconut Drive	10/15/2024		Installed new fasteners- completed by staff
<b>Clubhouse</b>			
Minor Water Intrusion via South Ballroom Doors	10/10/2024	\$0	Used fans to dry carpet and towels to dry up water on tile. - completed by staff
Roof Leaks/Chimney Cap Blown Off	11/8/2024	\$5,497	Storage area by Sheila's Office & Attic-Email sent to Jurin Roofing-onsite meeting occurred on 10/14. Waiting on plan of action from Jurin. Will be back on 10/17. Approved quote. On the schedule for week of 11/11. Repairs completed on 11/8/24
<b>Guard House</b>			
Roof Leaks	11/8/2024		Email with pictures sent to Jurin Roofing- Meeting scheduled for 10/14. Waiting on plan of action from Jurin. Will be back on 10/17. On the schedule for week of 11/11. Repaired on 11/8/24
<b>Shuffleboard Court</b>			
Standing Water	10/11/2024	\$0	Dried by 10/11/24
Vinyl Roof Sagging/Shingles Missing on Roof	11/8/2024		Meeting with Jurin Roofing on 10/14. Waiting on plan of action from Jurin. Will be back on 10/17. Recommends roof replacement. Put in for insurance claim. Vinyl roofing repaired on 11/8/24.
Vegetation Debris	10/11/2024	\$0	Removed on 10/11/24
<b>Tennis Court</b>			
Southwest Gate Latch Broken	10/15/2024	\$30	Ordered replacement on 10/11/24. Will be completed by staff



Bottle Brush Branch Broken	10/14/2024	\$0	Removed on 10/14/24
Vegetation Debris	10/11/2024	\$0	Removed on 10/11/24
<b>Pool</b>			
Vegetation Debris in Pool	10/10/2024	\$0	Removed on 10/10/24- completed by staff
<b>Bocce Court</b>			
One Bench in Need of Welding	10/23/2024	\$30	Vendor will be on site the week of 10/21/24
<b>Pet Play Park</b>			
One Chair Arm in Need of Welding	10/23/2024	\$50	Vendor will be on site the week of 10/21/24
<b>Pavilion</b>			
Trash Can Lid Blown Off	10/14/2024	\$0	Trash can lid installed- completed by staff
<b>Horseshoe Pits</b>			
"Beware of Alligator" Sign Cracked	10/18/2024	\$13.22 - Materials \$20 - Labor	Ordered sign on 10/11/24. Will be completed by staff
<b>Thompson Nursery Road Fence</b>			
Three Fence Panels Fallen			Need vegetation removed before reinstalling. Remove vegetation from all fence panels. Reached out to vendor to repair the fence 10/14/24. Vegetation removed 10/25/24. C&C evaluated on 10/22/24. Waiting on quote.
Three Column Caps Fallen	10/15/2024	\$40 - materials \$50 - labor	Three caps were found. They have been installed with construction adhesive 10/15/24- completed by staff
One Column Cap Ball Fallen			Missing - Contacted Brown's Stucco to get replacement. Waiting on quote to replace.
<b>Trees and Landscaping</b>			
Two Trees Fallen on Golf Cart Path	10/11/2024- Tree Removal	\$3,045	Golf cart pathway perpendicular to Ashton Club Drive, near hole 4 fairway, removed on 10/11/24- City of LW submitted request for debris pickup to Republic. Majority of the debris was picked up on 11/7/24.
One Tree Fallen in Conservation Area	10/29/2024	\$800	Near 4147 Aberdeen Lane - Working with Engineer on removal process since in Conservation Area.
Two Weeping Bottle Brush Trees Fallen (Not Broken)	10/14/2024	\$0	Yellowstone has been informed. The trees have been staked 10/14/24
Bottle Brush Tree Branch Broken on Exit Side of LA Blvd	10/16/2024	\$0	Yellowstone has been informed. The branch has been removed.
Leaning Palm Tree at The Palms Entrance		\$0	This is on Condo Association Property - They have been contacted.
Large Branch Blocking West Exit Gate on TNR	10/10/2024	\$0	Removed on 10/10/24



<b>Olsen Road Fencing</b>			
Minor Repairs to Caps and Top Rail Needed			Vendor has been contacted. They will call when they are able to come out to make repairs. The fence is not compromised to the point where there is a safety concern. C&C evaluated on 10/22/24. Waiting on quote.
<b>Stormwater System</b>			
No Damage		\$0	
<b>Ponds</b>			
No Damage		\$0	
<b>Concrete Pathways (East Golf Course)</b>			
No Damage		\$0	
<b>Bridges</b>			
No Damage		\$0	

# SECTION 1

## Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	\$4,500		
Project Title	Additional AEDs in Clubhouse	Date Last Event	New Project		
Evaluation Criteria		Proposer #1 <b>AED One Stop Shop</b>	Proposer #2 <b>American AED</b>	Proposer #3 <b>Cardio Partners</b>	
Overall price		\$4,231.80	\$4,392.64	\$4,713.56	
Warranty on product/service		8 years	8 years	8 years	
Shipping costs		\$20 (included in price above)	\$20 (included in price above)	\$10 (included in price above)	
Quality of materials/service		Used Previously	Never Used	Never Used	
Company location in relation to Lake Ashton		Albuquerque, NM	Miramar, FL	Detroit, MI	
Time Frame to start project		NA	NA	NA	
Time frame to complete project		NA	NA	NA	
Past performance with customer		Great	Would be first time using	Would be first time using.	
LA Times Newsletter Advertiser (other options)		No	No	No	
Monday Coffee Vendor		No	No	No	

## SECTION 2

LAKE ASHTON - RESTAURANT

FEATHER FLAGS





29996 Hwy. 27  
Lake Hamilton, FL 33851

Ph: (863) 438-8612

[www.extremegx.com](http://www.extremegx.com)

Created Exclusively for:



Sales Representative:

Customer Approval:	Date:
Landlord's Approval:	Date:

Filename:  
LAKE ASHTON RESTURANT

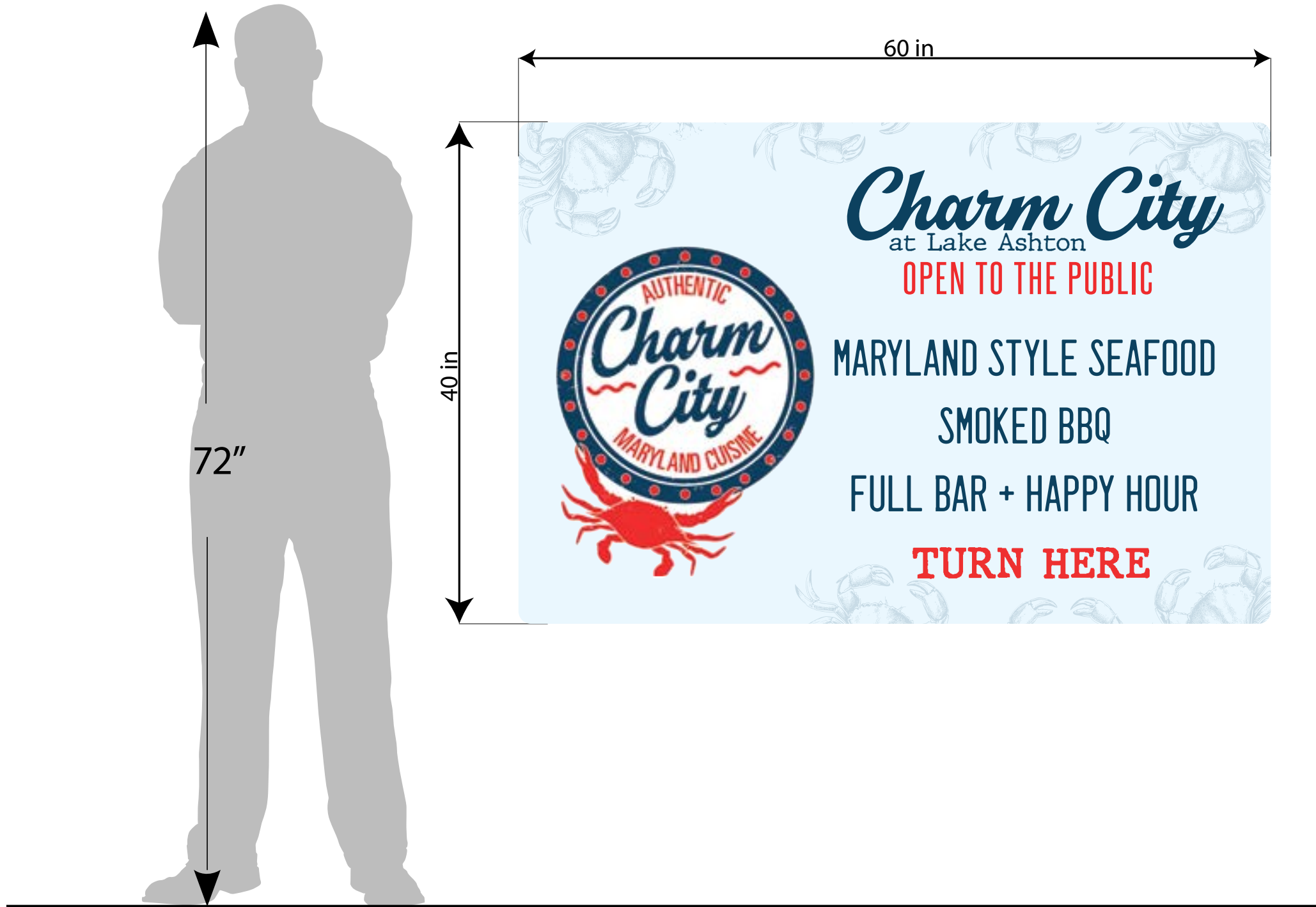
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Date: 11/08/2024	Rev. Date:

Designer:  
NVV

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LAKE ASHTON - RESTAURANT

FENCE SIGN





29996 Hwy. 27  
Lake Hamilton, FL 33851

Ph: (863) 438-8612

[www.extremegx.com](http://www.extremegx.com)

Created Exclusively for:



Sales Representative:

Customer Approval:

Date:

Landlord's Approval:

Date:

Filename:

LAKE ASHTON RESTURANT

Scale:

Sheet No.  
2

Date:

11/08/2024

Rev. Date:

Designer:

NVV

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# SECTION C

# Lake Ashton

## Community Development District

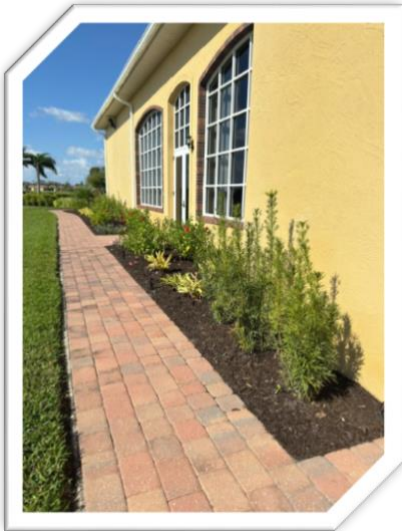


November 18, 2024  
Matthew Fisher – Operations Manager

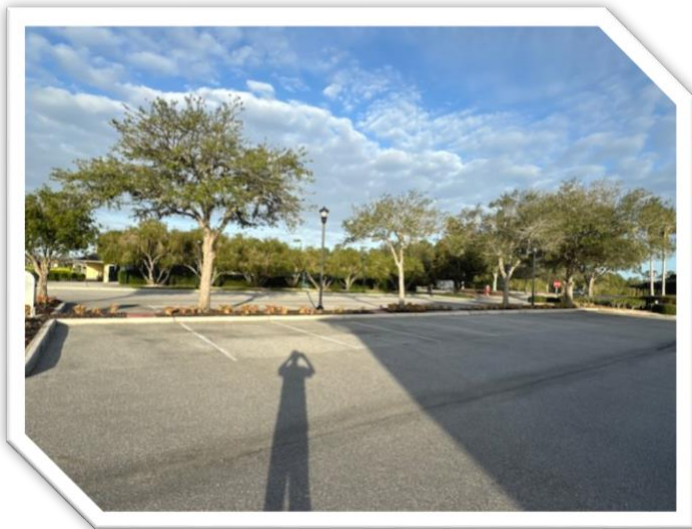


# Contracted Services

## Landscaping



- + The most recent site visit report is included.
- + Plants have been installed south side of Ballroom.
- + Creeping fig has been removed from all the fencing along Thompson Nursery Rd.
- + Oak trees have been lifted in the west parking lot.
- + Pet Play Park was treated for ants.
- + Mulch will be installed the week of November 25<sup>th</sup>.



# Contracted Services

## Aquatic Management

- ✚ CDD ponds were reviewed with Applied Aquatics.
- ✚ An article was included in the November LA Times informing residents of wetlands and conservation areas of Lake Ashton.
- ✚ Biweekly treatments of the storm water ponds are being completed.
- ✚ Conservation area from the boat ramp to the Clubhouse treatments will happen in December.
- ✚ Wetland maintenance will happen in December.

# Facility Maintenance

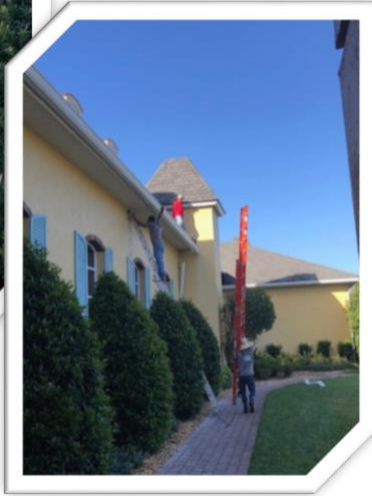
## Completed



- ✚ Arinton Pool Services installed a new natural gas heater for the pool.
- ✚ Kincaid replaced the relay switch powering the pool circulating motor. This happened after the lengthy power outage Lake Ashton experienced.
- ✚ Staff pressure washed the Shuffleboard Ct concrete areas.
- ✚ Staff painted the sidewalk ledges and the bumpers at the Shuffleboard Ct.
- ✚ Staff replaced the cue hanger brackets at the Shuffleboard Ct.

# Facility Maintenance

## Completed



- ✚ Tropical Seamless Gutters completed installation of new gutters around the Clubhouse. Staff maintained consistent contact with the supervisor during the duration of the project ensuring all that was approved by the CDD was completed.
- ✚ Casters were welded onto the feet of the tables at the Pavilion. This will allow residents to move the tables where need be with little effort.
- ✚ Staff installed new up lights to the landscaping at the entrance to the community.

# Facility Maintenance Forecaster

- ✚ Paint the baseboards in the main hallway of the Clubhouse. Start date: week of November 11, 2024.
- ✚ Detail clean both fountains. Start date: November 18, 2024.
- ✚ Machine scrub vinyl flooring in the main hallway of Clubhouse. Start date: week of November 25, 2024.
- ✚ Pressure wash concrete flooring at the Pavilion. Start date: week of November 25, 2024.

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

Respectfully,  
Matthew Fisher

# SECTION 1

## SECTION (a)

# Yellowstone Site Visit Report: 11/11/24

Task	Remarks (Including Specific Areas for improvement)	
<b>Mowing</b>	<b>Good</b>	Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.
	<b>Fair</b>	<ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul>
	<b>Poor</b>	
<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 are in many flower beds.
	<b>Fair</b>	Weeds are in several areas of turf.
	<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- dead shrubs need to be removed along fence line.
	<b>Poor</b>	Perennial plants that are dead at the entrance need to be removed.



<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 are in need of trimming along the Blvd. Oak trees in the west parking have been lifted.</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. No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.</p>

## NOTES

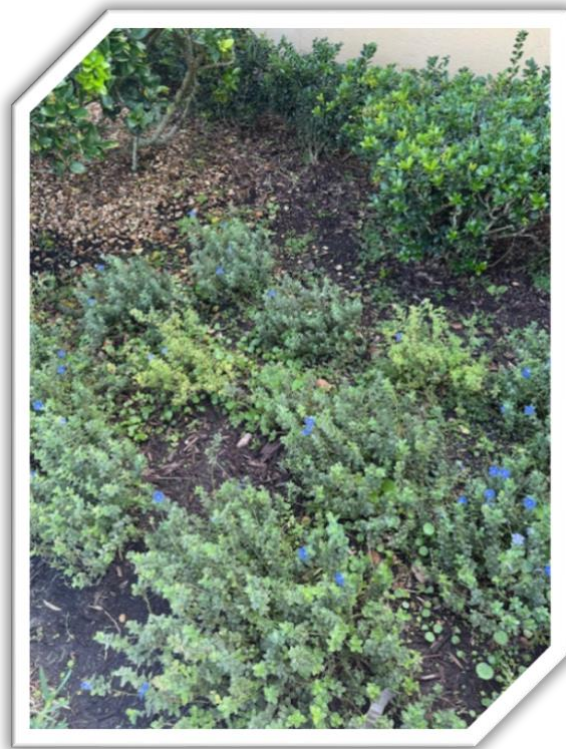


Pending- Bahia sod needs installed on the sandy areas





St. Augustine needs replacing in  
this area



Weeds need to be removed  
from the bed of Blue Daze

## SECTION 2

## SECTION (a)

# Applied Aquatic Site Visit Pond Checklist: 11/11/24

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Grass treated
E2	Good	Yes	Algae being treated
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 11/4/24
E5	Good		Grasses continue to be treated
E6	Fair	Yes	Algae present
E7	Fair		Grass treated
E8	Good		Grass treated
E9	Fair		Grass treated
E10	Good		Weeds treat on eastern side 11/11/24
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		Nothing to report
GC4	Good		Nothing to report
GC5	Good		Eelgrass still present. Treatments are ongoing
GC6	Good	Yes	Algae present
GC7	Fair	Yes	Algae is small amounts. Dye is working great
GC8	Fair		Eelgrass in the deeper water. Still treating
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Treatments continue
GC12	Good	Yes	Minor algae
GC13	Good		Nothing to report
GC14	Good		Nothing to report
GC15	Good		Eelgrass present around edges still. Treatments continue via air boat
GC16	Good		Eelgrass still being treated
GC17	Good		Nothing to report
GC18	Good		Nothing to report
GC19	Good		Eelgrass present. Treatments still being continued

GC20	Good		Nothing to report
GC21	Fair		Water level is rising

## LACDD GOLF COURSE PONDS





## LACDD PONDS



## SECTION VIII



# SECTION A

# SECTION 1

**Lake Ashton**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 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	\$ 74,660	\$ -	\$ -	\$ 74,660
Capital Reserve Account	\$ -	\$ -	\$ 6,517	\$ 6,517
Assessments Receivable	\$ -	\$ -	\$ -	\$ -
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,707			\$ 1,707
Due from General Fund	\$ -	\$ 1,053	\$ -	\$ 1,053
Due From Other	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 83,239	\$ -	\$ -	\$ 83,239
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 36,005	\$ -	\$ 656,343	\$ 692,347
Reserve	\$ -	\$ 195,938	\$ -	\$ 195,938
Revenue	\$ -	\$ 122,440	\$ -	\$ 122,440
Interest		\$ -		\$ -
Sinking Fund		\$ 0		\$ 0
Prepayment 2015-1	\$ -	\$ 94,781	\$ -	\$ 94,781
Prepayment 2015-2	\$ -	\$ 392	\$ -	\$ 392
<b>Total Assets</b>	<b>\$ 255,781</b>	<b>\$ 414,604</b>	<b>\$ 662,860</b>	<b>\$ 1,333,246</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 81,734	\$ -	\$ -	\$ 81,734
Due to Debt Service	\$ 1,053	\$ -	\$ -	\$ 1,053
Due to General Fund	\$ -	\$ -	\$ 1,707	\$ 1,707
Deposits Ballroom Rentals	\$ 5,025	\$ -	\$ -	\$ 5,025
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue	\$ 15,159	\$ -	\$ -	\$ 15,159
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
<b>Total Liabilities</b>	<b>\$ 158,995</b>	<b>\$ -</b>	<b>\$ 1,707</b>	<b>\$ 160,702</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 414,604	\$ -	\$ 414,604
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 661,153	\$ 661,153
Unassigned	\$ 13,548	\$ -	\$ -	\$ 13,548
<b>Total Fund Balances</b>	<b>\$ 96,787</b>	<b>\$ 414,604</b>	<b>\$ 661,153</b>	<b>\$ 1,172,544</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 255,781</b>	<b>\$ 414,604</b>	<b>\$ 662,860</b>	<b>\$ 1,333,246</b>

## SECTION 2

**Lake Ashton**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 09/30/24</b>	<b>Actual Thru 09/30/24</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest	\$ 500	\$ 500	\$ 25,254	\$ 24,754
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 25,254</b>	<b>\$ 24,754</b>
<b><u>Expenditures:</u></b>				
Capital Projects	\$ 450,850	\$ 772,886	\$ -	\$ 772,886
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)
Property Acquisitions	\$ -	\$ -	\$ 3,400	\$ (3,400)
Contingencies	\$ 82,200	\$ 140,914	\$ -	\$ 140,914
Other Current Charges	\$ 650	\$ 1,114	\$ 34	\$ 1,080
<b>Total Expenditures</b>	<b>\$ 533,700</b>	<b>\$ 914,914</b>	<b>\$ 273,190</b>	<b>\$ 641,725</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (533,200)</b>		<b>\$ (247,936)</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>\$ (83,780)</b>		<b>\$ 201,484</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 548,136</b>		<b>\$ 459,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 464,356</b>		<b>\$ 661,153</b>	

## SECTION 3

**Lake Ashton**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 09/30/24</b>	<b>Actual Thru 09/30/24</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Special Assessments - Levy	\$ 2,145,886	\$ 2,145,886	\$ 2,157,866	\$ 11,980
Rental Income	\$ 40,000	\$ 40,000	\$ 37,775	\$ (2,225)
Entertainment Fees	\$ 165,000	\$ 165,000	\$ 167,176	\$ 2,176
Newsletter Ad Revenue	\$ 95,000	\$ 95,000	\$ 102,506	\$ 7,506
Interest Income	\$ 8,000	\$ 8,000	\$ 14,936	\$ 6,936
Restaurant Lease Income	\$ 19,600	\$ 19,600	\$ 19,060	\$ (540)
Contributions	\$ -	\$ -	\$ 1,500	\$ 1,500
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 18,317	\$ 13,317
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>\$ 2,478,486</b>	<b>\$ 2,545,708</b>	<b>\$ 67,223</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,500	\$ 4,500
FICA Expense	\$ 918	\$ 918	\$ 574	\$ 344
Engineering	\$ 50,000	\$ 50,000	\$ 59,679	\$ (9,679)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,500	\$ 1,500	\$ 1,750	\$ (250)
Attorney	\$ 45,000	\$ 45,000	\$ 48,258	\$ (3,258)
Annual Audit	\$ 3,930	\$ 3,930	\$ 3,930	\$ -
Trustee Fees	\$ 4,310	\$ 4,310	\$ 4,310	\$ -
Management Fees	\$ 66,410	\$ 66,410	\$ 66,410	\$ 0
Management Fees-Beyond Contract	\$ -	\$ -	\$ 500	\$ (500)
Accounting System Software	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0
Postage	\$ 3,500	\$ 3,500	\$ 4,278	\$ (778)
Printing & Binding	\$ 500	\$ 500	\$ 1,084	\$ (584)
Newsletter Printing	\$ 50,000	\$ 50,000	\$ 56,720	\$ (6,720)
Marketing	\$ 3,000	\$ 3,000	\$ 544	\$ 2,456
Rentals & Leases	\$ 5,500	\$ 5,500	\$ 3,185	\$ 2,315
Insurance	\$ 67,509	\$ 67,509	\$ 72,378	\$ (4,869)
Legal Advertising	\$ 1,500	\$ 1,500	\$ 2,203	\$ (703)
Other Current Charges	\$ 750	\$ 750	\$ (125)	\$ 875
Office Supplies	\$ 300	\$ 300	\$ 32	\$ 268
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 318,403</b>	<b>\$ 318,403</b>	<b>\$ 334,984</b>	<b>\$ (16,582)</b>

**Lake Ashton**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 492,027	\$ 492,027	\$ 492,027	\$ (0)
Gate/Patrol/Pool Officers	\$ 341,286	\$ 341,286	\$ 351,825	\$ (10,539)
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 3,838	\$ (3,838)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 9,500	\$ 2,224	\$ 7,276
Access Control System	\$ 64,235	\$ 64,235	\$ 14,230	\$ 50,006
Pest Control	\$ 4,690	\$ 4,690	\$ 4,280	\$ 410
Telephone/Internet	\$ 12,204	\$ 12,204	\$ 5,791	\$ 6,413
Electric	\$ 240,000	\$ 240,000	\$ 237,841	\$ 2,159
Water	\$ 16,000	\$ 16,000	\$ 4,359	\$ 11,641
Gas-Pool	\$ 25,000	\$ 25,000	\$ 22,132	\$ 2,868
Refuse	\$ 8,000	\$ 8,000	\$ 8,275	\$ (275)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 85,600	\$ 83,335	\$ 2,265
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 3,000	\$ 1,653	\$ 1,347
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 17,000	\$ 15,407	\$ 1,593
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 6,000	\$ 759	\$ 5,241
Furniture, Fixtures, Equipment	\$ 10,000	\$ 10,000	\$ 9,926	\$ 74
Repairs and Maintenance-Pool	\$ 15,000	\$ 15,000	\$ 25,898	\$ (10,898)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 5,400	\$ 7,437	\$ (2,037)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 1,695	\$ (1,695)
Landscape Maintenance-Contract	\$ 194,700	\$ 194,700	\$ 187,781	\$ 6,919
Landscape Maintenance-Improvements	\$ 15,000	\$ 15,000	\$ 11,316	\$ 3,684
Irrigation Repairs	\$ 3,500	\$ 3,500	\$ 9,417	\$ (5,917)
Lake Maintenance-Contract	\$ 53,628	\$ 53,628	\$ 50,758	\$ 2,870
Lake Maintenance-Other	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Wetland/Mitigation Maintenance	\$ 45,338	\$ 45,338	\$ 27,117	\$ 18,221
Permits/Inspections	\$ 3,000	\$ 3,000	\$ 675	\$ 2,325
Office Supplies/Printing/Binding	\$ 5,000	\$ 5,000	\$ 1,753	\$ 3,247
Credit Card Processing Fees	\$ 5,500	\$ 5,500	\$ 4,995	\$ 505
Dues & Subscriptions	\$ 9,500	\$ 9,500	\$ 8,273	\$ 1,227
Decorations	\$ 2,000	\$ 2,000	\$ 586	\$ 1,414
Special Events	\$ 165,000	\$ 165,000	\$ 122,053	\$ 42,947
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,859,108</b>	<b>\$ 1,859,108</b>	<b>\$ 1,717,656</b>	<b>\$ 141,452</b>
<b>Total Expenditures</b>	<b>\$ 2,177,511</b>	<b>\$ 2,177,511</b>	<b>\$ 2,052,641</b>	<b>\$ 124,870</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 300,975</b>		<b>\$ 493,068</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>\$ 43,648</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 148,445</b>		<b>\$ 53,139</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 96,787</b>	



# Lake Ashton

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 411,309	\$ (5,561)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 114,116	\$ 114,116
Interest Income	\$ 500	\$ 500	\$ 19,381	\$ 18,881
<b>Total Revenues</b>	<b>\$ 417,371</b>	<b>\$ 417,371</b>	<b>\$ 544,807</b>	<b>\$ 127,436</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>\$ 53,182</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 19,121</b>		<b>\$ 53,182</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 90,783</b>		<b>\$ 361,422</b>	
<b>Fund Balance - Ending</b>	<b>\$ 109,904</b>		<b>\$ 414,604</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	\$ 1,400	\$ 1,400	\$ 37,775
Entertainment Fees	\$ 104,672	\$ 5,347	\$ 11,150	\$ 8,524	\$ 10,756	\$ 4,785	\$ 10,634	\$ 4,353	\$ 2,157	\$ -	\$ 1,927	\$ 2,872	\$ 167,176
Newsletter Ad Revenue	\$ 17,030	\$ 4,680	\$ 14,172	\$ 9,673	\$ 8,216	\$ 6,660	\$ 15,244	\$ 4,869	\$ 5,359	\$ 4,199	\$ 12,204	\$ 200	\$ 102,506
Interest Income	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ 39	\$ 3,578	\$ 3,341	\$ 2,949	\$ 2,623	\$ 1,737	\$ 619	\$ 14,936
Restaurant Lease Income	\$ 1,646	\$ 2,221	\$ 2,146	\$ -	\$ 5,664	\$ -	\$ 1,646	\$ 1,721	\$ 1,721	\$ -	\$ 2,293	\$ -	\$ 19,060
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	\$ 1,596	\$ 107	\$ 18,317
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>\$ (3,968)</b>	<b>\$ 5,197</b>	<b>\$ 2,545,708</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 900	\$ 650	\$ -	\$ 1,300	\$ 450	\$ 650	\$ 650	\$ 650	\$ 450	\$ -	\$ 1,350	\$ 450	\$ 7,500
FICA Expense	\$ 69	\$ 50	\$ -	\$ 99	\$ 34	\$ 50	\$ 50	\$ 50	\$ 34	\$ -	\$ 103	\$ 34	\$ 574
Engineering	\$ 2,900	\$ 3,330	\$ 2,233	\$ 2,973	\$ 2,946	\$ 3,114	\$ 4,949	\$ 4,322	\$ 7,775	\$ 4,977	\$ 12,888	\$ 7,271	\$ 59,679
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 375	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,750
Attorney	\$ 2,484	\$ 2,160	\$ 1,884	\$ 4,525	\$ 2,259	\$ 2,643	\$ 4,605	\$ 5,968	\$ 5,287	\$ 7,343	\$ 6,109	\$ 2,990	\$ 48,258
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	\$ 5,534	\$ 5,534	\$ 66,410
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Postage	\$ 537	\$ 124	\$ 204	\$ 654	\$ 118	\$ 471	\$ 453	\$ 151	\$ 646	\$ 604	\$ 173	\$ 142	\$ 4,278
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	\$ 3,882	\$ 3,887	\$ 56,720
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ 394	\$ -	\$ 544
Rentals & Leases	\$ 290	\$ 145	\$ 596	\$ -	\$ 145	\$ 583	\$ 145	\$ 145	\$ 703	\$ 290	\$ -	\$ 145	\$ 3,185
Insurance	\$ 72,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,378
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ 240	\$ 1,613	\$ 88	\$ -	\$ 164	\$ 2,203
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125)	\$ -	\$ 0	\$ -	\$ -	\$ (125)
Office Supplies	\$ 3	\$ 7	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 32
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>\$ 23,407</b>	<b>\$ 30,644</b>	<b>\$ 20,828</b>	<b>\$ 334,984</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><u>Operations &amp; Maintenance</u></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	\$ 41,002	\$ 41,002	\$ 492,027
Gate/Patrol/Pool Officers	\$ 27,508	\$ 28,632	\$ 29,540	\$ 30,364	\$ 27,168	\$ 29,112	\$ 28,179	\$ 29,546	\$ 28,128	\$ 29,534	\$ 29,850	\$ 34,261	\$ 351,825
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	\$ 614	\$ 614	\$ 14,230
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 400	\$ 945	\$ 250	\$ 250	\$ 4,280
Telephone/Internet	\$ 1,268	\$ 287	\$ 985	\$ 65	\$ 65	\$ 65	\$ 253	\$ 65	\$ 449	\$ 514	\$ 765	\$ 1,011	\$ 5,791
Electric	\$ 21,603	\$ 20,592	\$ 21,742	\$ 19,817	\$ 20,044	\$ 19,984	\$ 12,367	\$ 19,968	\$ 20,271	\$ 20,578	\$ 20,357	\$ 20,517	\$ 237,841
Water	\$ 3,733	\$ 1,330	\$ 935	\$ 388	\$ 830	\$ 277	\$ (8,776)	\$ 1,080	\$ 744	\$ 1,249	\$ 1,130	\$ 1,438	\$ 4,359
Gas-Pool	\$ 1,848	\$ 2,493	\$ 3,400	\$ 3,569	\$ 3,960	\$ 2,371	\$ 1,025	\$ 1,694	\$ -	\$ -	\$ 1,192	\$ 580	\$ 22,132
Refuse	\$ 687	\$ 699	\$ 740	\$ 743	\$ 835	\$ 501	\$ 976	\$ 973	\$ 606	\$ 499	\$ 498	\$ 518	\$ 8,275
Repairs and Maintenance-Clubhouse	\$ 9,720	\$ 3,336	\$ 2,990	\$ 10,095	\$ 10,539	\$ 6,754	\$ 5,121	\$ 4,644	\$ 4,567	\$ 6,154	\$ 9,646	\$ 9,769	\$ 83,335
Repairs and Maintenance-Fitness Center	\$ -	\$ -	\$ 440	\$ -	\$ 621	\$ -	\$ 153	\$ 220	\$ -	\$ 219	\$ -	\$ -	\$ 1,653
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433	\$ -	\$ 759
Furniture, Fixtures, Equipment	\$ 517	\$ 476	\$ 3,282	\$ -	\$ -	\$ 117	\$ 1,462	\$ 102	\$ 1,606	\$ -	\$ 1,850	\$ 514	\$ 9,926
Repairs and Maintenance-Pool	\$ 3,253	\$ 980	\$ 2,493	\$ 1,731	\$ 72	\$ 3,667	\$ 252	\$ 4,612	\$ 2,681	\$ 4,090	\$ 1,240	\$ 828	\$ 25,898
Repairs and Maintenance-Golf Cart	\$ 595	\$ 324	\$ 498	\$ 683	\$ 3,087	\$ 1,177	\$ 173	\$ 213	\$ 173	\$ 173	\$ 173	\$ 173	\$ 7,437
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	\$ 15,738	\$ 15,738	\$ 187,781
Landscape Maintenance-Improvements	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 209	\$ 857	\$ 4,580	\$ -	\$ 1,862	\$ 11,316
Irrigation Repairs	\$ -	\$ 706	\$ 2,143	\$ 3,086	\$ 732	\$ 532	\$ -	\$ -	\$ 697	\$ -	\$ -	\$ 1,521	\$ 9,417
Lake Maintenance-Contract	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 3,895	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ 4,469	\$ 50,758
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,717	\$ -	\$ -	\$ 7,300	\$ 2,800	\$ -	\$ 7,300	\$ -	\$ 27,117
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ 675
Office Supplies/Printing/Binding	\$ 51	\$ 296	\$ 78	\$ 128	\$ 45	\$ 207	\$ 249	\$ 75	\$ 148	\$ (9)	\$ 91	\$ 395	\$ 1,753
Credit Card Processing Fees	\$ 651	\$ 1,425	\$ 371	\$ 620	\$ 451	\$ 127	\$ 310	\$ 255	\$ 120	\$ 225	\$ 75	\$ 364	\$ 4,995
Dues & Subscriptions	\$ 46	\$ 186	\$ 1,270	\$ 633	\$ -	\$ 1,018	\$ 275	\$ 4,400	\$ 65	\$ 57	\$ 259	\$ 62	\$ 8,273
Decorations	\$ -	\$ 393	\$ 32	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ 586
Special Events	\$ 6,896	\$ 2,077	\$ 70,038	\$ 12,186	\$ 10,950	\$ 4,334	\$ 7,291	\$ 6,038	\$ 1,086	\$ 277	\$ 226	\$ 654	\$ 122,053
<b>Total Operations &amp; Maintenance</b>	<b>\$ 144,833</b>	<b>\$ 128,025</b>	<b>\$ 205,252</b>	<b>\$ 148,541</b>	<b>\$ 151,681</b>	<b>\$ 140,213</b>	<b>\$ 117,457</b>	<b>\$ 144,659</b>	<b>\$ 132,120</b>	<b>\$ 131,103</b>	<b>\$ 137,157</b>	<b>\$ 136,615</b>	<b>\$ 1,717,656</b>
<b>Total Expenditures</b>	<b>\$ 234,710</b>	<b>\$ 145,179</b>	<b>\$ 220,604</b>	<b>\$ 169,097</b>	<b>\$ 168,809</b>	<b>\$ 158,881</b>	<b>\$ 144,126</b>	<b>\$ 168,166</b>	<b>\$ 163,314</b>	<b>\$ 154,510</b>	<b>\$ 167,802</b>	<b>\$ 157,442</b>	<b>\$ 2,052,641</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (97,813)</b>	<b>\$ 351,171</b>	<b>\$ 1,313,204</b>	<b>\$ (61,283)</b>	<b>\$ (84,310)</b>	<b>\$ (115,691)</b>	<b>\$ (70,158)</b>	<b>\$ (137,357)</b>	<b>\$ (136,701)</b>	<b>\$ (143,980)</b>	<b>\$ (171,769)</b>	<b>\$ (152,245)</b>	<b>\$ 493,068</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>\$ 1,313,204</b>	<b>\$ (510,703)</b>	<b>\$ (84,310)</b>	<b>\$ (115,691)</b>	<b>\$ (70,158)</b>	<b>\$ (137,357)</b>	<b>\$ (136,701)</b>	<b>\$ (143,980)</b>	<b>\$ (171,769)</b>	<b>\$ (152,245)</b>	<b>\$ 43,648</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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**Lake Ashton CDD**  
**Special Assessment Receipts**  
**Fiscal Year Ending September 30, 2024**

									\$2,307,406.00 .36300.10100	\$443,681.32 025.36300.10000	\$2,751,087.32
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	General Fund 84%	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 Collected	99.94%
Balance Due	\$1,638.95

## SECTION B

# SECTION 1

**Lake Ashton**  
**Community Development District**  
**Combined Balance Sheet**  
**October 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	\$ 60,248	\$ -	\$ -	\$ 60,248
Capital Reserve Account	\$ -	\$ -	\$ 6,478	\$ 6,478
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,707			\$ 1,707
Due from General Fund	\$ -	\$ 1,053	\$ 100,000	\$ 101,053
Prepaid Expenses	\$ 1,145	\$ -	\$ -	\$ 1,145
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 84	\$ -	\$ 559,151	\$ 559,236
<u>Series 2015</u>				
Reserve	\$ -	\$ 195,938	\$ -	\$ 195,938
Revenue	\$ -	\$ 123,750	\$ -	\$ 123,750
Prepayment 2015-1	\$ -	\$ 95,173	\$ -	\$ 95,173
Prepayment 2015-2	\$ -	\$ 394	\$ -	\$ 394
<b>Total Assets</b>	<b>\$ 123,357</b>	<b>\$ 416,308</b>	<b>\$ 665,629</b>	<b>\$ 1,205,294</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 63,332	\$ -	\$ -	\$ 63,332
Due to Capital Projects	\$ 100,000	\$ -	\$ -	\$ 100,000
Due to Debt Service	\$ 1,053	\$ -	\$ -	\$ 1,053
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 Liabilities</b>	<b>\$ 225,634</b>	<b>\$ -</b>	<b>\$ 1,707</b>	<b>\$ 227,341</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 416,308	\$ -	\$ 416,308
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 663,922	\$ 663,922
Unassigned	\$ (103,423)	\$ -	\$ -	\$ (103,423)
<b>Total Fund Balances</b>	<b>\$ (102,277)</b>	<b>\$ 416,308</b>	<b>\$ 663,922</b>	<b>\$ 977,953</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 123,357</b>	<b>\$ 416,308</b>	<b>\$ 665,629</b>	<b>\$ 1,205,294</b>



## SECTION 2

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 42	\$ 2,808	\$ 2,767
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 42</b>	<b>\$ 2,808</b>	<b>\$ 2,767</b>
<b>Expenditures:</b>				
Capital Projects	\$ 312,319	\$ 44,617	\$ -	\$ 44,617
Contingencies	\$ 223,150	\$ 31,879	\$ -	\$ 31,879
Other Current Charges	\$ 650	\$ 93	\$ 39	\$ 53
<b>Total Expenditures</b>	<b>\$ 536,119</b>	<b>\$ 76,588</b>	<b>\$ 39</b>	<b>\$ 76,549</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (535,619)</b>		<b>\$ 2,769</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 496,380	\$ 70,911	\$ -	\$ (70,911)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 496,380</b>	<b>\$ 70,911</b>	<b>\$ -</b>	<b>\$ (70,911)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (39,239)</b>		<b>\$ 2,769</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 401,082</b>		<b>\$ 661,153</b>	
<b>Fund Balance - Ending</b>	<b>\$ 361,843</b>		<b>\$ 663,922</b>	

## SECTION 3

**Lake Ashton**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2024**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 10/31/24</b>	<b>Actual Thru 10/31/24</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Special Assessments - Levy	\$ 2,336,611	\$ -	\$ -	\$ -
Rental Income	\$ 40,000	\$ 3,333	\$ 6,000	\$ 2,667
Entertainment Fees	\$ 165,000	\$ 13,750	\$ 10,819	\$ (2,931)
Newsletter Ad Revenue	\$ 95,000	\$ 7,917	\$ 12,812	\$ 4,895
Interest Income	\$ 8,000	\$ 667	\$ 84	\$ (582)
Restaurant Lease Income	\$ 19,600	\$ 1,633	\$ -	\$ (1,633)
Sponsorship - Advent Health	\$ 8,000	\$ 667	\$ -	\$ (667)
Miscellaneous Income	\$ 9,000	\$ 750	\$ 1,711	\$ 961
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 350	\$ 350
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 2,681,211</b>	<b>\$ 28,717</b>	<b>\$ 31,776</b>	<b>\$ 3,059</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 50,000	\$ 4,167	\$ 4,000	\$ 167
Arbitrage	\$ 600	\$ 50	\$ -	\$ 50
Dissemination	\$ 1,575	\$ 131	\$ 131	\$ -
Attorney	\$ 45,000	\$ 3,750	\$ 2,500	\$ 1,250
Annual Audit	\$ 4,000	\$ 333	\$ -	\$ 333
Trustee Fees	\$ 4,310	\$ 359	\$ -	\$ 359
Management Fees	\$ 69,731	\$ 5,811	\$ 5,811	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 44		\$ 44
Accounting System Software	\$ 1,000	\$ 83	\$ 83	\$ 0
Postage	\$ 3,500	\$ 292	\$ 37	\$ 255
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Newsletter Printing	\$ 55,000	\$ 4,583	\$ 4,405	\$ 178
Marketing	\$ 3,000	\$ 250	\$ -	\$ 250
Rentals & Leases	\$ 4,000	\$ 333	\$ 290	\$ 44
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 125	\$ -	\$ 125
Other Current Charges	\$ 750	\$ 63	\$ -	\$ 63
Property Taxes	\$ 13,500	\$ 1,125	\$ -	\$ 1,125
Office Supplies	\$ 300	\$ 25	\$ 3	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 361,918</b>	<b>\$ 112,851</b>	<b>\$ 100,673</b>	<b>\$ 12,178</b>

**Lake Ashton**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2024**

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 521,549	\$ 43,462	\$ 43,462	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 31,036	\$ 29,346	\$ 1,690
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 792	\$ -	\$ 792
Access Control System	\$ 60,362	\$ 5,030	\$ -	\$ 5,030
Pest Control	\$ 4,690	\$ 391	\$ 395	\$ (4)
Telephone/Internet	\$ 8,000	\$ 667	\$ 600	\$ 67
Electric	\$ 240,000	\$ 20,000	\$ 21,600	\$ (1,600)
Water	\$ 16,000	\$ 1,333	\$ 2,500	\$ (1,167)
Gas-Pool	\$ 25,000	\$ 2,083	\$ 1,708	\$ 375
Refuse	\$ 8,000	\$ 667	\$ 518	\$ 149
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 7,133	\$ 900	\$ 6,234
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 250	\$ 438	\$ (188)
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 1,417	\$ -	\$ 1,417
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 500	\$ 43	\$ 457
Furniture, Fixtures, Equipment	\$ 10,000	\$ 833	\$ -	\$ 833
Repairs and Maintenance-Pool	\$ 15,000	\$ 1,250	\$ 5,324	\$ (4,074)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 450	\$ 173	\$ 278
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 16,210	\$ 16,210	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 8,500	\$ 708	\$ 748	\$ (40)
Lake Maintenance-Contract	\$ 55,237	\$ 4,603	\$ 4,469	\$ 134
Lake Maintenance-Other	\$ 2,000	\$ 167	\$ -	\$ 167
Wetland/Mitigation Maintenance	\$ 46,698	\$ 3,892	\$ -	\$ 3,892
Permits/Inspections	\$ 3,000	\$ 250	\$ -	\$ 250
Office Supplies/Printing/Binding	\$ 5,000	\$ 417	\$ 60	\$ 357
Credit Card Processing Fees	\$ 7,500	\$ 625	\$ 283	\$ 342
Dues & Subscriptions	\$ 9,500	\$ 792	\$ -	\$ 792
Decorations	\$ 2,000	\$ 167	\$ -	\$ 167
Special Events	\$ 165,000	\$ 22,750	\$ 22,750	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,921,492</b>	<b>\$ 169,124</b>	<b>\$ 151,651</b>	<b>\$ 17,473</b>
<b>Total Expenditures</b>	<b>\$ 2,283,409</b>	<b>\$ 281,976</b>	<b>\$ 252,325</b>	<b>\$ 29,651</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 397,801</b>		<b>\$ (220,549)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (496,380)	\$ (41,365)	\$ -	\$ 41,365
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (496,380)</b>	<b>\$ (41,365)</b>	<b>\$ -</b>	<b>\$ 41,365</b>
<b>Net Change in Fund Balance</b>	<b>\$ (98,579)</b>		<b>\$ (220,549)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 98,579</b>		<b>\$ 118,272</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ (102,277)</b>	

**Lake Ashton**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2024**

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,871	\$ -	\$ -	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 500	\$ 42	\$ -	\$ (42)
<b>Total Revenues</b>	<b>\$ 417,371</b>	<b>\$ 42</b>	<b>\$ -</b>	<b>\$ (42)</b>
<b>Expenditures:</b>				
<b>Series 2015-1</b>				
Interest - 11/01	\$ 55,625	\$ -	\$ -	\$ -
Interest - 05/01	\$ 55,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ 50,000	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -
<b>Series 2015-2</b>				
Interest - 11/01	\$ 10,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 431,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (13,879)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (13,879)</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 128,342</b>		<b>\$ 416,308</b>	
<b>Fund Balance - Ending</b>	<b>\$ 114,463</b>		<b>\$ 416,308</b>	

**Lake Ashton**  
**Community Development District**  
**Month to Month**  
**FY 2025**

	Oct-24	Nov-24	Dec-24	Jan-25	2/29/2025	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Revenues:</b>													
Special Assessments - Levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Income	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Entertainment Fees	\$ 10,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,819
Newsletter Ad Revenue	\$ 12,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,812
Interest Income	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84
Restaurant Lease Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 1,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,711
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 31,776</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,776</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131
Attorney	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,811
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting System Software	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Postage	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Newsletter Printing	\$ 4,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,405
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 100,673</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,673</b>

**Lake Ashton**  
**Community Development District**  
Month to Month  
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	2/29/2025	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,462
Gate/Patrol/Pool Officers	\$ 29,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,346
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security/Fire Alarm/Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Control System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	395
Telephone/Internet	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Electric	\$ 21,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,600
Water	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Gas-Pool	\$ 1,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,708
Refuse	\$ 518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	518
Repairs and Maintenance-Clubhouse	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Repairs and Maintenance-Fitness Center	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	438
Repairs and Maintenance-Bowling Lanes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs and Maintenance-Restaurant	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43
Furniture, Fixtures, Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs and Maintenance-Pool	\$ 5,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,324
Repairs and Maintenance-Golf Cart	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	173
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Landscape Maintenance-Contract	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,210
Landscape Maintenance-Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	748
Lake Maintenance-Contract	\$ 4,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,469
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Credit Card Processing Fees	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	283
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 22,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,750
<b>Total Operations &amp; Maintenance</b>	<b>\$ 151,651</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>151,651</b>
<b>Total Expenditures</b>	<b>\$ 252,325</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>252,325</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (220,549)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(220,549)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (220,549)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(220,549)</b>



# **LAKE ASHTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **Long Term Debt Report FY 2025**

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,225,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2024		\$2,225,000.00
	November 1, 2024 (Special Call)	\$0.00
	May 1, 2025 (Mandatory)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
<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	\$15,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Bonds outstanding - 9/30/2024		\$395,000.00
	November 1, 2024 (Special Call)	\$0.00
	May 1, 2025 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$395,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$2,620,000.00</b>
--	--	-----------------------

## SECTION 4

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

**Check Run Summary**

**November 18, 2024**

Date	Check Numbers	Amount
<b><u>General Fund</u></b>		
09/19/24	9387-9395	\$71,346.90
09/26/24	9396-9410	\$46,289.84
10/16/24	9411	\$2,750.00
10/17/24	9412-9436	\$92,258.64
10/31/24	9437-9458	\$72,485.44
<b>General Fund Total</b>		<b>\$285,130.82</b>

AP300R  
\*\*\* CHECK NOS. 009387-050000

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

RUN 11/08/24

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/19/24	00741	9/02/24 19	202409 320-57200-34000	AMENITY MGMT 09/24	*	41,002.25	
							41,002.25 009387
COMMUNITY ASSOCIATIONS AND							
9/19/24	00549	8/26/24 10139195	202408 320-57200-54500	SVCS 09/24	*	985.00	
ECONOMY GLASS TINTING LLC							985.00 009388
9/19/24	00003	9/03/24 86102618	202408 310-51300-42000	DELIVERY THRU 08/28/24	*	46.05	
FEDEX							46.05 009389
9/19/24	00215	9/01/24 468	202409 310-51300-34000	MGMT FEE 09/24	*	5,534.17	
		9/01/24 468	202409 310-51300-35100	INFORMATION TECH 09/24	*	83.33	
		9/01/24 468	202409 310-51300-31300	DISSEMINATION AGENT SVCS	*	125.00	
		9/01/24 468	202409 310-51300-51000	OFFICE SUPPLIES 09/24	*	2.50	
GMS-CENTRAL FLORIDA, LLC							5,745.00 009390
9/19/24	00098	5/08/24 8243060	202405 320-57200-54500	SUPPLIES	*	50.94	
		5/08/24 8522219	202405 320-57200-54500	SUPLLIIES	*	186.67	
		5/15/24 1023910	202405 320-57200-54500	SUPPLIES	*	726.00	
		5/15/24 1211603	202405 320-57200-54500	RETURN	*	726.00-	
		5/15/24 1211604	202405 320-57200-54500	SUPPLIES	*	662.53	
		5/22/24 2024955	202405 320-57200-54500	SUPPLIES	*	125.59	
		5/22/24 4621322	202405 320-57200-54500	SUPPLIES	*	53.66	
		5/29/24 7512628	202405 320-57200-54500	SUPPLIES	*	142.83	
		6/04/24 1521140	202406 320-57200-54500	SUPPLIES	*	320.69	
HOME DEPOT CREDIT SERVICES							1,542.91 009391
9/19/24	00164	9/16/24 131140	202408 310-51300-31500	SVCS 08/24	*	6,108.98	
LATHAM, LUNA, EDEN & BEAUDINE,LLP							6,108.98 009392
LAKA LAKE ASHTON SHENNING							

AP300R  
\*\*\* CHECK NOS. 009387-050000

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

RUN 11/08/24

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/19/24	00631	9/10/24 RES-19-1	202408 310-51300-31100		*	12,888.34	
		SVCS THRU 08/06/24		RAYL ENGINEERING & SURVEYING, LLC			12,888.34 009393
9/19/24	00671	9/06/24 57200494	202409 320-57200-49400		*	250.00	
		LINE DANCE PALOOZA 09/24		TRAVELING SOUND AND LIGHT			250.00 009394
9/19/24	00664	9/03/24 0725-082	202408 320-57200-52000		*	2,778.37	
		SVCS 08/24		WELLS FARGO			2,778.37 009395
9/26/24	00522	9/04/24 31680977	202409 320-57200-43200		*	233.13	
		PROPANE 09/24		AMERIGAS			233.13 009396
9/26/24	00057	8/31/24 222377	202408 320-53800-46800		*	4,469.00	
		SVCS 08/24		APPLIED AQUATIC MANAGEMENT, INC.			4,469.00 009397
9/26/24	00772	9/16/24 20735-09	202409 320-57200-43100		*	682.42	
		SVCS 09/24					
		9/16/24 20740-09	202409 320-57200-43100		*	755.87	
		SVCS 09/24		CITY OF LAKE WALES			1,438.29 009398
9/26/24	00757	9/20/24 796	202409 320-57200-54500		*	154.00	
		SVCS 09/24		CLIMATEGUARD COOLING SERVICES LLC			154.00 009399
9/26/24	00133	8/23/24 24667	202409 300-15500-10100		*	850.00	
		RENEW POLICY 09/24		EGIS INSURANCE ADVISORS,LLC			850.00 009400
9/26/24	00003	9/10/24 86162959	202409 310-51300-42000		*	42.52	
		DELIVERY THRU 09/04/24		FEDEX			42.52 009401
9/26/24	00098	9/24/24 40961285	202409 320-57200-54500		*	1,347.17	
		SUPPLIES 09/24		HOME DEPOT CREDIT SERVICES			1,347.17 009402
9/26/24	00750	9/03/24 27691	202409 320-57200-54500		*	119.90	
		SUPPLIES 09/24		JANITORIAL SUPERSTORE INC			119.90 009403

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 009387-050000

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

RUN 11/08/24

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/26/24	00504	7/16/24 105483	202407 320-57200-54500		*	1,184.08	
		SVCS 07/24					
		9/04/24 105677	202409 320-57200-54500		*	2,225.30	
		SVCS 09/24					
		9/04/24 105678	202409 320-57200-54500		*	914.28	
		SVCS 09/24					
				KINCAID ELECTRICAL SERVICES			4,323.66 009404
9/26/24	00272	9/15/24 007	202409 320-57200-54500		*	1,860.00	
		SVCS 09/24					
				MICHAEL XIARHOS			1,860.00 009405
9/26/24	00538	9/01/24 10153	202409 320-57200-54506		*	172.50	
		SVCS 09/24					
				PERFORMANCE PLUS CARTS			172.50 009406
9/26/24	00753	9/01/24 10107577	202409 320-57200-45300		*	27.50	
		POOL SUPPLIES 09/24					
		9/01/24 10223625	202409 320-57200-45300		*	205.00	
		POOL SUPPLIES 09/24					
				POOL & PATIO CENTER			232.50 009407
9/26/24	00696	8/31/24 11862146	202408 320-57200-34501		*	29,235.54	
		SVCS 08/24					
		8/31/24 11862146	202408 320-57200-34504		*	614.18	
		SVCS 08/24					
				SECURITAS SECURITY SERVICES USA,INC			29,849.72 009408
9/26/24	00780	9/09/24 56305095	202409 320-57200-54500		*	43.01	
		SUPPLIES 09/24					
		9/16/24 56305138	202409 320-57200-54500		*	43.01	
		SUPPLES 09/24					
		9/23/24 56305182	202409 320-57200-54500		*	43.01	
		SUPPLIES 09/24					
				VESTIS			129.03 009409
9/26/24	00445	9/09/24 766786	202409 320-57200-46202		*	807.71	
		REPAIRS 09/24					
		9/09/24 766789	202409 320-57200-46202		*	260.71	
		REPAIRS 09/24					
				YELLOWSTONE LANDSCAPE			1,068.42 009410
10/16/24	00375	8/26/24 082624	202408 320-57200-54500		*	2,750.00	
		REPAIRS AT GUARD GATE					
				BROWN'S STUCCO SYSTEMS, INC.			2,750.00 009411
				LAKA LAKE ASHTON SHENNING			

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10/17/24	00786	10/03/24 000262	202410 320-57200-41000		*	150.00	
		SVCS 10/24		ACG BUSINESS SERVICES			150.00 009412
10/17/24	00522	10/28/24 31688640	202409 320-57200-43200		*	346.51	
		PROPANE 09/24		AMERIGAS			346.51 009413
10/17/24	00741	10/01/24 20	202410 320-57200-34000		*	43,462.42	
		AMENITY MGMT 10/24		COMMUNITY ASSOCIATIONS AND			43,462.42 009414
10/17/24	00621	9/19/24 1014064	202409 320-57200-54501		*	250.00	
		SVCS 09/24		COUNTRY BOY PEST CONTROL			250.00 009415
10/17/24	00466	10/01/24 49890	202410 310-51300-42501		*	4,405.00	
		LA TIMES NEWSPAPER 10/24		CUSTOMTRADEPRINTING.COM			4,405.00 009416
10/17/24	00214	9/23/24 AR120070	202409 320-57200-51000		*	328.85	
		COPIER LEASE 09/24		DEX IMAGING			328.85 009417
10/17/24	00003	10/01/24 86373385	202409 310-51300-42000		*	41.11	
		DELIVERY THRU 09/20/24		FEDEX			41.11 009418
10/17/24	00768	10/04/24 27607-1	202410 320-57200-54510		*	438.38	
		SVCS 10/24		FITNESS MACHINE TECHNICIANS			438.38 009419
10/17/24	00781	9/30/24 00067000	202409 310-51300-48000		*	69.44	
		LEGAL ADS #10446814					
		9/30/24 00067000	202409 310-51300-48000		*	94.08	
		LEGAL ADS #10585138		GANNETT FLORIDA LOCALIQ			163.52 009420
10/17/24	00215	10/01/24 469	202410 310-51300-34000		*	5,810.92	
		MGMT FEE 10/24					
		10/01/24 469	202410 310-51300-35100		*	83.33	
		INFO TECH 10/24					
		10/01/24 469	202410 310-51300-31300		*	131.25	
		DISSEMINATION AGENT SVCS					
		10/01/24 469	202410 310-51300-51000		*	2.50	
		OFFICE SUPPLIES 10/24		GMS-CENTRAL FLORIDA, LLC			6,028.00 009421
				LAKA LAKE ASHTON SHENNING			

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10/17/24	00750	10/01/24	28615 SUPPLIES	202410	320	57200	-54500			*	153.50		
JANITORIAL SUPERSTORE INC												153.50	009422
10/17/24	00504	9/24/24	105744 SVCS	202409	320	57200	-54500			*	335.74		
		10/02/24	105775 SVCS	202410	320	57200	-54500			*	110.00		
KINCAID ELECTRICAL SERVICES												445.74	009423
10/17/24	00538	10/01/24	10155 MAINT	202410	320	57200	-54506			*	172.50		
PERFORMANCE PLUS CARTS												172.50	009424
10/17/24	00753	9/01/24	10223749 SUPPLIES	202409	320	57200	-45300			*	218.80		
		9/27/24	10223787 SUPPLIES	202409	320	57200	-45300			*	41.25		
POOL & PATIO CENTER												260.05	009425
10/17/24	00631	10/01/24	RES19-16 SVCS	202409	310	51300	-31100			*	7,270.64		
RAYL ENGINEERING & SURVEYING, LLC												7,270.64	009426
10/17/24	00748	9/30/24	1737 EXTINGUISHER	202409	320	57200	-54100			*	75.00		
RIDGE FIRE LLC												75.00	009427
10/17/24	00238	9/18/24	310458 SUPPLIES	202409	320	57200	-45300			*	335.50		
		10/02/24	310962 SUPPLIES	202410	320	57200	-45300			*	339.95		
SPIES POOL,LLC												675.45	009428
10/17/24	00234	9/25/24	60127431 SUPPLIES	202409	320	57200	-51000			*	55.78		
		9/25/24	60127431 SUPPLIES	202409	320	57200	-54500			*	123.64		
STAPLES BUSINESS CREDIT												179.42	009429
10/17/24	00780	9/30/24	56305225 SUPPLIES	202409	320	57200	-54500			*	43.01		
		10/07/24	56305269 SUPPLIES	202410	320	57200	-54500			*	43.01		
		10/14/24	56305313 SUPPLIES	202410	320	57200	-54520			*	43.01		
VESTIS												129.03	009430
LAKA LAKE ASHTON										SHENNING			



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10/17/24	00664	10/03/24 1928-092	202409 320-57200-52000	PURCHASES 09/24	*	5,436.48	
				WELLS FARGO			5,436.48 009431
10/17/24	00430	10/28/24 50313504	202410 310-51300-42502	COPIER LEASE 10/24	*	144.90	
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 009432
10/17/24	00063	10/01/24 01082025	202410 320-57200-49400	DEPOSIT FOR TEXAS TENORS	*	10,000.00	
				WILLIAM CLARE ENTERTAINMENT			10,000.00 009433
10/17/24	00063	10/01/24 02062025	202410 320-57200-49400	DEPOSIT FOR YOUNG GUNS	*	5,000.00	
				WILLIAM CLARE ENTERTAINMENT			5,000.00 009434
10/17/24	00063	10/01/24 02212025	202410 320-57200-49400	DEPOSIT FOR DECADES	*	6,250.00	
				WILLIAM CLARE ENTERTAINMENT			6,250.00 009435
10/17/24	00445	9/09/24 766787	202409 320-57200-46202	IRRIGATION REPAIRS 09/24	*	452.14	
				YELLOWSTONE LANDSCAPE			452.14 009436
10/31/24	00522	9/11/24 31684086	202409 320-57200-43200	PROPANE 09/24	*	48.18	
		10/16/24 31695677	202410 320-57200-43200	PROPANE 10/24	*	900.20	
		10/23/24 31697477	202410 320-57200-43200	PROPANE 10/24	*	807.77	
				AMERIGAS			1,756.15 009437
10/31/24	00057	9/30/24 223094	202409 320-53800-46800	SVCS 09/24	*	4,469.00	
		10/03/24 223206	202409 320-53800-46801	QRTLY SVCS SEP/OCT/NOV24	*	10,009.00	
				APPLIED AQUATIC MANAGEMENT, INC.			14,478.00 009438
10/31/24	00695	10/21/24 16744750	202411 320-57200-41000	SVCS 11/24	*	450.47	
		10/21/24 16744750	202410 320-57200-41000	SVCS 10/24	*	449.67	
				CHARTER COMMUNICATIONS			900.14 009439
10/31/24	00055	10/15/24 20735-09	202409 320-57200-43100	SVCS 09/24	*	659.76	

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		10/15/24	20740-09 202409 320-57200-43100 SVCS 09/24		*	1,294.11	
		10/15/24	37767-08 202408 320-57200-43100 SVCS 08/24		*	908.87	
		10/15/24	20735-09 202409 320-57200-43100 SVCS 09/24		V	659.76-	
		10/15/24	20740-09 202409 320-57200-43100 SVCS 09/24		V	1,294.11-	
		10/15/24	37767-08 202408 320-57200-43100 SVCS 08/24		V	908.87-	
				CITY OF LAKE WALES-UTILITIES DEPT			.00 009440
10/31/24	00774	10/25/24	102524 202410 320-57200-49400 FALL BLOCK PARTY 10/24		*	1,500.00	
				MELISSA COGDILL			1,500.00 009441
10/31/24	00621	10/17/24	1016852 202410 320-57200-54501 SVCS 10/24		*	250.00	
		10/17/24	1016871 202410 320-57200-54501 SVCS 10/24		*	145.00	
				COUNTRY BOY PEST CONTROL			395.00 009442
10/31/24	00517	10/17/24	15 202411 310-51300-31300 AMORTIZATION SCHEDULE		*	500.00	
				DISCLOSURE SERVICES, LLC			500.00 009443
10/31/24	00133	10/29/24	26370 202410 320-57200-43000 RENEW 12/21/24-12/21/25		*	1,083.00	
				EGIS INSURANCE ADVISORS,LLC			1,083.00 009444
10/31/24	00003	10/22/24	86578705 202410 310-51300-42000 DELIVERY THRU 10/16/24		*	36.62	
				FEDEX			36.62 009445
10/31/24	00789	10/01/24	90620 202410 310-51300-54000 ANNUAL FEE 10/24		*	175.00	
				FLORIDA COMMERCE			175.00 009446
10/31/24	00067	11/01/24	5416857 202411 320-57200-34500 MONITOR 11/01/24-01/31/25		*	195.00	
				THE HARTLINE ALARM COMPANY, INC.			195.00 009447
10/31/24	00098	10/04/24	40961285 202409 320-57200-54500 SUPPLIES 09/24		*	2,528.49	
				HOME DEPOT CREDIT SERVICES			2,528.49 009448
				LAKA LAKE ASHTON SHENNING			

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10/31/24	00750	10/21/24 29211	202410 320-57200-54500		*	172.70	
		SUPPLIES 10/24					
		10/28/24 29494	202410 320-57200-54500		*	172.00	
		SUPPLIES 10/24					
				JANITORIAL SUPERSTORE INC			344.70 009449
10/31/24	00164	10/15/24 131672	202409 310-51300-31500		*	2,989.99	
		SVCS 09/02-09/25/24					
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,989.99 009450
10/31/24	00238	10/04/24 311048	202410 320-57200-45300		*	2,375.00	
		SUPPLIES 10/24					
		10/14/24 311253	202410 320-57200-45300		*	1,389.95	
		SUPPLIES 10/24					
		10/18/24 311252	202410 320-57200-45300		*	1,219.50	
		SUPPLIES 10/24					
				SPIES POOL,LLC			4,984.45 009451
10/31/24	00234	9/25/24 60127431	202409 320-57200-54500		*	194.76	
		SUPPLIES 09/24					
		10/25/24 60152324	202410 320-57200-54500		*	162.30	
		SUPPLIES 10/24					
		10/25/24 60152324	202410 320-57200-51000		*	59.69	
		SUPPLIES 10/24					
				STAPLES BUSINESS CREDIT			416.75 009452
10/31/24	00061	9/13/24 092024	202409 320-57200-43000		*	20,517.36	
		SVCS 09/24					
				TECO-ACH			20,517.36 009453
10/31/24	00780	10/21/24 56305356	202410 320-57200-54500		*	43.01	
		SUPPLIES 10/24					
		10/28/24 56305400	202410 320-57200-54500		*	43.01	
		SUPPLIES 10/24					
				VESTIS			86.02 009454
10/31/24	00416	10/14/24 10142024	202410 320-57200-54540		*	125.00	
		INSTALL STOP SIGN 10/24					
				DAVID WELLS			125.00 009455
10/31/24	00430	10/12/24 50317294	202410 310-51300-42502		*	144.90	
		COPIER LEASE 10/24					
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 009456
10/31/24	00445	9/09/24 766788	202409 320-57200-46202		*	417.15	
		IRRIGATION REPAIRS 09/24					

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		10/01/24	774303	202410 320-57200-46200	*	16,210.00	
				LANDSCAPE MAINT 10/24			
		10/09/24	784847	202410 320-57200-46202	*	351.42	
				LANDSCAPE 10/24			
		10/22/24	788153	202410 320-57200-46202	*	396.43	
				IRRIGATION REPAIRS 10/24			
				YELLOWSTONE LANDSCAPE			17,375.00 009457
10/31/24	00055	10/15/24	20735-09	202409 320-57200-43100	*	659.76	
				SVCS 09/24			
		10/15/24	20740-09	202409 320-57200-43100	*	1,294.11	
				SVCS 09/24			
				CITY OF LAKE WALES-UTILITIES DEPT			1,953.87 009458
				TOTAL FOR BANK A		285,130.82	
				TOTAL FOR REGISTER		285,130.82	

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