

*Lake Ashton
Community Development District*

Meeting Agenda

January 21, 2025

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 14, 2025

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 **Tuesday, January 21, 2025 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@gmsecfl.com, or by telephone by calling **(407) 841-5524**, up until **2:00 PM on Friday, January 17, 2025**.

Zoom Video Link: <https://us06web.zoom.us/j/96959231158>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 969 5923 1158

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address.*¹)
4. Consideration of Minutes from the December 16, 2024 Board of Supervisors Meeting
5. Engineering Report
 - A. Presentation of Geotechnical Investigation Engineering Services Report for Turnberry Lane Roadway
6. New Business

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

- A. Discussion Regarding Restaurant Noncompliance (*requested by Supervisor VanSickle*)
- B. Discussion Regarding Landscaping Contract (*requested by Supervisor VanSickle*)
- C. Discussion Regarding Community Garden (*requested by Supervisor VanSickle*)
- D. Discussion Regarding Requested Changes to Bingo Room Rental Agreement
- E. Presentation of Fiscal Year 2025 Adopted Budget Updated with Fiscal Year 2024 End of Year Actuals (*requested by Supervisor Realmuto*)
 - I. Presentation of Budget Analysis Items (*provided by Supervisor Realmuto*)
- F. Discussion Regarding Street Parking & Towing Options (*Board Requested to be Added to January 2025 Board Meeting at September 2024 Board Meeting*)
- G. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
- H. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
- 7. Monthly Reports
 - A. Attorney
 - I. Presentation of Memorandum Regarding Sunshine Law
 - B. Lake Ashton Community Director
 - I. Review of Revised Reserve Study
 - II. Consideration of Quotes for Tennis Court Color Coat
 - 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
- 8. 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
- 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, **December 16, 2024** at 9:01 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
Greg Ulrich	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the December 16, 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 9:01 a.m., called roll, and the pledge of allegiance was recited. Five 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. Hearing no changes or comments, the meeting agenda was approved.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 5-0.
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THIRD ORDER OF BUSINESS

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

Ms. VanSickle opened the public comment period. She clarified that those who live on Winter Haven are welcome to submit a public comment. The meeting is open to everyone.

Resident Al Goldstein (4324 Heath Land Lane) asked the Board when they consider talking about the contract or rent for the restaurant to leave it where it is right now. He stated they did a good job by reducing the rent for the last three months. He explained that they need to keep this restaurant going. He believes if they raise the rent, they will lose the restaurant. He asked the Board for their consideration to leave the rent for the restaurant the same as it is now.

Resident Al Cooney (4303 Ashton Club Drive) commented that he was tired of subsidizing the restaurant. He noted Mr. Realmuto provided everyone a breakdown of what it can cost from taxes, electric, water, etc., which is \$2,180. He stated he knows his rent is not that much and he doesn't want to make money off of him, but he is in business. He noted he may not be able to make it there even if they subsidize him. He pointed out that they would still be out the money listed in Mr. Realmuto's breakdown that was provided.

Resident Daniel Davis (4445 Turnberry Lane) asked the Board to consider not raising the rent for the restaurant. He pointed out that they subsidize every amenity there because it's included in their CDD funds every year. He asked what the condition of the gas line getting run to the pool and the kitchen. He noted that it was still not hooked up and Mr. Nick had to close his restaurant for one day because he had no propane. He asked who they blame that matter on. He stated if that gas line was hooked up like it should be by now, then there wouldn't be any problem and Mr. Nick wouldn't have to close his restaurant. He explained that he sees the Board spending money on things here that gets him upset. He stated one thing they are spending money on that has a lot of the community upset is the gate system, which is \$300,000 and it's not up and running yet.

He noted again that they subsidize everything here. He added that the restaurant is an amenity. He asked the Board again to please not raise the restaurants rent.

Resident Lynn Shelton (5452 Hogan Lane) she noted her appreciation for the Boards service. She stated she has watched this restaurant try harder than any restaurant she has lived with while she has lived here. She noted this restaurant has brought more camaraderie to people in the restaurant than she has ever seen. She asked for the Board to please at the very least to not raise their rent. She personally feels if they lose this restaurant, they will have a tough time finding another one and it will impact the value of their homes.

Resident Bill Clauser (4137 Stone Creek Loop) commented that the restaurant is an amenity, and it isn't anybody's business what they make. He stated the Board is there to support the people of this community and the restaurant is part of this community. He added that he echo's everything Mr. Goldstein commented. He also noted that yesterday was Mr. Lloyd Howison's celebration of life, and he only saw a couple of people there from this group and he saw nobody from the west. He added that was very disappointing to him. He explained that Mr. Howison was a very important person to him.

Resident Jonathan Ridpath (4135 Aberdeen Lane) commented that he was there to speak on behalf of concerned citizens of Lake Ashton which is a group of approximately of 300 people who want to bring up concerns and help with concerns. One concern he asked about was if anyone has looked into the brightness of the lights at the new storage area. Another concern was the boat marina, which he asked if there has been any progress with that. Ms. VanSickle asked if he wanted to hold his comments to the end so they can address his questions. Mr. Ridpath was happy to hold his comments until the end of the meeting.

Resident Monty Ault (4033 Dunmore Drive) proposed that they have a referendum on all major expenditures and to let the people decide, which will take a lot of pressure off the Board. He added that this would help the Board get a better feel for what the majority of the people want. He explained that this could be accomplished with a website and bar code readers so they can swipe their new I.D.'s and vote. He also suggested they could do a web blast or an email of upcoming things and concerns the Board has that they would want input on.

Ms. Burns read a public comment that was sent via email from resident David Muller (4488 Strathmore Drive). Mr. Muller commented in favor of the restaurant staying in business there at Lake Ashton and asked the Board to consider entertaining all requests made by Charm City.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the November 18, 2024 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the November 18, 2024 Board of Supervisors meeting to the Board. Ms. Burns noted she received a couple of minor typos from Ms. VanSickle and one from Mr. Realmuto.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the November 18, 2024 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH SIXTH ORDER OF BUSINESS

Engineering Report

A. Consideration of Proposal from Carter Geotechnical, LLC for Turnberry Lane Geotechnical Investigation

Mr. Posten presented the Engineering Report to the Board. The first item on his report was the Dunmore Inlets. He stated AAA is going to come back out and level the patches they put in. The next item on his report was regarding observed repair areas. He stated Bridge #11 which had scouring and undermining has been filled in by the golf course. He pointed out that there are some additional minor repair areas that staff brought to their attention. He will bring some quotes to the Board to the next meeting for those areas. He added he will provide some exhibits to show the Board where these areas are at. The next item on his report is the City of Lake Wales sanitary sewer inspection. He explained that they have reached out to a contractor, and they are waiting on dates to get that installed. He noted that they apologized to him for it taking a while. The next item is the Turnberry Lane geotechnical investigation. He stated the field work was completed last week, and the report is expected this week. He noted between the last meeting and this meeting there was a water leak by the city on Turnberry Lane. He explained that they have made the repair to the water system, and they have temporarily filled in the cavity

that was created by the leak. He added that they have requested contractors come out. He explained that a lot of the base material infiltrated into a hole in the CDD's storm line. So, they are requesting quotes from contractors to come and find where the hole is, clear the debris and make the patch to the CDD's storm sewer system. The question was asked if the city's leak caused the problem, can the CDD be reimbursed for cleaning out the debris in their stormwater system. Mr. Posten responded that he would expect that for the debris, yes, they would most likely be able to be reimbursed. He added that he doesn't know how that would work on the mechanism from the city. Ms. Carpenter responded that it would be a little bit dicey because they will say the hole was there and it was the fault of the hole as opposed to the leak, but they can certainly reach out. She will get the information from Mr. Posten and they will reach out to see if they can get them to participate in the cost. Mr. Realmuto asked Mr. Posten if he has received any information about the condition of the stormwater system. Mr. Posten responded yes and explained that they took a photo into the storm line and there is definitely debris in there from the road material, which indicates a hole or a separation in the pipe. He added that they have to locate it and repair it. Mr. Realmuto asked if they know if the hole was there before. Mr. Posten responded no; they can't know. Mr. Posten explained the restoration work. Mr. Costello asked how they anticipate it is going to take in order to get this issue resolved. Mr. Posten responded he hopes fairly quickly. Mr. Posten concluded his presentation of the Engineering Report.

SIXTH ORDER OF BUSINESS

New Business

A. Consideration of Resolution 2025-04 Electing Officers

Ms. VanSickle presented Resolution 2025-04 to the Board. Mr. Costello nominated Brenda VanSickle to be the Chairman for next year.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Appointing Brenda VanSickle to be Chairman, was approved 5-0.

Ms. VanSickle nominated Mike Costello to be Vice Chairman.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Appointing Mike Costello to be Vice Chairman, was approved 5-0.

Ms. VanSickle asked for consensus on if their seating location should remain on the stage or move to the floor for their Board meetings.

Ms. Carpenter asked to circle back and finish the election of officers. Ms. Burns noted the other three Supervisors would be Assistant Secretaries, George Flint would also be an Assistant Secretary, Ms. Burns would be Secretary and Patti Powers would be Treasurer. Ms. Burns asked to add Darrin Mossing, Sr. as Assistant Treasurer.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Resolution 2025-04 Electing Officers, was approved 5-0.

B. Discussion Regarding Appropriate Respect for Staff (*requested by Supervisor VanSickle*)

Ms. VanSickle requested this item to be added to the agenda because they were contacted by a resident who had concerns about the way staff is being treated by residents and about the way volunteers are being treated. She stated there will be a zero tolerance for this behavior and she is asking that this be added to the agenda for their joint meeting. She also asked for Ms. Wells and Ms. VanKirk to work with staff, so they know what the expectations are. The Board requested that the residents come to the Board with their concerns in a calm manner instead of staff and volunteers.

C. Discussion Regarding Restaurant Rent as of January 2025 (*requested by Supervisor VanSickle*)

Mr. Nick asked for some clarity regarding restaurant rent and asked to discuss what they can do moving forward. He noted that he doesn't want to leave, and he loves what they have going on. Mr. Costello asked Mr. Nick how they can help him. Mr. Nick asked to not raise the rent and try to get more people to come in and support the restaurant. Discussion ensued on restaurant ideas and plans. Better restaurant staff training was recommended. The restaurant signage was discussed. Ms. Burns stated the CDD cannot spend funds to promote the restaurant, but they can allow Mr. Nick to put

signage out. The restaurant rent and finances were discussed. After discussion, Ms. VanSickle made a motion to lower the rent to \$1,500 a month and Mr. Realmuto seconded the motion. The motion failed with Mr. Ulrich, Ms. Landgrebe and Mr. Costello opposing.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with Ms. VanSickle and Mr. Realmuto in favor and Mr. Ulrich, Ms. Landgrebe, and Mr. Costello opposed, Lower Restaurant Rent to \$1,500 a Month Instead of \$2,000 a Month, the motion failed 2-3.

Mr. Ulrich made a motion to keep the rent at \$1,000 a month through April 2025.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Mr. Ulrich, Ms. Landgrebe, Ms. VanSickle and Mr. Costello in favor and Mr. Realmuto opposed, Lower Restaurant Rent to \$1,000 a Month through April 2025, Instead of \$2,000 a Month, was approved 4-1.

**Supervisor Realmuto requested the "Restaurant Expense" handout be included in the minutes for review. This handout has been added to the minutes as requested.*

**Lake Ashton CDD
 Provided by Supervisor Steve Realmuto
 December 16, 2024**

Question from resident:

What is a fair rent for the restaurant to equal a zero cost to our CDD?

<u>Incremental Expense</u>	<u>Yearly Expense</u>	<u>Monthly Expense</u>
Taxes	\$13,500	\$1,125
Repairs and Maintenance	\$6,000	\$500
Electric	\$6,000	\$500
Water	\$660	\$55
TOTAL	\$26,160	\$2,180

Notes:

Incremental Expenses include only direct restaurant operating expenses NOT otherwise incurred.
 Taxes & Repairs/Maintenance are FY 2025 Budgeted Amounts.
 Electric and Water are estimated at ~10% of Billed Cost for Clubhouse.
 Water does NOT Include Irrigation Meter.
 Capital Repairs/Replacement (such as HVAC and Major Equipment) Are NOT included.

Rent Facts:

Contracted Rent Amount is \$2,000/mo (November - April) and \$1,500/mo (May - October).
 First 6 months rent was \$100/mo.
 Rent is subject to increase annually by the lesser of (i) three (3) percent...[or CPI].
 Rent was lowered to \$1,000/mo and Late Fees waived for the period July 2024 to December 2024.

D. Discussion Regarding Joint Meeting Schedule (*requested by Supervisor VanSickle*)

Ms. VanSickle stated Lake Ashton II agreed to have all the joint meetings after Lake Ashton I's meetings, but they want to move the January meeting to February because they do not have a December meeting. She noted the dates would be February 10th, April 14th, and July 21st, which would take place at the clubhouse at 11:00 a.m., and they would alternate who is chairing. She added that this would have to be approved by the Lake Ashton II CDD Board in January.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the New Joint Meeting Schedule, was approved 5-0.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter stated they worked on a number of contracts this month. She noted the signage agreement is in place with the restaurant so they can get the signage going. She stated Jay has been working with Ms. Wells on the Securitas contract amendment and getting a demand letter out to them as well as a couple of other minor contracts that he has been working on. She stated the one thing she was requested to follow up on was a letter to the developer to try to recover the cost that the engineer incurred. She asked if that was something the Board was in favor of. She noted that Mr. Posten put together the cost and it is about \$4,000. After discussion, the Board agreed to send letter to developer to request reimbursement of costs.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Direction to Send Letter to Developer to Request Reimbursement of Cost, was approved 5-0.

Ms. Landgrebe asked in a similar notice if they had the engineer overseeing what the city was doing on Turnberry. Ms. VanSickle responded that he was very involved, and the city was not very responsive. She added that the mayor has been very accommodating any time they have had a problem with getting a response from the city. The current mayor has facilitated that process for them.

B. Lake Ashton Community Director**I. Consideration of Quotes to Replace Street Signs**

Ms. Wells presented the Lake Ashton Community Director Report to the Board. She started the presentation with the Safety and Security section of her report. She noted she got the breakdown from Securitas on the monthly amount they are paying, which she provided in her report for review. She noted that staff processed 1,942 amenity access cards for Lake Wales and Winter Haven residents, and they have issued approximately 1,100 RFID tags. She pointed out that they start again December 17, 2024 for anyone who didn't make it to the initial distribution. They have started reaching out to volunteers to help them with that. She added that it would be similar to the set up they had when they first started with Lake Wales residents. She noted they would have reduced office hours during that time, so essentially an hour before distribution and an hour after distribution they will have office hours based on the times they have distribution. During distribution hours they will not have office hours at the activities desk or the club office. She stated they have a couple of days they have volunteers there that could facilitate ticket sales, so she is going to get with those and see if they are able to do that while they are doing distribution of RFID tags. Ms. Landgrebe asked when they would start using the access cards. Ms. Wells responded it would be the end of January. Mr. Realmuto noted January 30 is what is in the report. Mr. Costello noted the back doors are active now. Ms. Wells responded that she did put that in the LA Times and signs on the door informing it's a resident only entrance and they have to scan their amenity access card. Mr. Realmuto informed the residents that if they want to know what the different pieces of the system cost, review the Community Director Report on page 3, which is included in the agenda packet. He explained that the report breaks down the costs. He particularly pointed out that the RFID system has a total cost over five years of \$6,604.80. He noted that there was an additional cost for this that was not listed in this breakdown and it's the various access credentials that includes the monthly RFIDs and the I.D. cards themselves, which were actually a one-time cost for the amount they have of \$33,000 that was offset by a \$31,000 sponsorship. Ms. Wells noted that residents must drop off their applications prior to December 13 to avoid being charge for their credentials. This

applies to Lake Wales residents for amenity access cards and RFID tags and Winter Haven residents for amenity access cards.

Ms. Wells reviewed the Follow-Up from Previous Board Meeting section of her report. She noted all the painting has been completed now with a few minor areas at the guard house and clubhouse that they are having looked at, but it's nothing crucial. She added that they have received a lot of great compliments on the color. She stated the permanent roofline lights have been installed on the clubhouse and guard house. She noted they held back 10% of the final payment because there is a couple of very minor repairs that he is working on this week. She noted that staff was continuing to work on a grant with FEMA due to damage incurred. She has a phone call set up with them on December 17. She stated the AED units have been installed and are scheduled to arrive the week of December 9, 2024. They will be installed upon receipt. She noted the information regarding the placement of the new units will be included in the January LA Times. She noted Supervisors Greg Ulrich and Steve Realmuto were sworn in on November 19. She pointed out that Charm City was advised of the Board's decision to permit installation of a sign at the entrance to Lake Ashton on Thompson Nursery Road on November 18.

Ms. Wells reviewed the New Items on her report. She explained that Mr. Fisher and herself are working on updating the reserve study to get everything added on and anything else they completed in preparation for Fiscal Year 2026 budgeting. They are hoping to get it in the January agenda and at the latest in the February agenda. She thanked Mr. Fisher and the facility staff for installing all the string lights at the clubhouse and main entrance to the community, which saved the District \$2,500. She noted staff has received many compliments on the holiday lighting this year. She also noted that Volunteers decorated the clubhouse lobby this year, which saved the District \$500. She thanked Lynn Shelton, Kathy Williams and facility staff for their help. She stated that the spa pool heater has been converted to natural gas and currently the heaters for the spa and pool are both running on natural gas. The propane deliveries have been stopped. She added that they are in contact with them to figure out how they can get credited for the delivery they made on Wednesday. Mr. Realmuto asked Ms. Wells to address Resident Davis's concern about the state of the natural gas conversion for the restaurant.

Ms. Wells responded that the restaurant equipment is going to arrive and be installed on December 30. She discussed the reason for the delay. She noted the dumpster will be in the east parking lot. She stated staff is working with Florida Public Utilities to get State of Florida pricing set up. She stated they don't have anything left running on propane right now and as of December 30, Nick will have nothing that is run on propane. She added that they do have two electric hot water heaters that are in the process of being converted over to natural gas. She reviewed the list of requested items to surplus.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, Surplus Items, was approved 5-0.

Ms. Wells continued reviewing her report. She explained that a letter was mailed to residents backing up to conservation areas to remind them of the restrictions in place regarding maintenance being done in those areas. It was noted that Supervisors were sent a copy of the letter and a list of addresses it was mailed to. Ms. Wells presented quotes to replace street name signs and LA logo. Staff received two quotes. It was noted that the prices are for fabrication only as staff is planning on installing when they paint the street poles. This route will save the District \$2,800. She noted this project is included in the Fiscal Year 2025 capital project list with an amount of \$9,250 budgeted. Mr. Realmuto asked for samples of the sign to review. Ms. Wells responded that she would reach out to them today to ask for samples. Mr. Ulrich asked if there was any warranty on the finish of the signs and how long they will last. Ms. Wells responded that she would ask. The Board asked about the reflective vinyl on the signs. Ms. Wells responded that the signs have the reflective vinyl.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Authorizing NTE \$6,300 for the Replacement of the 48 Street Signs and LA Logo, was approved 5-0.

II. Consideration of Quotes to Replace the Media Center A/C

Ms. Wells presented three quotes to replace the media center A/C. Staff recommended ClimateGuard. After discussion, Mr. Realmuto made a motion to approve the quote from Miller's Central Air NTE \$7,500.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Ulrich, Mr. Costello, and Mr. Realmuto in favor and Ms. VanSickle and Ms. Landgrebe opposed, the Quote from Miller’s Central Air to Replace the Media Center A/C for NTE \$7,500, was approved 3-2.

Ms. Wells stated one thing she forgot to include in her report was the bike rack. She asked if they were still waiting to see if they receive any more feedback from residents. The Board all agreed to leave the bike rack where it is and make it permanent. Ms. Wells preference is to do concrete in that area that connects up to the sidewalk. She noted she received one quote for \$1,600. After further discussion, Ms. VanSickle made a motion to leave the bike rack where it is and use concrete.

On MOTION by Ms. VanSickle, seconded by Mr. Ulrich, with all in favor, Leave the Bike Rack in the Current Location and Use Concrete, was approved 5-0.

Ms. Wells reviewed the project tracking list. She noted the total is \$134,906.80, not including security. With the security included the total amount is \$194,654.80. She asked that once they go live with the system, does the Board want her to keep the security options on there since it’s going to move to a general fund budgeted amount that is being taken out each month. Mr. Realmuto suggested that it be removed. Ms. Wells concluded her presentation of the Community Directors Report.

C. Operations Manager

I. Landscape Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the Operations Manager Report. He noted Yellowstone is providing a quote to replace sod in three locations around the clubhouse. He stated mulch has been applied to the majority of the CDD property. He added that they had to halt because he didn’t let residents know that a portion of the boulevard is going to need to be closed. He is working with the mulch company to get that scheduled. He noted José received an email this morning that they are available tomorrow. He is going to finalize

that and send an email to residents to inform them. He explained that Yellowstone is replacing approximately ten Green Ginger in the bed behind the ballroom that are not in good shape for no cost. He noted the CDD ponds are reviewed with Applied Aquatics every week and they look good. He stated he will update the Board next month on pictures he has taken. He met with the crew that treated the wetlands and conservation areas. He will update the Board next month on that. Mr. Ulrich asked Mr. Fisher for an update regarding the exposed liner in the pond. Mr. Fisher responded that the exposed liner in the ponds can be visible when the pond is low. He has an email and draft to send to Mr. Posten. He pointed out that the traffic bars are going to be competed on Wednesday. He noted there are only 10 or 12 more that are faded and need a coat of paint. Once that is completed, they will leap into another big project with painting the stop posts. Mr. Ulrich stated the fountain still looks ugly after the acid wash. He asked if there are any other options for the fountain to lighten it up. Mr. Fisher responded that is the only option he knows. He added that he would have to reach out to a stone specialist to see what they can do with that. Mr. Fisher pointed out that there is quite a few broken Verizon boxes. Ms. Burns explained that those are recorded utility easements and it's not something that the CDD maintains. Ms. Burns suggested trying to contact code enforcement and then code enforcement can get with the utility provider. Mr. Fisher concluded his presentation of the Operations Manager Report and asked the Board for any questions.

Ms. VanSickle noted that weeding has been an ongoing issue, and it gets to the point where it should have been corrected before it gets to that point. She stated she has a problem with them having to pay to replace sod when it's not being maintained to begin with. She also noted concerns with other landscaping items and maintenance items. She explained that she doesn't think they are getting what they are paying for. She requested to add the landscaping contract to the January agenda to go over point by point because there are areas where Yellowstone is not stepping up to what they should be doing. Mr. Fisher responded that he agrees with Ms. VanSickle's concerns that there are areas where the mulch is sparse. He explained that he has made note of that and informed José with pictures and maps of areas they still need completed. He will address Ms. VanSickle's concerns with Pete.

Mr. Ulrich pointed out that the soffit is coming down from the roof of the shuffleboard court. Mr. Fisher responded that he would address this issue. He explained that there is correspondence with Matt regarding this issue. He is going to send another email regarding this.

Mr. Lopez addressed some of the noted concerns.

II. Aquatics Update

b) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher reviewed the aquatic management services.

D. District Manager's Report

I. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board of Supervisors that they need to complete their four hours of ethics training by December 31, 2024. She noted that Mr. Ulrich does not need to complete this until next year. She also reminded the residents that there is a deadline of noon on Friday for public comments submitted via email. Mr. Realmuto asked when the updated final FY 2024 list would be presented to the Board. Ms. Burns responded that she would double check with Sharon because she was going to send those out when they are complete. If they are done, they will make sure the Board gets those this week. Mr. Realmuto also asked when the carry forward amount will be transferred to the capital projects fund. Ms. Burns asked Mr. Realmuto if it was the amount budgeted for the current year. Mr. Realmuto responded yes. Ms. Burns explained that generally they wait until March when they are fully collected on the tax bill. She added that if the Board wants to do that now, they can. Mr. Realmuto responded that he would leave it to the financial managers. He added that they don't want to leave them with too low of balance, but generally most of their tax receipts are made by the end of November to get the full discount. In the past, he noted sometimes it's taken a while to get excess funds deposited with the state where it's actually earning a reasonable amount of interest. He just wants to be sure, in the judgement of their treasurer or whoever manages this, that once they have sufficient operating reserves that the balance be invested in the interest bearing estate account. Ms. Burn is going to check with Sharon and if they are close to fully collected now, they can make that transfer earlier than normal.

EIGHTH 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.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved 5-0.
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NINTH ORDER OF BUSINESS

Public Comments

Resident Jonathan Ridpath (4135 Aberdeen Lane) noted concern with the brightness of the lights at the new storage. He noted there was mention of trees being planted. Mr. Costello responded that a lot of that is on the HOA. Ms. VanSickle responded that she attended the last HOA meeting, and they checked with their attorney, but they were told it was a private entity and they have no control over it. Mr. Ridpath asked if the gate on the RV storage would be put back. Mr. Realmuto responded that they have no jurisdiction over that area, but they can relay the concerns with the developer and encourage them to address these concerns. Ms. Carpenter responded that they have expressed concerns about the location of the gate and that the RVs would be sticking out in the roadway. She noted that they responded that the plans have changed, and they removed the gate. The Board agreed with the noted concern of there being no gate on the RV storage. Mr. Realmuto noted he supports the residents in putting a gate there, but his concern is they don't want it placed to where it will cause a backup of traffic on the CDDs roads making it an unsafe condition. Mr. Ridpath also noted concerns with the boat slips. He asked what the monetary limit for the staff to spend without approval by the CDD Board. Ms. Burns responded that she could send him the resolution. Mr. Ridpath also noted concerns with the amount of trash in the ponds. He asked who is responsible for the trash maintenance. Mr. Realmuto responded that it would be the CDD's responsibility. It was noted to contact Ms. Wells with any concerns of trash in the ponds. Mr. Ridpath stated residents were complaining about birds pooping on their bikes in the bike rack. He provided an idea that is floating to make the roads private since they are responsible for

the upkeep of the roads. Ms. Burns explained that the roads were paid for with CDD bonds and the CDD is a unit of government, so they are public roads because they are owned by a government agency. Mr. Ridpath asked what the status of the purchase of the sales office. Ms. VanSickle responded that there wasn't really a status. She noted she met with him, and he is going to start doing repairs and start renting it as of January. She told him her concerns with the shape that the building is in. She also noted the only way she would be interested in it is if they have a plan of what they are going to do with the building, how they would pay for it and to have a mechanism in place to cover the cost. She explained that it was not on the backburner, and they were discussing it. She stated it is very good conversation. She added that if residents are not getting the information from either her or him, then it's not accurate. She noted with him being in the business of doing repairs, he may be able to do those that the CDD cannot do, but she is not willing to commit this Board to a money pit. Ms. VanSickle thanked Mr. Ridpath for bringing more people to their meetings. Mr. Ridpath asked if it was ok to have guests in your house park on the street all night, every night when they are there for a week or two weeks. Mr. Costello responded that it's city ordinance that says they can't do that. Ms. Burns responded that the CDD owns the roadways and has the ability to put street parking and towing policies in place on the roadways but does not have a policy in place through the CDD at this time to prohibit street parking. Mr. Realmuto stated the City of Lake Wales, and the HOA has a policy in place addressing the street parking. Discussion ensued on creating a CDD policy to address street parking and how it would be enforced. Mr. Ridpath stated people have asked if they can use the parking lot next to the sales office for visitor parking. Ms. VanSickle responded that they don't have that permission yet. Mr. Ridpath commented concerns with Nick's social media presence. He explained that Nick puts information up too late.

Resident Al Cooney (4303 Ashton Club Drive) asked when the fence in the front on the highway will be fixed. Ms. Wells responded that they received one quote for \$4,700 and they are getting another quote. Mr. Cooney also noted that if they buy the building and they rent it out, they will be taxed on it. He added that he hopes that they do not subsidize the rent they charge people to rent the building.

Resident Daniel Davis (4445 Turnberry Lane) asked the Board if they ever considered river rock instead of mulch. The Board responded that the river rock was started in several areas, and it became a tripping hazard when it got into the parking lot and the mowers could hit it. Ms. Landgrebe added that the river rock could burn the plants and the roots of the plants because the rock maintains the heat and it doesn't allow any moisture to get into the roots. Mr. Realmuto stated it's not appropriate for every area, but they could look at it for other areas. He pointed out that mulching is now included in their standard contract with Yellowstone with no additional cost beyond the yearly maintenance.

Resident David Bishop (5229 Pebble Beach Boulevard) thanked Ms. VanSickle for bringing the issue up with regard to respecting the staff. He has noticed some abuse himself and he stated this behavior is not acceptable. He explained that the staff is the greatest asset they have in this community. He noted there needs to be consequences for the people who abuse the staff. The Board agreed with Mr. Bishop's comments.

TENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Ms. VanSickle stated at their last meeting she brought up a draft for Supervisor discussion and she made some corrections. She presented this draft to all Supervisors for review. She thanked Supervisors because she felt that this was a very good meeting. She stated they can disagree politely and professionally. She also noted that there has been a request for the table on stage to go straight across so Supervisors and staff are facing the audience as well as for Supervisors to have the option to sit in different spots. Discussion ensued on the different seating options. After discussion, the Board decided to keep one side of the table where staff sits the same and then angle the other side of the table where Supervisors sit.

Mr. Realmuto noted he requested at the last meeting that there be a package of all their currently in effect contracts provided to their new Supervisor as well as all Supervisors for reference and it should be in a machine-readable format. Ms. Wells responded addressing this concern. The staff will provide this as requested. Mr. Realmuto stated he provided a handout on the restaurant costs, and he requested that it be included

in the minutes to this meeting in the section where discussion ensued regarding the restaurant.

Ms. VanSickle asked for the honorable staff to come up to be recognized. She stated that their greatest asset in this community is their staff. She noted the Board's appreciation for all that the staff does. She explained that staff is always pleasant, they do it with a smile, they do it at all hours, and they receive anything they ask for. She added that they have a wonderful staff that works very hard. The Supervisors all noted their appreciation for the staff and thanked them for their hard work.

Mr. Costello commented that he hopes everyone has a very happy holiday and that 2025 is better than 2024.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V



01/21/2025

**Lake Ashton I CDD Meeting
Engineering Report**

- **Dunmore Inlets**

- **Staff Observed Repair Areas**
 - Quotes requested for areas depicted in the attached exhibit.

- **City of Lake Wales Sanitary Sewer Inspection**
 - Pavement repairs to be made by City.

- **Turnberry Lane Geotechnical Investigation**
 - Work completed.
 - Report provided to CDD.

- **Turnberry Lane City Water Leak**
 - Stormwater line cleaning and inspection has been scheduled.
 - Quotes for storm line repairs will be requested following inspection.

Lake Ashton Cart Path Repairs

HOLE #10

1 OF 2

Legend

ACCESS

REPAIR LOCATION #2

REPAIR LOCATION #1

W 81°38'39.84"

Google Earth

400 ft



Lake Ashton Cart Path Repairs

HOLE #12

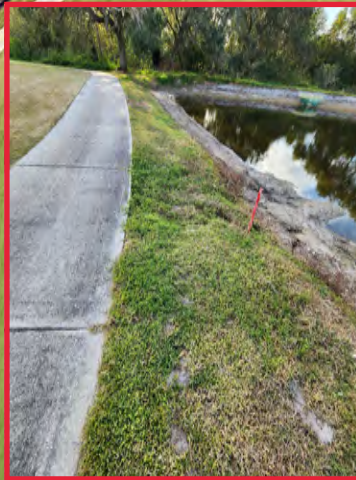
2 OF 2

Legend



REPAIR LOCATION #3

REPAIR LOCATION #4



Lake Ashton Blvd

Lake Ashton P

Lake Ashton Blvd



SECTION A



CARTER GEOTECHNICAL, LLC

ON SOLID GROUND

**Turnberry Lane Roadway
Investigation
Lake Wales, FL**

**Geotechnical Investigation and
Engineering Services**

Polk County, FL
Project # 6089.01

Prepared For:

Lake Ashton CDD
C/O Governmental Management Services- Central Florida, LLC
Attn: Jillian Burns
219 E Livingston Street
Orlando, FL 32801

Prepared By:

Carter Geotechnical, LLC
5510 6th St SE
Lakeland, FL 33812

December 18, 2024



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

5510 6th St SE
LAKELAND, FL 33812
Phone: (863) 940-2111
www.cartergeotechnical.org

December 18, 2024

GEOTECHNICAL INVESTIGATION AND ENGINEERING SERVICES

**TURNBERRY LANE EOADWAY INVESTIGATION
LAKE WALES, FL
PROJECT # 6089.01**

To Whom It May Concern:

This report presents narratives of our subsurface exploration and our analysis of the subsurface data obtained at boring locations. Based on our analysis of the subsurface data obtained, this report provides conclusions and recommendations regarding geotechnical engineering.

Please contact our office should you have any questions, or if we may assist in any matter with the processing of this project.

Respectfully Submitted,

Carter Geotechnical
Cert. of Auth. # 38030

Rodney Carter
Rodney S. Carter
President

Julio L. Orbegoso, P.E.
FL Registration. No 38769

This Item has been digitally signed and sealed by Julio L. Orbegoso, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

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Boring Legend and Logs.....	Appendix A

December 18, 2024

Lake Ashton CDD
C/O Governmental Management Services-Central Florida, LLC
Attn: Jillian Burns
219 E Livingston Street
Orlando, FL 32801

**Re: Geotechnical Investigation and Engineering Services
Turnberry Lane Roadway Investigation
219 E Livingston Street
Project No. 6089.01**

Dear Jillian:

As requested, Carter Geotechnical has completed a subsurface soil exploration for the subject project. The purpose of performing this exploration was to obtain the general subsurface conditions and determine the cause of the deterioration of the existing asphalt surface layer.

SITE LOCATION AND DESCRIPTION

The project location is in the Lake Ashton Community in Lake Wales, Florida. Turnberry Lane, approximately 2,000 +/- lineal feet in length, is in the northwest corner of Lake Ashton Community and south of Thompson Nursery Road and east of Olsen Road. The existing roadway contains cracking and separation throughout the length of the roadway in addition to what appear to be settlement in areas specifically around manhole structures in the center of roadway with a few isolated areas located along the front of the curb. The general site location is shown in **Figure 1**.

SCOPE OF WORK

Carter Geotechnical conducted a subsurface soil exploration consisting of six (6) hand auger borings to varying depths between 3 feet and 10 feet below land surface. Dynamic Cone Penetrometer (DCP) was used in conjunction with the hand auger and readings were recorded for every one foot below the asphalt surface. The exploration included coring the existing asphalt layer to record thickness along with field classification of the soils encountered and an estimation of the seasonal high-water table if encountered. The field



work was between December 10, 2024. The boring location map can be found in **Figure 2** and the boring logs can be found in **Appendix A**.

FIELD EXPLORATION AND LABORATORY PROGRAM

Hand Auger with DCP Borings

Carter Geotechnical used field sampling and testing procedures in general accordance with industry standards of care and geotechnical engineering practices. The field exploration program included performing seven (7) hand augers with Dynamic Cone Penetrometer (DCP) readings every 1 foot until boring termination within the existing roadway. A 3-inch manual auger bucket was used to complete the proposed paved area borings and identified as HA-1 through HA-6. The DCP uses a 15-lb steel mass falling 20-inches to strike an anvil to penetrate a 1.5-inch diameter 45-degree cone that has been seated in the bottom of a hand augured hole to advance a cone point 1.75 inches. Soil samples were collected and transported to our laboratory for visual classification using the Unified Soil Classification System (USCS) as per ASTM D2488.

Six asphalt cores were collected along the existing roadways. The cores were collected with a portable core drill and a 6-inch diameter drill bit. The asphalt, base and subgrade thickness were measured and recorded if encountered. See the table below for a summary of the findings for each location investigated.

Test Locations

The locations of the borings can be found in **Figure 2**. These locations were determined in the field by referencing on-site geographic features and the test locations were identified by using the provided plans and in place structures in the roadway. The boring locations should be considered accurate only to the degree implied by the method of locating used.

LABORATORY PROGRAM

Representative soil samples were recovered from the hand auger borings and transported to our laboratory for visual classification using the Unified Soil Classification System (USCS) as per ASTM D2488. The samples were also collected for moisture determination of every 1-foot to boring termination. The results can be found on the boring logs attached in **Appendix A**.



SUBSURFACE CONDITIONS AND GROUNDWATER CONDITIONS

Subsurface Conditions

The asphalt core thickness ranged from 1 inch to 5 inches. The thicker asphalt readings were generally collected from former repair areas. Directly below the asphalt we encountered a limerock base and shell base depending on location. The thickness of the base was reported as not encountered and 10.5-inches and 12-inches. Beneath the encountered base, the fine sand encountered appeared to be stabilized with clay or shell as identified and reported to be between 7-inches to 12 inches thickness. See the table below for a summary of the findings for each location investigated.

Core Number and Location	Asphalt Thickness (in)	Base Thickness (in)	Stabilized Subgrade (in)
HA-1 Approximate centerline of roadway	5	12	7
HA-2 Approximate centerline of roadway	4	12	8
HA-3 6' east of centerline of roadway	3	10	11
HA-4 8' west of centerline of roadway	1.5	10.5	12
HA-5 7' south of centerline of roadway	1.5	10.5	12
HA-6 1' east of centerline of roadway	1.0	11.0	12



The hand auger borings with DCP readings indicate the presence of very loose to very dense soil conditions below the existing structural layers of the roadway. The DCP “N” values were reported between 3 blows 5.25 inches and 69 blows per 5.25 inches. Soils reported below the value of 10 are generally very loose with 90% or less compaction. The soil conditions encountered at HA-1 and HA-2 and advanced in depressional areas are reported to be very loose in the upper layers. Most of the borings contained dense soils throughout the formation. The limerock base and shell base samples that were collected during our investigation did not appear to be compromised or deteriorated.

Groundwater Conditions

The groundwater for the site was encountered at 5 feet below land surface and deeper to not encountered during our investigation. The water table could be slow to recharge in some areas due to the underlying clay conditions.

The water levels are expected to go through extreme fluctuations between the dry season and rainy season. The underlying SC and CL soil layers offer semi confining and confining conditions and the surface ground water may be slow to permeate after rain events and localized runoff from localized nearby sprinkler systems.

Based on the moisture readings performed in our lab from the collected samples, the soils were not reported to be saturated unless collected around the in-situ water table. The water table does not appear to be a concern for the structural components of the roadway or the underlying soils.

Groundwater conditions will vary with environmental variations and seasonal conditions, such as frequency and magnitude of rainfall.

EVALUATIONS, CONCLUSIONS, AND RECOMMENDATIONS

General

Based on the results of the hand auger borings, DCP readings, moisture contents and a visual inspection of the asphalt surface, it our opinion that the asphalt has reached the level of deterioration or life expectancy of the asphalt. The existing asphalt surface contains cracking throughout the entire roadway and visible from curblin to curblin. The cracking of the asphalt was found particularly along the edges of the roadway and in drive paths where stress is often the highest. The exposed cracking will continue to expand over time as rain events and localized water runoff from nearby sprinklers are



introduced to the cracks and heated by the sun causing it to expand in addition to continuing to break down the composition of the asphalt.

The depressional areas around and adjacent to the manholes located in the center of the roadway and storm structures along the curb line appear to be related to loose soils below the structural layers of the roadway.

The following recommendations are based on a final total thickness of 1.5 inches of asphalt. Existing elevations in relation to the recommendations made below should be reviewed and may require deeper excavations or the removal of some of the existing structural layers.

Carter Geotechnical recommends fully milling the asphalt to the full width and length of Turnberry Lane. The existing asphalt should be removed to expose the base layer. The areas that are found to be depressional should be excavated by a minimum of 24 inches in depth below the existing top of asphalt elevation. The excavation of the depressional areas should extend a minimum of 5 feet beyond the area of concern. The exposed bottom of excavation should be compacted to a minimum of 98% of a modified proctor (ASTM D1557) to a minimum depth of 1 foot below the bottom of excavation. Limerock, meeting an LBR 100, should be placed in 6-inch lifts and compacted to 98% of FM5-515 until the desired elevation is met for asphalt replacement. Following the repair of the depressional areas, the exposed base layer throughout Turnberry Lane should be compacted with a large diameter, heavy drum roller with a minimum capacity of 20,000 pounds using a static rolling method and making several passes. Static rolling is recommended due to the proximity of the existing homes.

Following the proof rolling of the exposed base, the surface should be sealed or tacked to prepare for asphalt. We recommend placing a SP 9.5 asphalt mix with a minimum asphalt thickness of 1.5 inches.

Conclusions

Carter Geotechnical should be retained to provide on-site observation of earthwork and ground modification activities. It is important to verify compliance of the recommendations outlined within this report.

Carter Geotechnical appreciates the opportunity to participate in this project. If you have any questions or comments about this report, please do not hesitate to contact us.



LIMITATION COMMENTS

This report has been prepared for the use of **Lake Ashton CDD**, in accordance with generally accepted geotechnical engineering practices for the purpose of the specific application discussed above. No other warranty, expressed or implied, is made.

The analyses, conclusions and recommendations are based on the design information provided and our experience. Variations in subsurface conditions are likely to exist in the surrounding areas of our borings and in areas not explored. These variations discovered during construction should be re-evaluated along with our analysis, conclusions and recommendations based on visual observations of the conditions encountered.

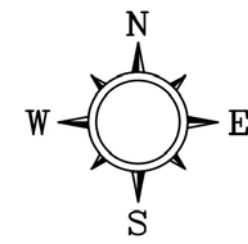
This study is based on a relatively shallow exploration and is only intended to be an evaluation of the subsoil conditions to the depths explored. The site is underlain with limestone that is susceptible to dissolution and the development of features such as voids and sinkholes in the natural soils. Construction in sink hole prone areas accompany some risk that internal soil erosion could affect new structures in the future. It is not possible to investigate or design to eliminate the possibility of future sink-hole related issues. The Owner must understand and accept the risk.

This report does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

The recommendations made in this report must not be considered valid if changes are made to the overall design unless the changes are reviewed and modified or verified in writing by Carter Geotechnical.

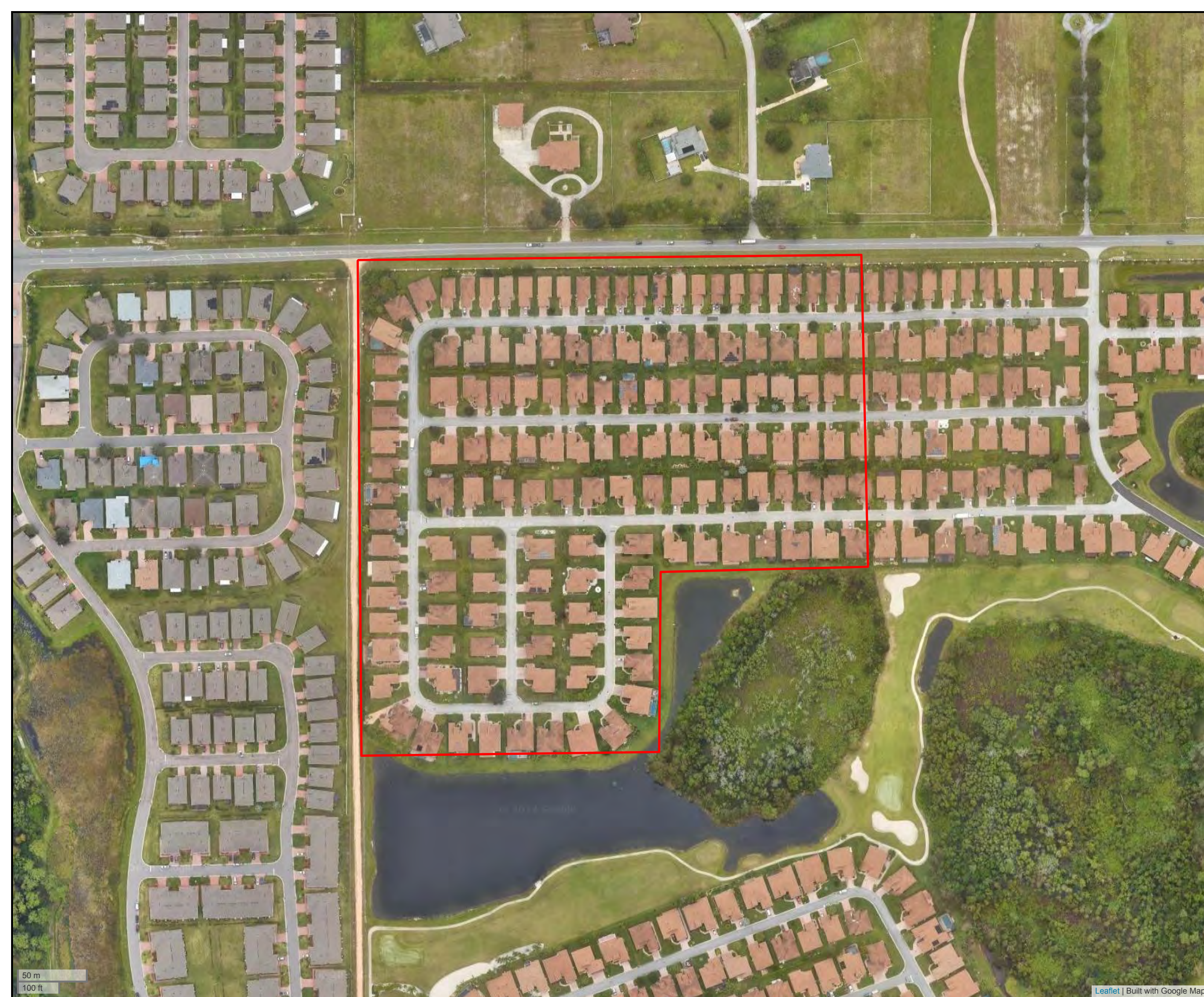


Figure 1



Legend

— Investigation Boundary

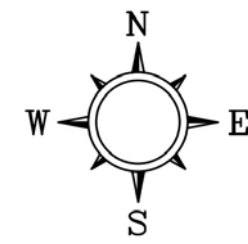


CARTER GEOTECHNICAL, LLC
ON SOLID GROUND


**FIGURE 1
SITE MAP**

Lake Ashton CDD
Turnberry Lane Roadway
Investigation
Project 6089.01
Lake Wales, Florida

Figure 2



Legend

 Borehole

Latitude: 27.95908, Longitude: -81.65935



**FIGURE 2
BORING LOCATION MAP**

Lake Ashton CDD
Turnberry Lane Roadway
Investigation
Project 6089.01
Lake Wales, Florida

20 m
50 ft

Leaflet | Built with Google Maps

Appendix A



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-1
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 10
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): Not Encountered
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H.Fisher	Location (Lat, Long): 27.96005, -81.65818

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
			Sample Type	Blow Counts	N Value RQD%			
0						(0.00') Asphalt		0
						(0.5') Shell Rock	(0.5') 13.6% Moisture	
			CO					
			HA					
			SS	4	8	(1.00') Clayey SAND (SC); Brown Fine Sand with Orange Clay	(1.0') 8.6% Moisture	
				4				
				4				
			SS	3	9	(2.00') Clayey SAND (SC); Brown Fine Sand with Orange Clay	(2.0') 5.3% Moisture	
				4				
				5				
			SS	4	9	(3.00') Clayey SAND (SC); Brown Fine Sand with Orange Clay	(3.0') 7.8% Moisture	
				5				
				4				
			SS	2	3	(4.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(4.0') 4.7% Moisture	
				2				
				1				
5			SS	1	3	(5.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(5.0') 5.2% Moisture	5
				1				
				2				
			SS	2	4	(6.00') Clayey SAND (SC); Brown Fine Sand with Orange Clay	(6.0') 8.4% Moisture	
				2				
				2				
			SS	1	5	(7.00') Clayey SAND (SC); Brown Fine Sand with Orange Clay	(7.0') 9.9% Moisture	
				2				
				3				
			SS	4	32	(8.00') Lean CLAY with sand (CL); Pale Orange and Light Tan Sandy Clay	(8.0') 13.9% Moisture	
				14				
				18				
			SS	7	40	(9.00') Lean CLAY with sand (CL); Pale Orange and Light Tan Sandy Clay	(9.0') 14.7% Moisture	
				19				
				21				
10						(10.00') Boring terminated		10

NOTES:

Checked by: H.Fisher



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-2
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 3
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): Not Encountered
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H.Fisher	Location (Lat, Long): 27.96004, -81.65886

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
			Sample Type	Blow Counts	N Value RQD%			
0						(0.00') Asphalt		0
						(0.3') Shell Rock	(0.3') 13.3% Moisture	
			SS	4	11	(1.00') Lean CLAY with sand (CL); Brown Fine Sand with Orange Clay	(1.0') 10.3% Moisture	
				6				
				5				
			SS	2	7	(2.00') Lean CLAY with sand (CL); Brown Fine Sand with Orange Clay	(2.0') 10.0% Moisture	
				3				
				4				
						(3.00') Boring terminated		
5								5
10								10

NOTES:

Checked by: H.Fisher



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-3
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 6
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): Not Encountered
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H. Fisher	Location (Lat, Long): 27.95995, -81.66023

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)	
			Sample Type	Blow Counts	N Value RQD%				
0			CO			(0.00') Asphalt		0	
			HA			(0.3') Shell Rock	(0.3') 17.2% Moisture		
			SS	13	69	(1.00') Poorly graded SAND (SP); Gray Fine Sand with Clay Lenses and Shell	(1.0') 9.8% Moisture		
				34					
				35					
			SS	10	35	(2.00') Lean CLAY with sand (CL); Orange Fine Sand with Tan Clay	(2.0') 12.2% Moisture		
				17					
				18					
			SS	9	35	(3.00') Lean CLAY with sand (CL); Gray Fine Sand with Clay	(3.0') 11.4% Moisture		
				17					
				18					
			SS	5	77	(4.00') Lean CLAY with sand (CL); Pale Orange Fine Sand with Tan Clay	(4.0') 11.3% Moisture		
				34					
				43					
5			SS	13	129	(5.00') Lean CLAY with sand (CL); Pale Orange Fine Sand with Tan Clay	(5.0') 11.3% Moisture		
				50					
				79					
						(6.00') Boring terminated			
10								10	

NOTES:

Checked by: H. Fisher



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-4
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 9
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): 8.83
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H. Fisher	Location (Lat, Long): 27.95821, -81.66026

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
			Sample Type	Blow Counts	N Value RQD%			
0			CO HA			(0.00') Asphalt (0.20') Lime Rock	(0.2') 15.2% Moisture	0
			SS	7 10 10	20	(1.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(1.0') 9.3% Moisture	
			SS	5 8 10	18	(2.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(2.0') 8.1% Moisture	
			SS	3 5 5	10	(3.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(3.0') 7.1% Moisture	
			SS	2 2 3	5	(4.00') Poorly graded SAND (SP); Brown Fine Sand with Clay Lenses	(4.0') 6.6% Moisture	
5			SS	4 9 12	21	(5.00') Poorly graded SAND (SP); Brown and Light Brown Fine Sand	(5.0') 5.0% Moisture	5
			SS	7 10 10	20	(6.00') Poorly graded SAND (SP); Light Brown Fine Sand	(6.0') 8.2% Moisture	
			SS	4 7 10	17	(7.00') Poorly graded SAND (SP); Light Brown and Very Light Brown Fine Sand	(7.0') 3.2% Moisture	
			SS	6 8 12	20	(8.00') Poorly graded SAND (SP); Very Light Brown Fine Sand	(8.0') 21.9% Moisture	
						(9.00') Boring terminated		
10								10

NOTES:

Checked by: H. Fisher



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-5
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 5
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): 5
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H. Fisher	Location (Lat, Long): 27.95753, -81.65977

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
			Sample Type	Blow Counts	N Value RQD%			
0						(0.00') Asphalt (0.20') Lime Rock	(0.2') 15.0% Moisture	0
			CO HA					
			SS	13 23 15	38	(1.00') Poorly graded SAND (SP); Gray and Light Gray Fine Sand with Clay Lenses	(1.0') 6.1% Moisture	
			SS	4 6 7	13	(2.00') Poorly graded SAND (SP); Gray and Light Gray Fine Sand with Clay Lenses	(2.0') 5.7% Moisture	
			SS	5 6 9	15	(3.00') Poorly graded SAND (SP); Gray and Light Gray Fine Sand	(3.0') 12.9% Moisture	
			SS	7 12 16	28	(4.00') Poorly graded SAND (SP); Light Gray Fine Sand	(4.0') 22.9% Moisture	
5						(5.00') Boring terminated		5
10								10

NOTES:

Checked by: H. Fisher



CARTER GEOTECHNICAL, LLC
ON SOLID GROUND

Client: Lake Ashton CDD
Project: Lake Ashton CDD, Lake Ashton Turnberry LN
Address: 4404 Turnberry LN, Lake Wales, FL

BORING LOG
Boring No. HA-6
Page: 1 of 1

Drilling Start Date: 12/10/24	Boring Depth (ft): 5
Drilling End Date: 12/10/24	Boring Diameter (in): 3.0
Drilling Company: Carter Geotechnical	Sampling Method(s): CO, HA, DPT
Drilling Method: Hand Auger	Water Table (ft): Not Encountered
Drilling Equipment: Hand Auger	SHWT (ft): N/A
Driller: J. Busby	Ground Surface Elev. (ft): N/A
Logged By: H. Fisher	Location (Lat, Long): 27.95867, -81.65881

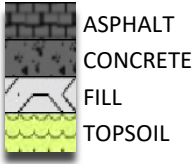
DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT			SOIL VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
			Sample Type	Blow Counts	N Value RQD%			
0			HA			(0.00') Asphalt (0.08') Lime Rock	(0.1') 14.8% Moisture	0
			SS	7 22 27	49	(1.00') Poorly graded SAND (SP); Brown and Light Brown Fine Sand with Clay Lenses	(1.0') 8.8% Moisture	
			SS	9 18 21	39	(2.00') Poorly graded SAND (SP); Light Brown Fine Sand	(2.0') 2.9% Moisture	
			SS	5 9 10	19	(3.00') Lean CLAY with sand (CL); Light Brown Fine Sand to Brown and Orange Clay Sand	(3.0') 11.8% Moisture	
			SS	18 27 42	69	(4.00') Lean CLAY with sand (CL); Pale Orange and Light Tan Clay Sand	(4.0') 17.3% Moisture	
5						(5.00') Boring terminated		5
10								10

NOTES:

Checked by: H. Fisher

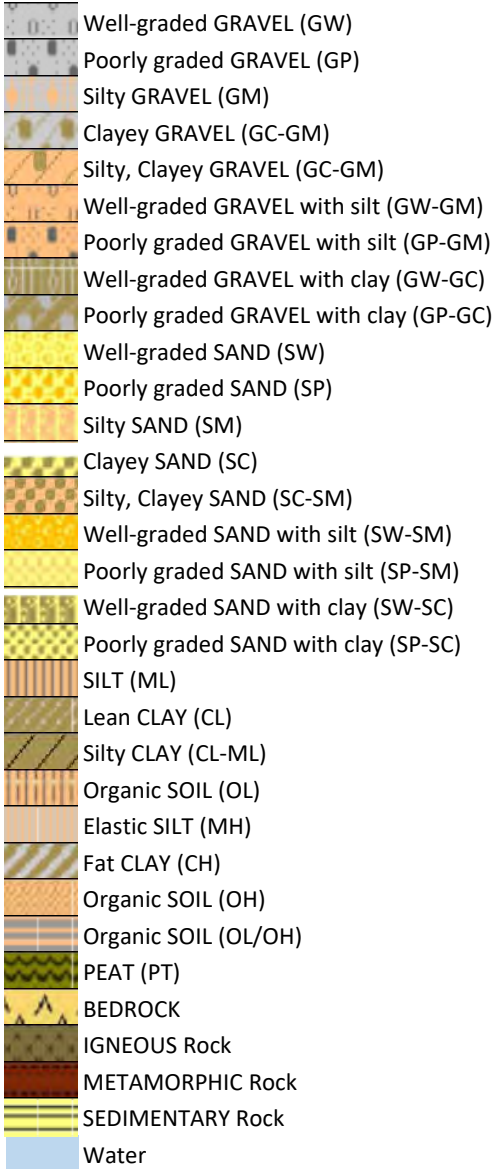
BORING LEGEND

SURFACE



ASPHALT
CONCRETE
FILL
TOPSOIL

USCS

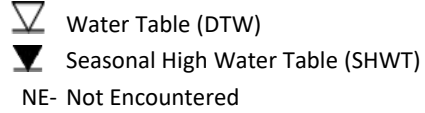


Well-graded GRAVEL (GW)
Poorly graded GRAVEL (GP)
Silty GRAVEL (GM)
Clayey GRAVEL (GC-GM)
Silty, Clayey GRAVEL (GC-GM)
Well-graded GRAVEL with silt (GW-GM)
Poorly graded GRAVEL with silt (GP-GM)
Well-graded GRAVEL with clay (GW-GC)
Poorly graded GRAVEL with clay (GP-GC)
Well-graded SAND (SW)
Poorly graded SAND (SP)
Silty SAND (SM)
Clayey SAND (SC)
Silty, Clayey SAND (SC-SM)
Well-graded SAND with silt (SW-SM)
Poorly graded SAND with silt (SP-SM)
Well-graded SAND with clay (SW-SC)
Poorly graded SAND with clay (SP-SC)
SILT (ML)
Lean CLAY (CL)
Silty CLAY (CL-ML)
Organic SOIL (OL)
Elastic SILT (MH)
Fat CLAY (CH)
Organic SOIL (OH)
Organic SOIL (OL/OH)
PEAT (PT)
BEDROCK
IGNEOUS Rock
METAMORPHIC Rock
SEDIMENTARY Rock
Water

Volume Descriptors

Trace = < 5%
Few = 5-10%
Little = 15-25%
Some = 30-45%
Mostly = >=50%

Water Levels



Water Table (DTW)
Seasonal High Water Table (SHWT)
NE- Not Encountered

Sample Type

GR- Grab
EN- Encore
SS- Split Spoon
SH- Shelby Tube
CO- Core Barrel
DP- Direct Push
ID- Lab Sample and ID
HA- Hand Auger

Relative Consistency Based on Blow Counts

	SPT Blows	
<u>Sand</u>	0-3	Very Loose
	4-8	Loose
	9-30	Medium Dense
	31-50	Dense
	50+	Hard
<u>Clays</u>	0-2	Very Soft
	3-4	Soft
	5-8	Firm
	9-15	Stiff
	16-30	Very Stiff
<u>Limestone</u>	31+	Hard
	0-19	Very Soft
	20-49	Soft
	50-100	Medium Hard
	50 for 2-5"	Moderately Hard
	50 for 0-2"	Hard



SECTION VI

SECTION D



LAKE ASHTON

Lake Ashton Community Development District

Room Rental Contract

Function Name: Lake Ashton Bingo Date: September 23, 2024

Function Location: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Drive
Lake Wales, FL 33859

Function Contact: Lake Ashton Bingo
John DeWinkler, Bingo Officer

The following contract is to be made:

Room Rental of Lake Ashton Grand Ballroom for the game of Bingo from October 1, 2024 thru September 30, 2025, 4 pm to 10 pm, on the following dates:

- October 2024: 7, 14, 21, 28
- November 2024: 4, 18, 25
- December 2024: 2, 9, 16, 23, 30
- January 2025: 6, 13, 20, 27
- February 2025: 3, 10, 17, 24
- March 2025: 3, 10, 17, 24, 31
- April 2025: 7, 14, 21, 28
- May 2025: 5, 12, 19
- June 2025: 2, 9, 16, 23, 30
- July 2025: 7, 14, 21, 28
- August 2025: 4, 11, 18, 25
- September 2025: 8, 15, 22, 29

Rent will be charged at a rate of \$350.00 per week, payable on the 1st Monday of every month. The room rental fee charged under this contract is established by the Lake Ashton Community Development District (the "District") and is set forth in the District's Rule of Procedure.

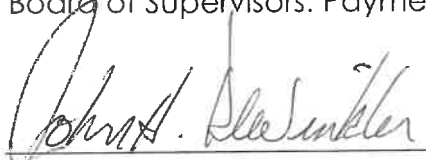
Lake Ashton Community Development District will not be held responsible for any lost, misplaced, or broken items associated with functions.

Bingo shall be responsible for obtaining and maintaining in good standing, for the entirety of the Room Rental Term, any and all permits or licenses required by any governmental authority, including, but not limited to, the State of Florida.

Acceptance of this Contract: The above price, specifications and conditions are subject to approval by the Lake Ashton Community Development Board of Supervisors. Payment will be made as outlined above.


 Lake Ashton Community Development District
 Authorized Signature

9-30-24
 Date


 Lake Ashton Bingo
 Authorized Signature

9/25/24
 Date



LAKE ASHTON

Lake Ashton Community Development District Room Rental Contract

Function Name: Lake Ashton Bingo
January 21, 2025

Date: ~~September 23, 2024~~

Function Location: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Drive
Lake Wales, FL 33859

Function Contact: Lake Ashton Bingo
~~John DeWinkler, Bingo Officer~~

The following contract is to be made:

Room Rental of Lake Ashton Grand Ballroom for the game of Bingo from October 1, 2024 thru September 30, 2025, 4 pm to 10 pm, on the following dates:

- October 2024: 7, 14, 21, 28
- November 2024: 4, 18, 25
- December 2024: 2, 9, 16, 23, 30
- January 2025: 6, 13, 20, 27
- February 2025: 3, 10, 17, 24
- March 2025: 3, 10, 17, 24, 31
- April 2025: 7, 14, 21, 28
- May 2025: 5, 12, 19
- ~~June 2025: 2, 9, 16, 23, 30~~
- ~~July 2025: 7, 14, 21, 28~~
- ~~August 2025: 4, 11, 18, 25~~
- September 2025: 8, 15, 22, 29

Rent will be charged at a rate of \$350.00 per week, payable on the 1st Monday of every month. The room rental fee charged under this contract is established by the Lake Ashton Community Development District (the "District") and is set forth in the District's Rule of Procedure.

Lake Ashton Community Development District will not be held responsible for any lost, misplaced, or broken items associated with functions.

Bingo shall be responsible for obtaining and maintaining in good standing, for the entirety of the Room Rental Term, any and all permits or licenses required by any governmental authority, including, but not limited to, the State of Florida.

Acceptance of this Contract: The above price, specifications and conditions are subject to approval by the Lake Ashton Community Development Board of Supervisors. Payment will be made as outlined above.

Lake Ashton Community Development District
Authorized Signature

Lake Ashton Bingo
Authorized Signature

Date

Date

SECTION E

**Adopted Budget
Fiscal Year 2025**



LAKE ASHTON
Community Development District

July 15, 2024
Edited 1/13/2025 with 9/30/2024 Numbers



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10	<u>Debt Service Fund Series 2015</u>
11	<u>Amortization Schedule - Debt Service Fund Series 2015-1</u>
12	<u>Amortization Schedule - Debt Service Fund Series 2015-2</u>

Lake Ashton

Community Development District

Adopted Budget

General Fund

Description		Adopted Budget FY 2024	Actual Thru 9/30/24	Projected	Total Projected 9/30/24	Adopted Budget FY 2025
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,145,886	\$2,162,602	\$0	\$2,162,602	\$2,336,610
Rental Income	001.300.36200.10100	\$40,000	\$37,775	\$0	\$37,775	\$40,000
Entertainment Fees	001.300.36200.10000	\$165,000	\$167,176	\$0	\$167,176	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$102,506	\$0	\$102,506	\$95,000
Interest Income	001.300.36100.10000	\$8,000	\$14,936	\$0	\$14,936	\$8,000
Restaurant Lease Income	001.300.34900.10000	\$19,600	\$20,207	\$0	\$20,207	\$19,600
Sponsorship - Advent Health	001.300.36200.10700	\$0	\$15,000	\$0	\$15,000	\$8,000
Contributions	001.300.36600.10000	\$0	\$1,500	\$0	\$1,500	\$0
Special Events - Security	001.300.36200.10500	\$0	\$0	\$0	\$0	\$0
Revenue-Reimbursed Repairs	001.300.36200.10900	\$0	\$11,573	\$0	\$11,573	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$5,000	\$18,317	\$0	\$18,317	\$9,000
Carryforward	001.300.27100.10000	\$148,445	\$53,139	\$0	\$53,139	\$98,579
TOTAL REVENUES		\$2,626,931	\$2,604,730	\$0	\$2,604,730	\$2,779,789
Expenditures						
Administrative						
Supervisor Fees	001.310.51300.11000	\$12,000	\$7,500	\$0	\$7,500	\$12,000
FICA Expense	001.310.51300.21000	\$918	\$574	\$0	\$574	\$918
Engineering	001.310.51300.31100	\$50,000	\$59,679	\$0	\$59,679	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,500	\$1,750	\$0	\$1,750	\$1,575
Attorney	001.310.51300.31500	\$45,000	\$48,258	\$0	\$48,258	\$45,000
Annual Audit	001.310.51300.32200	\$3,930	\$3,930	\$0	\$3,930	\$4,000
Trustee Fees	001.310.51300.32300	\$4,310	\$4,310	\$0	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$66,410	\$66,410	\$0	\$66,410	\$69,731
Management Fees-Beyond Contract	001.310.51300.34001	\$0	\$500	\$0	\$500	\$525
Accounting System Software	001.310.51300.35100	\$1,000	\$1,000	\$0	\$1,000	\$1,000
Postage	001.310.51300.42000	\$3,500	\$4,278	\$0	\$4,278	\$3,500
Printing & Binding	001.310.51300.42500	\$500	\$1,084	\$0	\$1,084	\$500
Newsletter Printing	001.310.51300.42501	\$50,000	\$56,720	\$0	\$56,720	\$55,000
Marketing	001.310.51300.48001	\$3,000	\$544	\$0	\$544	\$3,000
Rentals & Leases	001.310.51300.42502	\$5,500	\$3,360	\$0	\$3,360	\$4,000
Insurance	001.310.51300.45000	\$67,509	\$72,378	\$0	\$72,378	\$90,034
Legal Advertising	001.310.51300.48000	\$1,500	\$2,203	\$0	\$2,203	\$1,500
Other Current Charges	001.310.51300.49000	\$750	(\$125)	\$0	(\$125)	\$750
Property Taxes	001.310.51300.31400	\$0	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$300	\$32	\$0	\$32	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$318,403	\$335,159	\$0	\$335,159	\$361,918
Maintenance						
Field Management Services	001.320.57200.34000	\$492,027	\$492,027	\$0	\$492,027	\$521,549
Gate/Patrol/Pool Officers	001.320.57200.34501	\$341,286	\$346,126	\$0	\$346,126	\$372,436
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$3,838	\$0	\$3,838	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$9,500	\$2,224	\$0	\$2,224	\$9,500
Access Control System	001.320.57200.34504	\$64,235	\$19,209	\$0	\$19,209	\$60,362
Pest Control	001.320.57200.54501	\$4,690	\$4,280	\$0	\$4,280	\$4,690

Lake Ashton

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	Projected	Total Projected 9/30/24	Adopted Budget FY 2025	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$12,204	\$5,791	\$0	\$5,791	\$8,000
Electric	001.320.57200.43000	\$240,000	\$237,841	\$0	\$237,841	\$240,000
Water	001.320.57200.43100	\$16,000	\$6,313	\$0	\$6,313	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$22,180	\$0	\$22,180	\$25,000
Refuse	001.320.57200.43300	\$8,000	\$8,275	\$0	\$8,275	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$85,600	\$86,058	\$0	\$86,058	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,653	\$0	\$1,653	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$15,407	\$0	\$15,407	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$6,000	\$759	\$0	\$759	\$6,000
Repairs and Maintenance-Reimbursed Repairs	001.320.57200.54540	\$0	\$9,926	\$0	\$9,926	\$0
Furniture, Fixtures, Equipment	001.320.57200.52010	\$10,000	\$26,398	\$0	\$26,398	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$15,000	\$7,437	\$0	\$7,437	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$1,695	\$0	\$1,695	\$5,400
Landscape Maintenance-Contract	001.320.57200.46200	\$194,700	\$187,781	\$0	\$187,781	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$15,000	\$11,316	\$0	\$11,316	\$15,000
Irrigation Repairs	001.320.57200.46202	\$3,500	\$9,834	\$0	\$9,834	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$53,628	\$50,758	\$0	\$50,758	\$55,237
Lake Maintenance-Other	001.320.53800.46803	\$2,000	\$0	\$0	\$0	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$45,338	\$37,126	\$0	\$37,126	\$46,698
Permits/Inspections	001.320.57200.54100	\$3,000	\$675	\$0	\$675	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,753	\$0	\$1,753	\$5,000
Credit Card Processing Fees	001.320.57200.34600	\$5,500	\$4,995	\$0	\$4,995	\$7,500
Dues & Subscriptions	001.320.57200.54000	\$9,500	\$8,273	\$0	\$8,273	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$586	\$0	\$586	\$2,000
Special Events	001.320.57200.49400	\$165,000	\$122,053	\$0	\$122,053	\$165,000
TOTAL MAINTENANCE		\$1,859,108	\$1,732,588	\$0	\$1,732,588	\$1,921,492
TOTAL EXPENDITURES		\$2,177,511	\$2,067,747	\$0	\$2,067,747	\$2,283,409
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$449,420)	(\$449,420)	\$0	(\$449,420)	(\$496,380)
TOTAL OTHER SOURCES AND USES		(\$449,420)	(\$449,420)	\$0	(\$449,420)	(\$496,380)
EXCESS REVENUES		\$0	\$87,562	\$0	\$87,562	\$0

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Net Assessment	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,336,610
Plus Collection Fees (7%)	\$129,413	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874
Gross Assessment	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484
No. of Units	986	977	977	974	974	978
Gross Per Unit Assessment	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,569.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$521,549. This amount represents a 6% proposed increase.

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

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

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Refuse Service 001.320.57200.43300

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

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Lake Maintenance 001.320.53800.46800

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Applied Aquatics	\$4,603	\$55,237

Wetland/Mitigation Maintenance 001.320.53800.46801

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

<u>Description</u>	<u>Quarterly</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$10,009	\$40,036	Mitigation Areas: 1B, 7A Wetlands Areas: 2, 3, 4, 5, 6, 8, Utility Easement Wetland, and East Conservation Area
Applied Aquatics	<u>Semi-Annually</u> \$3,332.00	<u>Annually</u> \$6,664.00	<u>Area</u> Conservation Area from Clubhouse West to boat ramp

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

Lake Ashton
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	Projected	Total Projected 9/30/24	Adopted Budget FY 2025
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$449,420	\$449,420	\$0	\$449,420	\$496,380
Interest Income	\$500	\$25,254	\$0	\$25,254	\$500
Carryforward Surplus	\$548,136	\$459,669	\$0	\$459,669	\$401,082
TOTAL REVENUES	\$998,056	\$934,343	\$0	\$934,343	\$897,962
Expenditures					
Capital Projects-FY 24					
Bocce Court	\$0	\$21,893	\$0	\$21,893	\$0
Fitness Center Equipment	\$0	\$24,918	\$0	\$24,918	\$0
Pavement/Curb Repairs	\$0	\$18,990	\$0	\$18,990	\$0
Restaurant Equipment	\$0	\$6,350	\$0	\$6,350	\$0
Bridge Management	\$0	\$9,420	\$0	\$9,420	\$0
Grease Trap Installation and Replacement	\$0	\$45,127	\$0	\$45,127	\$0
Shoreline Restoration	\$0	\$63,647	\$0	\$63,647	\$0
Pool/Spa	\$0	\$6,397	\$0	\$6,397	\$0
Security Access Control	\$0	\$32,688	\$0	\$32,688	\$0
Concrete Pathways	\$0	\$6,434	\$0	\$6,434	\$0
Ballroom Refurbishment	\$0	\$4,999	\$0	\$4,999	\$0
HVAC	\$0	\$15,342	\$0	\$15,342	\$0
Pet Play Park Pavers	\$0	\$13,550	\$0	\$13,550	\$0
Property Acquisitions	\$0	\$3,400	\$0	\$3,400	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$450,850	\$0	\$0	\$0	\$0
Contingencies	\$82,200	\$0	\$0	\$0	\$0
Other Current Charges	\$650	\$0	\$0	\$0	\$0
Capital Projects-FY 25					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$312,319
Contingencies	\$0	\$0	\$0	\$0	\$223,150
Other Current Charges	\$0	\$34	\$0	\$34	\$650
TOTAL EXPENDITURES	\$533,700	\$273,190	\$0	\$273,190	\$536,119
EXCESS REVENUES	\$464,356	\$661,153	\$0	\$661,153	\$361,843

RESERVES	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$309,127	\$459,669	\$661,153	\$621,914	\$774,914
Reserves	\$455,901	\$449,420	\$496,380	\$400,000	\$400,000
Interest	\$18,298	\$25,254	\$500	\$3,000	\$3,000
Expenditures	(\$323,657)	(\$273,190)	(\$536,119)	(\$250,000)	(\$250,000)
Expenditures-Restaurant	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$459,669	\$661,153	\$621,914	\$774,914	\$927,914

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	Projected	Total Projected 9/30/24	Adopted Budget FY 2025
Revenues					
Special Assessments - Levy	\$416,871	\$415,605	\$0	\$415,605	\$416,871
Special Assessments - PPMT A-1	\$0	\$114,116	\$0	\$114,116	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$21,085	\$0	\$21,085	\$500
Carry Forward Surplus ⁽¹⁾	\$90,783	\$113,643	\$0	\$113,643	\$128,342
TOTAL REVENUES	\$508,154	\$664,449	\$0	\$664,449	\$545,713
Expenditures					
Series 2015A-1					
Interest - 11/01	\$63,500	\$63,500	\$0	\$63,500	\$55,625
Interest - 05/01	\$63,500	\$62,125	\$0	\$62,125	\$55,625
Principal - 05/01	\$230,000	\$230,000	\$0	\$230,000	\$230,000
Special Call - 11/01	\$0	\$55,000	\$0	\$55,000	\$50,000
Special Call - 5/01	\$0	\$30,000	\$0	\$30,000	\$0
Series 2015A-2					
Interest - 11/01	\$10,625	\$10,625	\$0	\$10,625	\$10,000
Interest - 05/01	\$10,625	\$10,375	\$0	\$10,375	\$10,000
Principal - 05/01	\$20,000	\$20,000	\$0	\$20,000	\$20,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
TOTAL EXPENDITURES	\$398,250	\$491,625	\$0	\$491,625	\$431,250
EXCESS REVENUES	\$109,904	\$172,824	\$0	\$172,824	\$114,463

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

2015A-1	\$49,875
2015A-2	\$9,500
11/25 Interest	\$59,375

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/24	\$2,485,000.00	\$ 260,000.00	\$ 62,125.00	\$ 440,625.00
11/01/24	\$2,225,000.00	\$ -	\$ 55,625.00	\$ -
05/01/25	\$2,225,000.00	\$ 230,000.00	\$ 55,625.00	\$ 341,250.00
11/01/25	\$1,995,000.00	\$ -	\$ 49,875.00	\$ -
05/01/26	\$1,995,000.00	\$ 245,000.00	\$ 49,875.00	\$ 344,750.00
11/01/26	\$1,750,000.00	\$ -	\$ 43,750.00	\$ -
05/01/27	\$1,750,000.00	\$ 255,000.00	\$ 43,750.00	\$ 342,500.00
11/01/27	\$1,495,000.00	\$ -	\$ 37,375.00	\$ -
05/01/28	\$1,495,000.00	\$ 270,000.00	\$ 37,375.00	\$ 344,750.00
11/01/28	\$1,225,000.00	\$ -	\$ 30,625.00	\$ -
05/01/29	\$1,225,000.00	\$ 285,000.00	\$ 30,625.00	\$ 346,250.00
11/01/29	\$ 940,000.00	\$ -	\$ 23,500.00	\$ -
05/01/30	\$ 940,000.00	\$ 295,000.00	\$ 23,500.00	\$ 342,000.00
11/01/30	\$ 645,000.00	\$ -	\$ 16,125.00	\$ -
05/01/31	\$ 645,000.00	\$ 315,000.00	\$ 16,125.00	\$ 347,250.00
11/01/31	\$ 330,000.00	\$ -	\$ 8,250.00	\$ -
05/01/32	\$ 330,000.00	\$ 330,000.00	\$ 8,250.00	\$ 346,500.00
		\$ 2,485,000.00	\$ 592,375.00	\$ 3,195,875.00

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/24	\$420,000.00	\$ 20,000.00	\$ 10,500.00	\$ -
11/01/24	\$400,000.00	\$ -	\$ 10,000.00	\$ 40,500.00
05/01/25	\$400,000.00	\$ 20,000.00	\$ 10,000.00	\$ -
11/01/25	\$380,000.00	\$ -	\$ 9,500.00	\$ 39,500.00
05/01/26	\$380,000.00	\$ 25,000.00	\$ 9,500.00	\$ -
11/01/26	\$355,000.00	\$ -	\$ 8,875.00	\$ 43,375.00
05/01/27	\$355,000.00	\$ 25,000.00	\$ 8,875.00	\$ -
11/01/27	\$330,000.00	\$ -	\$ 8,250.00	\$ 42,125.00
05/01/28	\$330,000.00	\$ 25,000.00	\$ 8,250.00	\$ -
11/01/28	\$305,000.00	\$ -	\$ 7,625.00	\$ 40,875.00
05/01/29	\$305,000.00	\$ 30,000.00	\$ 7,625.00	\$ -
11/01/29	\$275,000.00	\$ -	\$ 6,875.00	\$ 44,500.00
05/01/30	\$275,000.00	\$ 30,000.00	\$ 6,875.00	\$ -
11/01/30	\$245,000.00	\$ -	\$ 6,125.00	\$ 43,000.00
05/01/31	\$245,000.00	\$ 30,000.00	\$ 6,125.00	\$ -
11/01/31	\$215,000.00	\$ -	\$ 5,375.00	\$ 41,500.00
05/01/32	\$215,000.00	\$ 30,000.00	\$ 5,375.00	\$ -
11/01/32	\$185,000.00	\$ -	\$ 4,625.00	\$ 40,000.00
05/01/33	\$185,000.00	\$ 35,000.00	\$ 4,625.00	\$ -
11/01/33	\$150,000.00	\$ -	\$ 3,750.00	\$ 43,375.00
05/01/34	\$150,000.00	\$ 35,000.00	\$ 3,750.00	\$ -
11/01/34	\$115,000.00	\$ -	\$ 2,875.00	\$ 41,625.00
05/01/35	\$115,000.00	\$ 35,000.00	\$ 2,875.00	\$ -
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 39,875.00
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ -
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ 43,000.00
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 41,000.00
		\$ 420,000.00	\$ 164,250.00	\$ 584,250.00

SECTION 1

LACDD FY 2025 Adopted General Fund Budget with UPDATED FY2024 ACTUALS

Provided by LACDD Supervisor Steve Realmuto

January 13, 2025

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	FY24 Actual \$ Diff FY 24 Budget	FY24 Actual % Diff FY 24 Budget	Adopted Budget FY 2025	FY 25 Budget \$ Diff FY 24 Actual	FY 25 Budget % Diff FY 24 Actual
Revenues							
Special Assessments - Levy	\$2,145,886	\$2,162,602	\$16,716	0.8%	\$2,336,610	\$174,008	8.0%
Rental Income	\$40,000	\$37,775	(\$2,225)	-5.6%	\$40,000	\$2,225	5.9%
Entertainment Fees	\$165,000	\$167,176	\$2,176	1.3%	\$165,000	(\$2,176)	-1.3%
Newsletter Ad Revenue	\$95,000	\$102,506	\$7,506	7.9%	\$95,000	(\$7,506)	-7.3%
Interest Income	\$8,000	\$14,936	\$6,936	86.7%	\$8,000	(\$6,936)	-46.4%
Restaurant Lease Income	\$19,600	\$20,207	\$607	3.1%	\$19,600	(\$607)	-3.0%
Sponsorship - Advent Health	\$0	\$15,000	\$15,000		\$8,000	(\$7,000)	-46.7%
Contributions	\$0	\$1,500	\$1,500		\$0	(\$1,500)	-100.0%
Special Events - Security	\$0	\$0	\$0		\$0	\$0	
Revenue-Reimbursed Repairs	\$0	\$11,573	\$11,573		\$0	(\$11,573)	-100.0%
Insurance Proceeds	\$0	\$0	\$0		\$0	\$0	
Miscellaneous Income	\$5,000	\$18,317	\$13,317	266.3%	\$9,000	(\$9,317)	-50.9%
Carryforward	\$148,445	\$53,139	(\$95,306)	-64.2%	\$98,579	\$45,440	85.5%
TOTAL REVENUES	\$2,626,931	\$2,604,730	(\$22,201)	-0.8%	\$2,779,789	\$175,060	6.7%

Expenditures

Administrative

Supervisor Fees	\$12,000	\$7,500	(\$4,500)	-37.5%	\$12,000	\$4,500	60.0%
FICA Expense	\$918	\$574	(\$344)	-37.5%	\$918	\$344	60.0%
Engineering	\$50,000	\$59,679	\$9,679	19.4%	\$50,000	(\$9,679)	-16.2%
Arbitrage	\$600	\$600	\$0	0.0%	\$600	\$0	0.0%
Dissemination	\$1,500	\$1,750	\$250	16.7%	\$1,575	(\$175)	-10.0%
Attorney	\$45,000	\$48,258	\$3,258	7.2%	\$45,000	(\$3,258)	-6.8%
Annual Audit	\$3,930	\$3,930	\$0	0.0%	\$4,000	\$70	1.8%
Trustee Fees	\$4,310	\$4,310	\$0	0.0%	\$4,310	\$0	0.0%
Management Fees	\$66,410	\$66,410	(\$0)	0.0%	\$69,731	\$3,321	5.0%
Management Fees-Beyond Contract	\$0	\$500	\$500		\$525	\$25	5.0%
Accounting System Software	\$1,000	\$1,000	(\$0)	0.0%	\$1,000	\$0	0.0%
Postage	\$3,500	\$4,278	\$778	22.2%	\$3,500	(\$778)	-18.2%
Printing & Binding	\$500	\$1,084	\$584	116.9%	\$500	(\$584)	-53.9%
Newsletter Printing	\$50,000	\$56,720	\$6,720	13.4%	\$55,000	(\$1,720)	-3.0%
Marketing	\$3,000	\$544	(\$2,456)	-81.9%	\$3,000	\$2,456	451.7%
Rentals & Leases	\$5,500	\$3,360	(\$2,140)	-38.9%	\$4,000	\$640	19.0%
Insurance	\$67,509	\$72,378	\$4,869	7.2%	\$90,034	\$17,656	24.4%
Legal Advertising	\$1,500	\$2,203	\$703	46.8%	\$1,500	(\$703)	-31.9%
Other Current Charges	\$750	(\$125)	(\$875)	-116.7%	\$750	\$875	-700.5%
Property Taxes	\$0	\$0	\$0		\$13,500	\$13,500	
Office Supplies	\$300	\$32	(\$268)	-89.5%	\$300	\$268	849.1%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	0.0%	\$175	\$0	0.0%
TOTAL ADMINISTRATIVE	\$318,403	\$335,159	\$16,757	5.3%	\$361,918	\$26,758	8.0%

Maintenance

Field Management Services	\$492,027	\$492,027	\$0	0.0%	\$521,549	\$29,522	6.0%
Gate/Patrol/Pool Officers	\$341,286	\$346,126	\$4,840	1.4%	\$372,436	\$26,310	7.6%
Gate/Patrol/Pool Officers-Special Events	\$0	\$3,838	\$3,838		\$0	(\$3,838)	-100.0%
Security/Fire Alarm/Gate Repairs	\$9,500	\$2,224	(\$7,276)	-76.6%	\$9,500	\$7,276	327.1%
Access Control System	\$64,235	\$19,209	(\$45,027)	-70.1%	\$60,362	\$41,153	214.2%
Pest Control	\$4,690	\$4,280	(\$410)	-8.7%	\$4,690	\$410	9.6%

Maintenance-continued

Telephone/Internet	\$12,204	\$5,791	(\$6,413)	-52.5%	\$8,000	\$2,209	38.1%
Electric	\$240,000	\$237,841	(\$2,159)	-0.9%	\$240,000	\$2,159	0.9%
Water	\$16,000	\$6,313	(\$9,687)	-60.5%	\$16,000	\$9,687	153.4%
Gas-Pool	\$25,000	\$22,180	(\$2,820)	-11.3%	\$25,000	\$2,820	12.7%

LACDD FY 2025 Adopted General Fund Budget with UPDATED FY2024 ACTUALS

Provided by LACDD Supervisor Steve Realmuto

January 13, 2025

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	FY24 Actual \$ Diff FY 24 Budget	FY24 Actual % Diff FY 24 Budget	Adopted Budget FY 2025	FY 25 Budget \$ Diff FY 24 Actual	FY 25 Budget % Diff FY 24 Actual
Refuse	\$8,000	\$8,275	\$275	3.4%	\$8,000	(\$275)	-3.3%
Repairs and Maintenance-Clubhouse	\$85,600	\$86,058	\$458	0.5%	\$85,600	(\$458)	-0.5%
Repairs and Maintenance-Fitness Center	\$3,000	\$1,653	(\$1,347)	-44.9%	\$3,000	\$1,347	81.5%
Repairs and Maintenance-Bowling Lanes	\$17,000	\$15,407	(\$1,593)	-9.4%	\$17,000	\$1,593	10.3%
Repairs and Maintenance-Restaurant	\$6,000	\$759	(\$5,241)	-87.3%	\$6,000	\$5,241	690.4%
Repairs and Maintenance-Reimbursed Repairs	\$0	\$1,695	\$1,695		\$0	(\$1,695)	-100.0%
Furniture, Fixtures, Equipment	\$10,000	\$9,926	(\$74)	-0.7%	\$10,000	\$74	0.7%
Repairs and Maintenance-Pool	\$15,000	\$26,398	\$11,398	76.0%	\$15,000	(\$11,398)	-43.2%
Repairs and Maintenance-Golf Cart	\$5,400	\$7,437	\$2,037	37.7%	\$5,400	(\$2,037)	-27.4%
Landscape Maintenance-Contract	\$194,700	\$187,781	(\$6,919)	-3.6%	\$194,520	\$6,739	3.6%
Landscape Maintenance-Improvements	\$15,000	\$11,316	(\$3,684)	-24.6%	\$15,000	\$3,684	32.6%
Irrigation Repairs	\$3,500	\$9,834	\$6,334	181.0%	\$8,500	(\$1,334)	-13.6%
Lake Maintenance-Contract	\$53,628	\$50,758	(\$2,870)	-5.4%	\$55,237	\$4,479	8.8%
Lake Maintenance-Other	\$2,000	\$0	(\$2,000)	-100.0%	\$2,000	\$2,000	
Wetland/Mitigation Maintenance	\$45,338	\$37,126	(\$8,212)	-18.1%	\$46,698	\$9,572	25.8%
Permits/Inspections	\$3,000	\$675	(\$2,325)	-77.5%	\$3,000	\$2,325	344.4%
Office Supplies/Printing/Binding	\$5,000	\$1,753	(\$3,247)	-64.9%	\$5,000	\$3,247	185.2%
Credit Card Processing Fees	\$5,500	\$4,995	(\$505)	-9.2%	\$7,500	\$2,505	50.2%
Dues & Subscriptions	\$9,500	\$8,273	(\$1,227)	-12.9%	\$9,500	\$1,227	14.8%
Decorations	\$2,000	\$586	(\$1,414)	-70.7%	\$2,000	\$1,414	241.5%
Special Events	\$165,000	\$122,053	(\$42,947)	-26.0%	\$165,000	\$42,947	35.2%
TOTAL MAINTENANCE	\$1,859,108	\$1,732,588	(\$126,520)	-6.8%	\$1,921,492	\$188,904	10.9%
TOTAL EXPENDITURES	\$2,177,511	\$2,067,747	(\$109,763)	-5.0%	\$2,283,409	\$215,662	10.4%
Other Sources and Uses							
Capital Reserve-Transfer Out (From General Func	(\$449,420)	(\$449,420)	\$0	0.0%	(\$496,380)	(\$46,960)	10.4%
TOTAL OTHER SOURCES AND USES	(\$449,420)	(\$449,420)	\$0	0.0%	(\$496,380)	(\$46,960)	10.4%
EXCESS REVENUES	\$0	\$87,562			\$0		

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Net Assessment	\$1,719,338	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,336,610
Plus Collection Fees (7%)	\$129,413	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874
Gross Assessment	\$1,848,750	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484
No. of Units	986	977	977	974	974	978
Gross Per Unit Assessment	\$1,875.00	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,569.00

Lake Ashton
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2024	Actual Thru 9/30/24	Projected	Total Projected 9/30/24	Adopted Budget FY 2025
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$449,420	\$449,420	\$0	\$449,420	\$496,380
Interest Income	\$500	\$25,254	\$0	\$25,254	\$500
Carryforward Surplus	\$548,136	\$459,669	\$0	\$459,669	\$401,082
TOTAL REVENUES	\$998,056	\$934,343	\$0	\$934,343	\$897,962
Expenditures					
Capital Projects-FY 24					
Bocce Court	\$0	\$21,893	\$0	\$21,893	\$0
Fitness Center Equipment	\$0	\$24,918	\$0	\$24,918	\$0
Pavement/Curb Repairs	\$0	\$18,990	\$0	\$18,990	\$0
Restaurant Equipment	\$0	\$6,350	\$0	\$6,350	\$0
Bridge Management	\$0	\$9,420	\$0	\$9,420	\$0
Grease Trap Installation and Replacement	\$0	\$45,127	\$0	\$45,127	\$0
Shoreline Restoration	\$0	\$63,647	\$0	\$63,647	\$0
Pool/Spa	\$0	\$6,397	\$0	\$6,397	\$0
Security Access Control	\$0	\$32,688	\$0	\$32,688	\$0
Concrete Pathways	\$0	\$6,434	\$0	\$6,434	\$0
Ballroom Refurbishment	\$0	\$4,999	\$0	\$4,999	\$0
HVAC	\$0	\$15,342	\$0	\$15,342	\$0
Pet Play Park Pavers	\$0	\$13,550	\$0	\$13,550	\$0
Property Acquisitions	\$0	\$3,400	\$0	\$3,400	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$450,850	\$0	\$0	\$0	\$0
Contingencies	\$82,200	\$0	\$0	\$0	\$0
Other Current Charges	\$650	\$0	\$0	\$0	\$0
Capital Projects-FY 25					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$312,319
Contingencies	\$0	\$0	\$0	\$0	\$223,150
Other Current Charges	\$0	\$34	\$0	\$34	\$650
TOTAL EXPENDITURES	\$533,700	\$273,190	\$0	\$273,190	\$536,119
EXCESS REVENUES	\$464,356	\$661,153	\$0	\$661,153	\$361,843

RESERVES	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$309,127	\$459,669	\$661,153	\$621,914	\$774,914
(Previous FY GF Transfer to) Reserves	\$455,901	\$449,420	\$496,380	\$400,000	\$400,000
Interest	\$18,298	\$25,254	\$500	\$3,000	\$3,000
Expenditures	(\$323,657)	(\$273,190)	(\$536,119)	(\$250,000)	(\$250,000)
Ending Balance	\$459,669	\$661,153	\$621,914	\$774,914	\$927,914

SECTION G



POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION H

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Lake Ashton Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Ashton Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VII

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
L. WILLIAM PORTER, III
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

DIRECT DIAL: (407) 481-5800
EMAIL: JCARPENTER@LATHAMLUNA.COM

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Kristen E. Trucco, Esq. and Jay E. Lazarovich, Esq.)
Regarding: Reminder Regarding Sunshine Law and Public Records Law
Date: January 2025

I. Sunshine Law

-CDD Supervisors are required to comply with Florida's Sunshine Law.

-All decisions of the CDD must be held "in the Sunshine," meaning at a CDD Board meeting that meets the following three requirements: (1) open to the public; (2) minutes must be promptly recorded and open to public inspection; and (3) reasonable notice of meetings must be provided.

-This means that outside of a CDD Board meeting, two or more Supervisors **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, "liaison" and "virtual" discussions, including text messages, emails, telephone calls, online postings (SOCIAL MEDIA) and any other means of communication between Supervisors (could even include reacting to a public post on social media).

-Supervisors should also be careful not to speak about CDD business in public forums (where other Supervisors may be present) in order to avoid a violation.

-Penalties for violating the Sunshine Law are serious and include (but are not limited to): removal from office, criminal conviction, jail time, fines, attorneys' fees, etc.

***RECENT CASE LAW** (*Parris v. State* – we strongly encourage you to read the copy attached): two Councilmembers were criminally convicted and sentenced to serve jail time for violating the Sunshine Law after holding a meeting with other Councilmembers without proper notice and without being open to the public. In his concurring opinion (starting on p. 7 of the attached copy), Judge Ciklin noted:

Whether two or more officials privately discuss, in any manner whatsoever, a foreseeable issue of any magnitude, inside the other's office or at a coffee shop or in the spectator audience of a child's soccer match or at a statewide education conference or by quick text or whether they do so through surrogates (such as aides, friends, relatives, other government officials) or whether, as in this case, they decide to spontaneously convene an unannounced rally or meeting, so long as two or more are involved, these are all distinctions without a difference. And every individual unauthorized private discussion between two or more officials along the way constitutes an individual statutory crime against each person with each separate charge carrying a possible penalty of 60 days in the county jail. Plus a \$500 fine. Plus substantial court costs. Plus six months of probation. Per

act. And notably, in the State of Florida, no statutory sentencing guidelines exist for these types of crimes and consecutive jail sentences and consecutive probationary periods are permitted and within the unfettered discretion of the trial judge.

Meetings of two or more fellow government officials who are subject to the Sunshine Law are not allowed if any words of any type pertaining to any possible foreseeable issue will be communicated in any way unless they are open to the public to whom reasonable notice has been provided.

Under Florida law, there is no such thing as an “informal” conference or “unofficial” caucus or pass-you-in-the-hallway information gathering (or sharing) by two or more government officials subject to the Sunshine Law which would thereby remove such communication from the Sunshine Law's ambit. Indeed, such “innocuous” meetings have been held to be illegal and nothing short of the unlawful crystallization of secret decisions to a point just short of public discussion and ceremonial acceptance. And whether done personally or through surrogates (such as aide-to-aide), such meetings are illegal under Florida's Sunshine Law.

-Best practices: (1) utilize Board meetings for discussions with other Supervisors; (2) no decision making/negotiating outside a Board meeting by Supervisor; (3) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

II. Public Records Law

-Supervisors are subject to the Public Records Law in Florida and therefore must retain **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-Opinions/posts/comments posted online by Supervisors regarding CDD matters or matters that may come before the CDD Board are considered “made in connection with the transaction of official business” and are therefore **“public records.”** This means they must be preserved in accordance with law; this is true regardless of whether the post is made on a private social media page or website.

-Website operators (such as Facebook) are generally private companies with the power to delete or edit material and many permit the user to delete/edit posts. Therefore, there is a significant risk that the public record cannot be retained and produced in accordance with Florida law.

-Penalties for violating the Public Records Law are serious and include (but are not limited to): removal from office, misdemeanor or felony charge (depending on offense), fines, etc.

-Best Practices: (1) in-person or telephone discussions (except with other Supervisors); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging.

III. Other

-Since the Sunshine Law requires actions of CDD Boards to be made at CDD meetings, any delegations of authority must be directed by the CDD Board at a CDD meeting and should be very narrowly tailored with defined boundaries/scope. Aside from a possible Sunshine Law violation, any negotiations or work by a Supervisor on behalf of the CDD without specific delegated authority from the CDD Board poses the potential for personal liability (as those actions would be outside the scope of a Supervisor's authority).



KeyCite Yellow Flag - Negative Treatment

Distinguished by [Burton v. Oates](#), Fla.App. 5 Dist., June 12, 2023
359 So.3d 1178

District Court of Appeal of Florida, Fourth District.

Pamela Rapp PARRIS, Appellant,

v.

STATE of Florida, Appellee.

No. 4D21-2682

|

[April 12, 2023]

Synopsis

Background: Defendant was convicted in the County Court, Indian River County, Michael Linn, J., of violating Sunshine Law and perjury. Defendant appealed.

Holdings: The District Court of Appeal held that:

sufficient evidence supported findings that defendant knowingly participated in city council meeting that was not “open to the public” and for which “reasonable notice” was not given;

Sufficient evidence showed that defendant made a false statement to investigator that she had received conflicting communications as to whether meeting had been cancelled;

evidence was insufficient to show that defendant clearly indicated she had no phone conversations with any other councilmembers; and

defendant's statements about conflicting communications were material.

Affirmed in part, reversed in part, and remanded with directions.

[Ciklin](#), J., filed opinion concurring specially.

***1180** Appeal from the County Court for the Nineteenth Judicial Circuit, Indian River County; [Michael Linn](#), Judge; L.T. Case No. 312020MM001119B.

Attorneys and Law Firms

[Philip L. Reizenstein](#) and Bhakti Kadiwar of Reizenstein & Associates, PA, Miami, for appellant.

[Ashley Moody](#), Attorney General, Tallahassee, and [Lindsay A. Warner](#), Assistant Attorney General, West Palm Beach, for appellee.

Opinion

Per Curiam.

After the City of Sebastian's city manager announced a cancellation of a properly noticed city council meeting, three councilmembers, including the appellant, Pamela Parris, held a meeting anyway, during which they voted to terminate the employment of the city manager, the city attorney, and the city clerk, and voted to remove the mayor and replace him with ***1181** Parris's co-defendant, Damien Gilliams. Based on this meeting, Parris and Gilliams were charged with violating [section 286.011, Florida Statutes \(2019\)](#), commonly referred to as the Sunshine Law. They were also charged with perjury based on statements which they made during an investigation of the Sunshine Law violations. Parris and Gilliams were tried together and found guilty of most counts. Parris appeals her convictions for one count of violating the Sunshine Law and two counts of perjury.¹

Parris raises multiple issues on appeal, most of which pertain to her conviction of a Sunshine Law violation. We address the following three arguments: (1) her conviction must be reversed where [section 286.011](#) does not contain definitions for certain phrases; (2) her responses to the investigator's imprecise questions did not amount to perjury; and (3) her allegedly false statements were not material. We agree that the state failed to prove perjury as alleged in count V, and we reverse on this point, but we affirm with respect to the Sunshine Law arguments. Parris's remaining arguments lack merit, and on these arguments, we affirm without further discussion.

The Trial Evidence

The trial evidence revealed the following. The City of Sebastian operates under a charter form of government and its city manager, city attorney, and city clerk are charter officers. The charter requires the city council to meet once a month, but

meetings are usually held twice monthly with charter officers being required to attend the meetings. Additionally, the city manager requires the attendance of IT personnel to facilitate the broadcast of meetings to the public. Meetings typically start at 6:00 p.m. and are broadcast live.

Parris, Gilliams, and Charles Mauti were elected to the council in November 2019. According to Mauti, they had a common interest: controlling growth. Councilmembers elected Ed Dodd as mayor. Mauti voted for Dodd, but in the ensuing months he had second thoughts. Gilliams confided in Mauti that he wanted to serve as mayor.

In the wake of the pandemic's arrival in the spring of 2020, changes were made to how meetings were held. Prior to that, the routine was the following. The meeting agenda was typically published to the public no later than the Friday before the meeting. City staff customarily set up 125 chairs in the meeting room, which can accommodate up to 420 people, and the doors to the meeting room were unlocked. When councilmembers were ready to begin the meeting, the mayor would “hit [a] button” and could see that the meeting was being broadcast. Doors to the meeting room were kept locked “all the time except for when we have meetings.” When no meeting was being held, city officials with a passkey could enter the locked meeting room doors, but the doors automatically locked thereafter.

Beginning with a meeting held in March 2020, the city utilized the Zoom platform, and it “moved the public outside into the courtyard in order to maintain the social distancing.” Speakers were placed outdoors “so that people could listen” to the meeting being held indoors. Additionally, members of the public who wished to be heard were escorted indoors and then back to the courtyard once they finished speaking. As one city employee explained, “We were trying to get creative, trying to make sure the public had every opportunity to be able to participate in these meetings.”

Also in March 2020, Mayor Dodd signed an emergency declaration giving the city ***1182** manager the authority to cancel meetings. According to another councilmember, Jim Hill, the council “made it very clear to the city manager that if ... he wasn't able to hold a safe meeting” or if there were no emergency issues to be addressed, he could cancel an upcoming meeting.

The charges which the state brought against Parris were based on the facts surrounding the city council meeting scheduled

for April 22, 2020, and the events that followed. As the April 22 meeting approached, the city received “an extraordinary amount of emails” from residents who felt it would be prudent to cancel the meeting for public health reasons even though “hot button” topics were on the meeting agenda that had generated much interest from the public. Two of the five councilmembers, including the mayor, advised the city manager that he should cancel the meeting.

In the days leading up to the scheduled April 22 meeting, councilmembers and charter officers communicated regarding whether the April 22 meeting would go forward. On April 19, Gilliams emailed the city manager, requesting he not cancel the meeting, and he advised he would request an emergency meeting if the meeting was canceled. The next day, Gilliams emailed the IT manager, the city manager, and the city attorney, requesting an emergency/special meeting. Councilmember Mauti also emailed the city manager and councilmembers on April 20, stating that he did not agree to cancel the April 22 meeting and he planned to attend.

Meanwhile, the city's staff continued to prepare for the April 22 meeting. The meeting date and time and the agenda had been publicized to the city's residents. The agenda for the meeting contained the typical items: invocation, recitation of the Pledge of Allegiance, roll call, announcements, proclamations, and other routine matters. The agenda also included a resolution related to pandemic protocol, a quasi-judicial hearing to be conducted by the council in its capacity as the Board of Adjustment, a proclamation related to the retirement of the chief of police, and Mauti's request to replace the mayor.

At 2:36 p.m. on April 22, the city manager notified the councilmembers, city attorney, and city clerk by email that he was postponing the meeting:

Based on the consensus of the City Council and the authority granted by the Declaration of Local State of Emergency, I am directing that the meeting of April 22, 2020 be postponed and all items carried forward to the next regularly scheduled meeting.

The meeting was canceled because it became apparent that contentious topics on the agenda were going to draw a large crowd, and the city was “expecting more public than we could accommodate and maintain Sunshine.” Additionally, the city was still fine-tuning accommodations it would provide to comply with pandemic restrictions and the Sunshine Law.

Upon being told by the city manager of the meeting's cancellation, the city clerk notified city residents who were on her email list, department heads, the police chief, and the IT staff, as the latter were preparing the room and courtyard for the meeting. Staff "started putting equipment away," and a notice of the cancellation was posted on the city's website, its broadcast channel, and on the doors to city hall. The city clerk left city hall at 4:30 p.m.

Gilliams was aware the meeting had been canceled, but a city resident, Russell Herrmann, informed him that Gilliams's "supporters" were gathering at city hall and "they want to have a rally." Gilliams decided to go and went to city hall dressed in casual clothing and carrying his bullhorn. ***1183** Herrmann called Parris at about 5:10 p.m. to let her know about the rally. She responded that it was "late notice" but she would try to attend. Over at city hall, Gilliams informed residents who had turned out that the meeting had been canceled but they were going to proceed with the meeting once Parris arrived.

Mauti also went to city hall. He was dressed in a suit and ready for a meeting. He was surprised to see a number of people standing outside, as "usually people enter the town hall." He asked Gilliams "what was going on," and Gilliams told him there was a sign posted on the door announcing the meeting was "postponed or canceled." The city hall doors were locked, but Gilliams used a passkey to gain access. None of the charter officers were there, and the meeting room was dark and not set up for a meeting. When Parris showed up, dressed "[i]mpeccably," Gilliams advised them they had a quorum for a meeting and could proceed.

At about 6:00 p.m., Mayor Dodd went to city hall to see if any residents had not received word of the canceled meeting. He saw supporters of Gilliams, Parris, and Mauti standing in the courtyard and signs were taped to the city hall doors announcing the cancellation of the meeting. Upon being told councilmembers were in the chambers, Mayor Dodd knocked on the doors, as they were locked. Gilliams let him in, and he saw that Mauti was also present. Mayor Dodd warned Gilliams and Mauti he would call law enforcement, but Gilliams told him to "go ahead." When Mayor Dodd went back into the courtyard, he saw Parris. Mayor Dodd left, as he was concerned he would violate the Sunshine Law if he remained.

Back in the city hall meeting room, Mauti and Gilliams worked on their agenda that was "limited to the reorganization

of the city council and the firing of certain members." Some residents entered the meeting room, including supporters of Gilliams, Mauti, and Parris. But other residents were locked out. Mauti, Gilliams, and Parris proceeded to hold a meeting, and they voted on matters that were not on the previously publicized agenda. They voted to do the following: terminate the employment of the city manager, the city attorney, and the city clerk; modify the emergency declaration so that the city manager was not authorized to cancel meetings; "rescind the mayor" and seat Gilliams as mayor; and "retain a[n] outside attorney for the next meeting" and suspend the city attorney. One of the residents watching warned, "Here come the police," and the meeting was hastily adjourned.

An investigator with the State Attorney's Office, Ed Arens, was assigned to investigate written complaints filed by Parris and Gilliams regarding the city manager's cancellation of the meeting. Arens found it suspicious that their complaints matched and, on April 24, Arens met with and interviewed Parris. Arens broached the subject of the April 22 meeting being canceled, and Parris stated she "had mixed messages that entire day" and received "numerous ... conflicting phone calls and emails from the ... city manager ... that day." She also indicated she did not have any communications with Gilliams or Mauti that violated the Sunshine Law. She claimed that on April 22, she was studying the agenda between 4:00 and 5:30 p.m. to prepare for that day's meeting. Arens obtained telephone records and confirmed no calls were made from the city manager to Parris on April 22. Arens also looked at Parris's Facebook page. At 4:24 p.m. on April 22, about two hours after the city manager announced the cancellation of the meeting, Parris posted a photo of herself in a car with the caption, "cancel me." During a subsequent interview, Parris explained ***1184** that the noticed meeting was canceled "incorrectly," as she did not receive 24 hours' notice. She denied being aware of the city manager's email, as she was preparing for the meeting.

City residents testified at trial that they had planned to attend the meeting but did not go upon receiving the cancellation email or seeing the notice on the city's website. Other residents did not learn of the cancellation until they arrived at city hall.

Analysis

Sunshine Law Violation

Parris was charged with a violation of the Sunshine Law, which provides as follows in pertinent part:

(1) All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision ... at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.

....

(3)(b) Any person who is a member of a board or commission or of any state agency or authority of any county, municipal corporation, or political subdivision who knowingly violates the provisions of this section by attending a meeting not held in accordance with the provisions hereof is guilty of a misdemeanor of the second degree

§ 286.011, Fla. Stat. (2019). Specifically, Parris was alleged to have violated the Sunshine Law by holding a meeting that was not open to the public and without reasonable notice. She was also charged with perjury based on statements to Arens in her April 24 interview.

Turning to the issues raised on appeal, we must reject as meritless Parris's first argument that the Sunshine Law is unconstitutionally vague. Parris contends that because the phrases “reasonable notice” and “open to the public at all times” are not defined in [section 286.011, Florida Statutes \(2019\)](#), she did not know what conduct was prohibited, and, thus, her constitutional right to notice of prohibited conduct was violated.²

“[I]n order to withstand a vagueness challenge, a statute must provide persons of common intelligence and understanding adequate notice of the proscribed conduct. Additionally, the statute must define the offense in a manner that does not encourage arbitrary and discriminatory enforcement.” *DuFresne v. State*, 826 So. 2d 272, 275 (Fla. 2002) (citations omitted). “However, ‘[t]he legislature's failure to define a statutory term does not in and of itself render a penal provision unconstitutionally vague. In the absence of a statutory definition, resort may be had to case *1185 law or related statutory provisions which define the term’ ” *Id.* (alterations in original) (quoting *State v. Hagan*, 387 So. 2d 943, 945 (Fla. 1980)). “[I]n cases where the exact meaning of a term was not defined in a statute itself, we have ascertained

its meaning by reference to other statutory provisions, as well as case law or the plain and ordinary meaning of a word of common usage.” *Id.*

With respect to “reasonable notice,” “reasonable” is defined, in part, as “fair and sensible” and “as much as is appropriate or fair in a particular situation.” *Oxford Am. Dictionary & Thesaurus*, 1079 (2d ed. 2009). “Notice” is defined, in part, as “information or warning that something is going to happen,” “a sheet or placard put on display to give information,” and “a small announcement or advertisement published in a newspaper.” *Id.* at 880.

This court's interpretation of the phrase “reasonable notice” is consistent with these definitions. In *Transparency for Florida v. City of Port St. Lucie*, 240 So. 3d 780, 786 (Fla. 4th DCA 2018), we looked to Florida Attorney General opinions interpreting what constitutes sufficient notice under the statute. These opinions have provided that what satisfies “reasonable notice” “is variable and depends on the facts of the situation,” but “special meetings should have at least 24 hours reasonable notice to the public.” *Id.* (quoting *Op. Att'y Gen. Fla. 2000-08 (2000)*). Further, a Florida Attorney General opinion “finds that the type of notice given depends on the purpose for the notice, the character of the event about which the notice is given, and the nature of the rights to be affected.” *Id.* at 787 (citing *Op. Att'y Gen. Fla. 73-170 (1973)*). We also noted that the Attorney General addressed the term “reasonable notice” in its Government-In-The-Sunshine Manual, which provides as follows:

3. Except in the case of emergency or special meetings, notice should be provided at least 7 days prior to the meeting. Emergency sessions should be afforded the most appropriate and effective notice under the circumstances.

4. Special meetings should have no less than 24 and preferably at least 72 hours reasonable notice to the public. *Id.* (quoting 39 Government-in-the-Sunshine Manual, § (D) (4)(a)3., 4. (2017)). This court concluded that “[w]here there is no specific legislative directive as to what constitutes reasonable notice as a matter of law, we agree with the Attorney General that it is a fact specific inquiry.” *Id.* (reversing and holding summary judgment was improper where there was a disputed issue of fact as to whether 21.5 hours' notice was reasonable under the circumstances).

Few appellate cases have addressed the issue of what constitutes reasonable notice, but the First District Court of Appeal has held that notice of a special meeting was

reasonable where the special meeting was announced at the previous meeting and on a local radio station three days prior, the city posted the meeting agenda outside of city hall and delivered copies to the local media two days prior, and the media published an article regarding the meeting the day before. *Yarbrough v. Young*, 462 So. 2d 515, 516-17 (Fla. 1st DCA 1985). The First District has also held that a complaint made a prima facie showing of violation of the Sunshine Law by alleging that a public meeting regarding the appointment of a committee to study the operation of a regional utility authority was held without reasonable notice to the public where the meeting was held after approximately 1.5 hours' notice to the media. *Rhea v. City of Gainesville*, 574 So. 2d 221, 222 (Fla. 1st DCA 1991); see also *1186 *Fla. Citizens All., Inc. v. Sch. Bd. of Collier Cnty.*, 328 So. 3d 22, 28 (Fla. 2d DCA 2021) (applying the analysis of *Transparency for Fla.* and holding that “burying a notice inside a committee application and calendar on the instructional materials page of the District's website is an unreasonable way to give public notice of a meeting”).

Next, with respect to the phrase “open to the public,” the word “open” is defined, in part, as “exposed to view or attack; not covered or protected,” “admitting customers or visitors; available for business,” “accessible or available,” “frank and communicative,” and “not disguised or hidden.” *Oxford Am. Dictionary & Thesaurus* at 901. “Public” is defined, in part, as “relating to or available to the people as a whole.” *Id.* at 1043.

Case law also provides guidance as to the meaning of “open to the public.” In *Rhea v. School Board of Alachua County*, 636 So. 2d 1383 (Fla. 1st DCA 1994), the court entertained whether a workshop held in Orlando by the Alachua County School Board while attending a convention violated the Sunshine Law's requirement that official action occur in a meeting open to the public. *Id.* at 1384. Although the board advertised the meeting in a Gainesville newspaper and stated that all persons were invited, it was more than 100 miles away from the board's headquarters. *Id.*

The First District recognized that the statute does not define “public,” but that “[i]n construing a statute, words that are undefined by the statute should be given their plain and ordinary meaning.” *Id.* at 1385. The court looked to the dictionary definition of “public” as “of, relating to, or affecting the people as an organized community; a place accessible or visible to all members of the community; an organized body of people: community, nation; a group of people distinguished by common interests or characteristics.”

Id. (citing *Webster's 3d New Int'l Dictionary* 1836 (1981)). Applying the plain and ordinary meaning of the word to the case before it, the court held that “the relevant ‘public,’ the community that would be affected by the Board's official actions, is Alachua County.” *Id.* The court recited factors to be considered in determining whether the public was provided a reasonable opportunity to attend a meeting that is subject to the Sunshine Law: the interests of the public in having a reasonable opportunity to attend the meeting, the board's need to conduct a meeting at a site beyond the county boundaries, the extent of the distance from the usual meeting place, and any good faith action by the board to minimize the expense and inconvenience of the public in attending the out-of-county meeting. *Id.* Applying the test to the case before it, the court held the meeting held in an Orlando hotel room violated the Sunshine Law, as it did not afford the citizens of Alachua County a reasonable opportunity to attend. *Id.* at 1386; see also *Bigelow v. Howze*, 291 So. 2d 645, 646-48 (Fla. 2d DCA 1974) (holding that trial court properly declared public contract void where committee members who were members of the public body violated Sunshine Law by deliberating on a committee's recommendations while in Tennessee and then conducting a related meeting in a public room at a Florida hotel, since the “requisite advance notice and the reasonable opportunity [for the public] to attend did not exist”).

More recently, in *Herrin v. City of Deltona*, 121 So. 3d 1094 (Fla. 5th DCA 2013), the court wrote that “[t]he phrase ‘open to the public’ most reasonably means that meetings must be properly noticed and reasonably accessible to the public, not that the public has the right to be heard at *1187 such meetings.” *Id.* at 1097.³

Here, the lack of definitions for “reasonable notice” and “open to the public” in the statute do not render it unconstitutionally vague. To the extent the language requires any interpretation, the well-established case law and the plain and ordinary meaning of the terms provide ample guidance. Applying these definitions to the evidence here, sufficient evidence showed that Parris knowingly participated in a meeting that was not “open to the public” and for which “reasonable notice” was not given.

Perjury Charge

We also reject Parris's second argument that the state did not prove the perjury charge against her in count VI where the investigator's questioning was imprecise.

The crime of perjury is codified in [section 837.012, Florida Statutes \(2019\)](#), which provides that “[w]hoever makes a false statement, which he or she does not believe to be true, under oath, not in an official proceeding, in regard to any material matter shall be guilty of a misdemeanor of the first degree.” “The statement alleged to be perjury must be one of fact, and not of opinion or belief.” *Vargas v. State*, 795 So. 2d 270, 272 (Fla. 3d DCA 2001). “The questions posed to elicit perjured testimony must be asked with the appropriate specificity necessary to result in an equally specific statement of fact.” *Cohen v. State*, 985 So. 2d 1207, 1209 (Fla. 3d DCA 2008). “Precise questioning is imperative as a predicate for the offense of perjury.” *Id.* (quoting *Bronston v. United States*, 409 U.S. 352, 362, 93 S.Ct. 595, 34 L.Ed.2d 568 (1973)). A statement regarding a person's recollection is not an assertion of empirical fact that can support a perjury conviction. *McAlpin v. Crim. Just. Stds. & Training Comm'n*, 155 So. 3d 416, 421 (Fla. 1st DCA 2014). “[A]n initially false statement ... can be further explained so that the statement taken as a whole is not perjury.” *Id.* “The typical manner of proving perjury is to have two conflicting sworn statements by the same person.” *Id.*

Here, the perjury charge against Parris alleged in count VI of the information was based on her statements in the first half of the April 24 interview by Arens, and it alleged that Parris “falsely told a law enforcement officer that on April 22, 2020, she had several telephone conversations with City Manager Paul Carlisle concerning whether the April 22, 2020 Sebastian Council meeting was postponed or canceled.” During this interview, Arens communicated his understanding that the April 22 meeting had been canceled, and Parris volunteered that she had “mixed messages that entire day” and “received numerous phone calls, conflicting phone calls and emails from the ... city manager ... that day.” She “wish[ed]” he had sent her “all email,” but “[h]e chose to call me on my phone a few times.” She was “under the impression that there were two meetings scheduled by 5:00,” so she “got dressed and went to city hall ... and I went into my meeting.” Arens stated that ***1188** he thought the city manager sent an email “to all of you” at 2:30 p.m. canceling the meeting, and Parris responded, “There were several phone calls after that.”

We hold sufficient evidence showed that Parris made a false statement when she asserted that she had received numerous phone calls and emails from the city manager on April 22. At trial, the state's evidence included phone records showing that the city manager never called Parris on April 22. Arens's statements and questions, and Parris's responses, read in

context, indicate Parris was asserting that the city manager called her several times on April 22 and gave her conflicting information as to whether the meeting was canceled. Based on these “mixed messages,” she thought the April 22 meeting was still on, and she went to city hall. As the prosecutor showed the jury, Parris's statements conflicted with what the phone records actually showed.

Third, Parris argues that the state did not prove the perjury charge alleged against her in count V of the information. There, the state alleged that Parris “falsely told a law enforcement officer that she had no phone conversations with any other council members on April 22, 2020.” We agree with Parris that the state's evidence fell short.

As evidenced at trial, during the interview, Arens and Parris took a break due to Arens's recorder's batteries running out of power. During the second half of the interview, the parties began discussing Arens's role at the State Attorney's Office. Parris then reminded Arens that he had been asking about the April 22 meeting being videotaped or held on the Zoom platform, and she volunteered that she had consulted with her doctor about whether she should attend public meetings, and she felt it was important to attend meetings in person. She also spoke about her conversations with the city manager and the city clerk regarding how to allow for public input during the pandemic.

After briefly changing topics, Arens asked the question that led to the statements related to count V: “[Y]ou've had a lot of phone calls you said from people that were trying to, or from people about the meeting happening. You said you received phone calls or texts or messages?” Parris responded, “No, it was the city manager.” Arens sought to clarify: “Did you receive any phone calls or texts from Mr. Gilliam[s] or Mr. Mauti or anybody –”. Parris interjected:

I'm not ... going to do that, no. That's the Sunshine Law. ... That was pounded into my head from day one. ... Not to talk to them. And I think it's odd because it makes it really hard to come to good solutions when you can't communicate. But I've asked even a gentleman from Rick Scott's office. He sat down and he was kind enough, when I came to office to greet me and ... explain everything and it is what it is because (indiscernible) I go out of my way to make sure I don't violate that.

This evidence does not reflect that Parris clearly indicated she “had no phone conversations with any other council members on April 22, 2020.” The statements forming the

basis of count V were made during the second half of the interview, a significant amount of time after the April 22 meeting was referenced. Additionally, Arens asked Parris a broad question regarding whether she had conversations with members of the public pertaining to the April 22 meeting. Nothing in this broad question indicated that Arens was limiting Parris to phone calls and communications received on April 22 by other councilmembers. Parris's response to the unclear question was to state that she was referencing the city manager. Arens attempted *1189 to clarify that he was talking about the other councilpersons, but again, he failed to make it clear he was referencing April 22. Further, even if it could be said that Parris's response related to April 22, she did not make it clear that she had not spoken to the other councilmembers at all. Read in context, Parris seemed to be denying that she had any communications with them that violated the Sunshine Law.

Finally, we reject Parris's contention that her statements were not material. “[M]ateriality” is not an element of the crime of perjury in Florida but is a threshold issue that a court must determine as a matter of law prior to trial.” *Vargas*, 795 So. 2d at 272. “Material matter” means any subject, regardless of its admissibility under the rules of evidence, which could affect the course or outcome of the proceeding. Whether a matter is material in a given factual situation is a question of law.” § 837.011(3), Fla. Stat. (2019). “To be material, statements must be germane to the inquiry, and have a bearing on a determination in the underlying case.” *Vargas*, 795 So. 2d at 272. However, “[i]t is not essential that the false testimony bear directly on the main issue. It is sufficient if the false testimony is collaterally or corroboratively material to the ultimate material fact to be established.” *Gordon v. State*, 104 So. 2d 524, 531 (Fla. 1958). Here, Parris's statements are material because the statements showed her intent to participate in a meeting that was not reasonably noticed and not open to the public at all times.

Conclusion

Based on the foregoing, we reverse Parris's perjury conviction on count V and we remand for the county court to vacate the count V conviction and sentence. We affirm with respect to all other issues.

Affirmed in part, reversed in part, and remanded with directions.

Klingensmith, C.J., and Warner, J., concur.

Ciklin, J., concurs specially with opinion.

Ciklin, J., concurring specially.

The majority opinion solidly stands for the “clinical” legal reasoning and academic analysis behind our decision to both affirm and reverse certain of the convictions that occurred before a jury below.

I think it is important, however, to issue a clarion call to the hundreds of Florida public officials who are subject to the Florida Sunshine Law. Indeed, as more and more individuals become Floridians and engage in civic involvement, our new citizens need to be fully aware of Florida's Sunshine Law.⁴ The appellate briefs filed in this case suggesting that the Sunshine Law is vague and unclear or that the law is weak and unprovable have given me pause and a commensurate urge to raise a warning flag. It has been many years since a comprehensive opinion has been issued by a Florida intermediate appellate court on the subject and, thus, perhaps this admonition is particularly timely.

It seems unlikely, in this unfortunate series of events, that former Sebastian City Councilmembers Pamela Parris and Damien Gilliams would have ever thought it imaginable that they would now be appealing criminal convictions for which they have been sentenced to serve jail time of two months and six months, respectively. My guess is, that in retrospect, they would have run away and resisted any temptation *1190 to get caught up in the excitement of the moment ... as, unfortunately, they ultimately did. These recent Indian River County Sunshine Law prosecutions and convictions illustrate actual examples of popularly elected local governing body officials being ordered to do real jail time in a real Florida county jail for the commission of a real Florida crime. Of course, whether elected or appointed is of no consequence. The Florida Sunshine Law applies equally to all.

After now engaging in significant research on the law itself, plus sitting for oral argument on the topic in January, I have developed a concern that some government officials subject to the Sunshine Law may not fully appreciate the Law's meaning and/or the possible criminal penalties that lie in wait for those who carelessly fail to fully comprehend the Sunshine Law and abide by it. And this baffling complacency is not for want of official publications—including the current 360-page Government-In-The-Sunshine manual prepared by the

Florida Attorney General. 44 Government-in-the-Sunshine Manual (2022 ed.). To be sure, the briefings in these consolidated cases, and our majority opinion are considerably lengthy because the issues are complex and yet, paradoxically, not all that difficult to understand.

The scenario in this case is alarming. Three duly elected members of the Sebastian City Council who were not allowed to privately discuss foreseeable government issues did so anyway. They decided amongst themselves—as their personal protest to the mayor and city manager's decision to cancel a regularly scheduled city council meeting because of Covid—to enter the city council chambers and conduct the cancelled meeting anyway. Armed with a government-issued pass key, and in unlit city council chambers, these three city councilmembers took to the dais and purported to take official action at what in essence became a spontaneous, non-announced meeting of the three of them that lasted until the police showed up. That imprudent action was itself a flagrant violation of the Sunshine Law and a reading of the statute makes this conclusion abundantly clear.

Whether two or more officials privately discuss, in any manner whatsoever, a foreseeable issue of any magnitude, inside the other's office or at a coffee shop or in the spectator audience of a child's soccer match or at a statewide education conference or by quick text or whether they do so through surrogates (such as aides, friends, relatives, other government officials) or whether, as in this case, they decide to spontaneously convene an unannounced rally or meeting, so long as two or more are involved, these are all distinctions without a difference. And every individual unauthorized private discussion between two or more officials along the way constitutes an individual statutory crime against each person with each separate charge carrying a possible penalty of 60 days in the county jail. Plus a \$500 fine. Plus substantial court costs. Plus six months of probation. Per act. And notably, in the State of Florida, no statutory sentencing guidelines exist for these types of crimes and consecutive jail sentences and consecutive probationary periods are permitted and within the unfettered discretion of the trial judge.

Even though ample publications, and just as many available seminars, meetings, discussions, and groups, are specifically charged with fully educating officials subject to the Sunshine Law (which, ironically all three charged city councilmembers attended), here are my very easy takeaways from the current state of the Florida Sunshine Law.

***1191** 1. Meetings of two or more fellow government officials who are subject to the Sunshine Law are not allowed if any words of any type pertaining to any possible foreseeable issue will be communicated in any way unless they are open to the public to whom reasonable notice has been provided.

2. There is rarely any purpose for a private meeting or communication between two or more government officials who are both are subject to the Sunshine Law. Those who engage in such activity widely open themselves to allegations that some aspect of the governmental decisional process has unlawfully occurred behind closed doors. Any aspect of the decisional process—ranging from whether to conduct a meeting in the first instance to the concept of terminating administrative staff to the seemingly inane decision as to which government officials will even make a motion to begin open public discussion—is part of the official decisional process and must be wide-open and advertised in advance to the public.

3. Under Florida law, there is no such thing as an “informal” conference or “unofficial” caucus or pass-you-in-the-hallway information gathering (or sharing) by two or more government officials subject to the Sunshine Law which would thereby remove such communication from the Sunshine Law's ambit. Indeed, such “innocuous” meetings have been held to be illegal and nothing short of the unlawful crystallization of secret decisions to a point just short of public discussion and ceremonial acceptance. And whether done personally or through surrogates (such as aide-to-aide), such meetings are illegal under Florida's Sunshine Law.

4. Any attempt to distinguish between a “formal,” “informal,” “ministerial,” “informational gathering-only,” or “just a listening” meeting between two or more government officials—for purposes of determining whether the Sunshine Law applies—is by itself alien to the law's design, exposing it to the very evasions which it was designed to prevent.

5. Because a violation of Florida's Sunshine Law can be investigated and charged as a crime, all of those law enforcement and prosecutorial techniques, such as the issuance of subpoenas for cell phone records is but a signature away. In these cases, prosecutors easily gathered data and produced it for the jury showing numerous texts, emails, telephone conversations and voicemails over a wide-ranging period between all three

city councilmembers. The flow chart prepared by the prosecution and shown to the jury highlighted the dates of the calls, to whom they were made, the duration of the calls and the overall sequence of communications.

6. When in any doubt, as to whether a meeting or communication, either directly or indirectly between two or more government officials may be illegal under the Sunshine Law, the easy answer is: “LEAVE.” See *City of Miami v. Berns*, 245 So. 2d 38, 41 (Fla. 1971) (“The evil of closed door operation of government without permitting public scrutiny and participation is what the law seeks to prohibit. If a public official is unable to know whether by any convening of two or more officials he is violating the law, he should leave the meeting forthwith.”).

7. Lying, under oath, about any matter that is material to an alleged Sunshine Law violation is considered as

an additional crime of perjury and every individual lie constitutes an individual statutory crime against each person with each separate charge carrying a possible penalty of 1 year in the county jail. Plus ***1192** a \$1000 fine. Plus substantial court costs. Plus 12 months of probation. Per lie. And just as is the case with the underlying Sunshine Law crime, no statutory sentencing guidelines exist for this type of crime in Florida and thus consecutive jail sentences and consecutive probationary periods are permitted and within the trial judge's unfettered discretion.

All Citations

359 So.3d 1178, 48 Fla. L. Weekly D733

Footnotes

- 1 We take up Gilliams's appeal in a separate opinion in case 4D21-2667.
- 2 Parris asserts that the rule of lenity requires reversal. “When a court must construe an equivocal criminal statute, or when the statute is open to more than one interpretation and the court is otherwise unable to determine which interpretation was intended by the Legislature,” as opposed to “arbitrarily choosing one of the competing interpretations, the rule [of lenity] provides that a court should apply the interpretation that treats the defendant more leniently.” *Key v. State*, 296 So. 3d 469, 471 (Fla. 4th DCA 2020). However, application of the rule of lenity to a criminal statute typically involves competing interpretations. See, e.g., *Wooden v. United States*, — U.S. —, 142 S. Ct. 1063, 1069, 212 L.Ed.2d 187 (2022). Parris offers no possible competing interpretations nor any construction analysis, and, thus, her argument is more akin to an argument that a statute is unconstitutionally vague.
- 3 Parris argues these cases are inapplicable as they do not involve a criminal violation of the Sunshine Law. Although our courts' discussion of the meaning of “reasonable notice” and “open to the public” is contained in civil cases, the discussion extends to the meaning of the phrase in the criminal law context. See *Wolfson v. State*, 344 So. 2d 611, 614 (Fla. 2d DCA 1977) (acknowledging that the definition of “official act” it relied on was “employed in a civil context,” but observing that “we can think of no reasoning process which would compel the conclusion that it necessarily assumes a fatal vagueness when considered in a criminal context”).
- 4 The Sunshine Law applies to “any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation or political subdivision.” § 286.011(1), Fla. Stat. (2019).

SECTION B



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: January 21, 2025

Events and Activities

The 2025 Entertainment Series started with the Texas Tenors on January 8. It was a great show with a lot of positive feedback. The next show is on February 6 with Young Guns. Individual tickets are still on sale for the remaining 4 shows.

December was full of holiday cheer with residents hosting club parties at the Clubhouse. It ended with a great New Years Eve party with 99 in the Shade.

January started off with a bang with our first show for the 2025 Entertainment Series on January 8. Texas Tenors was a great show with a lot of positive feedback from residents. Residents celebrated Elvis' 90th birthday on January 10, and The Alans Magic Show will be at Lake Ashton on January 17.

February is going to be a busy month with our 2nd Annual Club Expo, two Entertainment Series Shows (2/6 and 2/21), a Valentine's Day Dinner Dance, and the beginning of our tech class series with the Dundee Library.

THE LINEUP

JAN. 8: THE TEXAS TENORS
THE TEXAS TENORS ARE THE MOST SUCCESSFUL MUSIC GROUP AND THIRD HIGHEST SELLING ARTIST IN THE HISTORY OF AMERICA'S GOT TALENT! HEAR NEW MUSIC ALONG WITH ROUSING PATRIOTIC FAVORITES AND EVERYTHING FROM COUNTRY TO CLASSICAL!

FEB. 6: YOUNG GUNS
THE BAND TEARS UP THE STAGE WITH SONGS FROM ICONIC COUNTRY ARTISTS OLD AND NEW LIKE FLORIDA GEORGIA LINE, CHARLIE DANIELS BAND, RASCAL FLATTS, GARTH BROOKS, JASON ALDEAN, TIM MCGRAW, BIG & RICH, DIERKS BENTLEY, GEORGE STRAIT, BLAKE SHELTON, JOHNNY CASH, AND MORE. DUELING ELECTRIC GUITARS, HEARTFELT ACOUSTIC BALLADS, AND THE BEAUTIFUL AND TALENTED ELECTRIC FIDDLE/VIOLINIST AND VOCALISTS CREATE A PARTY ATMOSPHERE INCLUDING AUDIENCE PARTICIPATION AND TEACHING LINE DANCING.

FEB. 21: DECADES BY PIERCE ARROW
FEATURING THE PIERCE ARROW QUARTET AND 2022 BRANSON COMEDIAN OF THE YEAR JAMES SIBLEY; TAKE A ONE-OF-A-KIND MUSICAL AND COMEDY JOURNEY THROUGH THE '60S, '70S AND '80S. DECADES IS NOTHING BUT FUN FROM START TO FINISH!

MAR. 20: DIVAS3
THREE FEMALE SINGERS WITH POWERHOUSE VOICES SING THE BIGGEST HITS OF THE GREATEST DIVAS IN MUSIC HISTORY. THIS VIBRANT SHOW SPANS FOUR DECADES COVERING THE '60S THROUGH THE '90S WITH HITS BY ARETHA FRANKLIN, CAROLE KING, CELINE DION, WHITNEY HOUSTON, CHER, DOLLY PARTON, DONNA SUMMER, ABBA, AND MORE!

APRIL 3: UPTOWN
UPTOWN IS A GROUP OF MEN WHO COMBINE THE SMOOTH STYLINGS OF R&B WITH THE FRESH HITS OF TODAY. THE PERFECT MIX OF BRUNO MARS CALIBER STAGE PRESENCE WITH THE VOCALS OF STEVIE WONDER AND MARVIN GAYE. EACH MEMBER OF THE COLLECTIVE IS A SOLOIST, BRINGING A UNIQUE FLAVOR OF PERFORMANCE THAT WILL HAVE ANY CROWD ON THEIR FEET DANCING AND SINGING ALONG.

LAKE ASHTON'S
2025

VALENTINE'S
DAY PARTY

14 FEB 6 P M

DINNER PROVIDED BY CHARM CITY
LIVE MUSIC BY THE PITCH PERFECT BAND

TICKETS: \$45
ONLINE & AT THE CLUBHOUSE ACTIVITIES OFFICE

The following additional events are scheduled for January - March at the Clubhouse

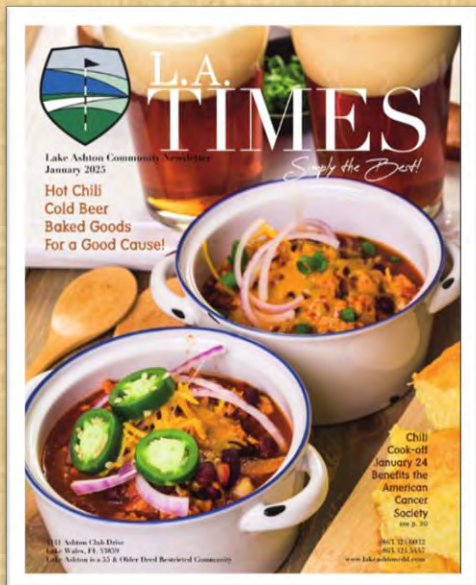
- 1/15: Lunch & Learn
- 1/17: The Alans Magic Show
- 1/29: National Puzzle Day – Puzzles in the Ballroom
- 2/4: Window Tinting Lunch & Learn
- 2/5: Club Expo
- 2/6: Entertainment Series - Young Guns
- 2/12: Tech Classes with Dundee Library
- 2/12: CCC & AED Class w/ PCFR
- 2/14: Valentine's Dinner Dance
- 2/21: Entertainment Series - Decades
- 2/24: Bloodmobile
- 2/25: Decorating Class w/ Kathy Williams
- 2/26: Tech Classes with Dundee Library
- 3/4: Mardi Gras Pardi
- 3/19: Senior Expo
- 3/20: Entertainment Series - Divas3
- 3/23: LA Cruise-In Car Show

The following bus trips are scheduled for 2025:

2/23: Bubbles & Broadway Bus Trip

Staff is working with the Travel Club facilitator at a local 55+ community to meet with our group of interested residents. We are currently working on scheduling a zoom meeting to discuss further. Residents have shown excitement about the possibility of expanding travel options to the community

Newsletter:



The January *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on December 23. The front cover promoted the LA Purple Stars Chili Cookoff. The back cover promoted the Health Classes available at the HFC and Clubhouse. The February *LA Times* Newsletter will be distributed on Friday, January 31. The deadline for the February Newsletter is January 15.



Monday Coffee:

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

- February 3: Neighborhood Water Meet the Chiefs
- February 17: Resident Talks – Appalachian Trail Bound
- February 24: AdventHealth
- March 3: Dr. Caba with Homeless Graduating Seniors
- March 10: City of Lake Wales Updates with Mayor Hillgoss

Safety and Security:

- Staff have processed 2,478 Amenity Access Cards for Lake Wales and Winter Haven Residents and have issued approximately 1,300 RFID tags.
- Residents are able to come in Tuesdays (10 am – 1 pm), Wednesdays (1-4 pm), and Thursdays (1-4 pm) to get RFID tags (LW only) and Amenity Access Cards (LW and WH)

- Lake Wales Residents will receive their RFID Tag(s) and Amenity Access Card(s) at the Clubhouse. Winter Haven Residents will receive their RFID Tag(s) at the HFC and their Amenity Access Card(s) at the Clubhouse.
- RV owners are able to make an appointment Monday – Friday 9 am – 4 pm to receive their RFID tag for their RV. 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. Staff has been processing RVs during general distribution as well.
- Training for residents will occur in the next 8 weeks and will be coordinated with LAICDD prior to any dates being set. Training will include how to access and use the visitor management system to pre-register guests and vendors to streamline the process of entering the gate.
- Welcome emails will go out after training has occurred and again will be coordinated with LAICDD so emails go out to all residents at the same time. ‘

Follow-Up from Previous Board Meeting

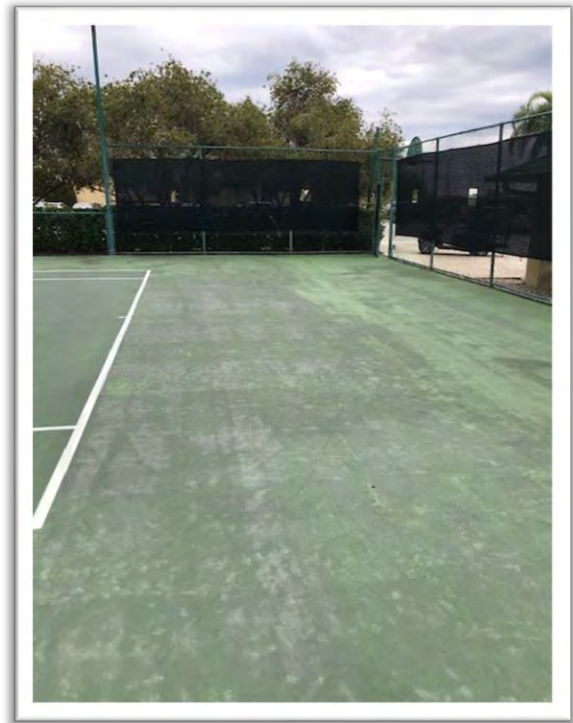
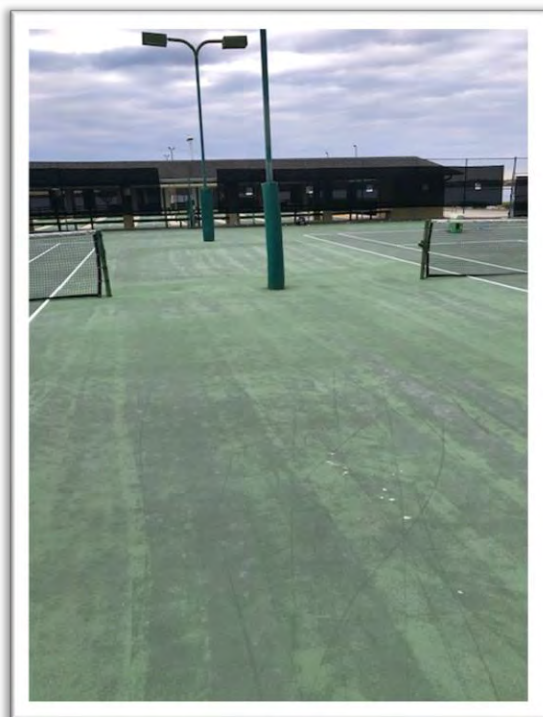
- Painting of the Clubhouse and surrounding amenities has been completed. The project has been evaluated and approved for payment.
- Staff is continuing to work on a grant with FEMA due to damage incurred. A site meeting is scheduled for January 15 at 11 am.
- Information and pictures of where the new AED units are installed was included in the January LA Times. A compression only CPR and AED class was scheduled with Polk County Fire Rescue for February 12.
- Charm City was advised of the Board's decision to permit installation of a sign at the entrance to Lake Ashton on Thompson Nursery Road on November 18. Staff has not received the signed agreement to move forward with sign placement.
- The geotechnical investigation was completed. The report was sent to Supervisors and is included in the agenda packet under the Engineer's report.
- The Reserve Study has been updated and is included in the agenda packet for feedback prior to the Budget Workshop.
- Staff is working with the sign vendors to get sample of the sign blades. Extreme Graphics is unable to provide a sample due to not being able to order such a small quantity of the material used. They assured us it would be the same quality as what we have installed as they did those signs previously.
- Staff is working with Florida Public Utilities to get State of Florida pricing set up. They said it will not occur until after we have received our first bill.
- The equipment for the Restaurant has been received and installed. The new equipment required changes to the ansul system. These changes will be

facilitated on 1/14/25. Staff has communicated all of this with the Restaurant Operator.

- The Media Center AC Unit was installed on Tuesday, January 7.

New Items

- Staff is requesting the Board to surplus the following Restaurant equipment:
 - Imperial Convection Oven – Not working – Don't recommend repairing and converting.
- Quotes for the color coat of the Tennis Courts are included in the agenda packet for Supervisors to consider. This was a project included on the project list for FY 2025. This project was moved from the recommended year of completion from the Reserve Advisors (2020) to this fiscal year. A total of \$17,039 was included in the budgeted capital project amount. Pictures of the current court condition are listed below.



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
<i>Clubhouse and Other Grounds Projects</i>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Includes replacement of all restaurant equipment, hot water heaters, and pool heater. Conversion only of the spa heater. Restaurant Equipment has been installed. Pool Heater has been replaced. Spa Heater was replaced. It was covered then needed to be replaced. Tankless hot water heaters are in the process of being ordered for installation. The quote received for conversion of those heaters is \$10,350. <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater \$5,000 - New Spa Heater	1/13/2025		\$32,460.00

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
Replace 48 Street Signs Throughout the Community	\$6,300.00		12/16/2024	Sable Loop & Roebelenii Dr. Ashton Palm & Roebelenii Dr. Coconut & Sable Loop Ashton Palm & Sable Loop MacArthur Palms & Ashton Palms Dornoch Dr. & Muirfield Loop Muirfield Loop & Ashton Club Dr. (North) Muirfield Loop & Ashton Club Dr. (South) Ashton Club Drive & Berwick Dr. Turnberry Lane & Troon Turnberry Lane & Waterford Dr. Turnberry Lane & Strathmore Dr. Berwick Dr. & Waterford Dr. Ashton Club Drive & Dunmore Dr. Dunmore Dr. & Birkdale Dr. (West) Dunmore Dr. & Birkdale Dr. (East) Dunmore Dr. & Tralee Dr. Ashton Club Drive & Tralee Dr. Dunmore Dr. & Mulligan Lane Dunmore Dr. & Limerick Dr. (North) Dunmore Dr. & Limerick Dr. (South) Litchfield Loop & Dunmore Dr. (North) Litchfield Loop & Blackmoor Dr. Litchfield Loop & Dunmore Dr. (South) LA Logo only on Heath Land Lane & SCL	1/13/2025		
<i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i>							
Repair 3 asphalt sections on Dunmore Drive	\$4,000.00		8/26/2024	4045 Dunmore Drive 4049 Dunmore Drive 4081 Dunmore Drive The Engineer is working with the company to address the bump still in the road	1/13/2025		
<i>Completed Projects - FY 2025</i>							
Replace Media Center AC Unit	\$7,500.00	\$7,442.00	12/16/2024	This project was completed on 1/7/25	1/13/2025		\$7,442.00
Installation of permanent roofline lighting at the Clubhouse and Guard House	\$28,902.00	\$28,902.00	9/16/2024	This project is complete.	1/13/2025		\$28,902.00
Clubhouse and Amenity Painting (On FY 24 Project List)	\$35,185.00	\$35,185.00	7/15/2024	This project is completed.	1/13/2025		\$35,185.00
Seal pipe and fill near 4081 Dunmore Drive	\$8,845.00	\$8,845.00	8/26/2024	4081 Dunmore Drive This is completed.	1/13/2025		\$8,845.00
Turnberry Lane Geotechnical Investigation	\$3,650.00	\$2,900.00	11/18/2024	This is complete. Report sent to Supervisors and included in the January agenda packet	1/13/2025		\$2,900.00
Purchase 2 additional AED Units	\$4,231.80	\$4,231.80	11/18/2024	These were installed on 12/12/24	1/13/2025		\$4,231.80
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
Totals	\$152,706.80	\$103,905.80				\$0.00	\$136,365.80

SECTION 1

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033
					Useful	Remaining																
Clubhouse Exterior and Other Exterior Property Elements																						
1,500	1,500	Linear Feet	Gutters and Downspouts, Aluminum	2042	15 to 20	17	Nov-24		15.50	23,250	23,250	70,350	23,250									
35,000	35,000	Square Feet	Roofs, Asphalt Shingles (Includes Metal Roofs)	2031	12 to 18	6	2018		6.00	210,000	210,000	276,346								276,346		
16	16	Squares	Roofs, Flat	2031	15 to 20	6	2018		1,100.00	17,600	17,600	23,160								23,160		
828	828	Linear Feet	Permanent Roofline Lighting System	2044	20 to 25	19	Nov-24		38.00	31,464	31,464	100,405	31,464									
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2023	5 to 7	-2	Dec-24		22,485.00	22,485	22,485	137,642	22,485							28,451		
50	50	Each	Signage	2025	20 to 25	0			800.00	40,000	40,000	41,600		41,600								
4,700	4,700	Linear Feet	Fences, Aluminum	2025	to 25	0	Repairs 11/22		46.00	216,200	216,200	224,848		224,848								
1	1	Allowance	Perimeter Column Caps, Pressure Wash and Paint	2027	to 5	2	2022		7,395.00	7,395	7,395	45,733				8,318					10,121	
1	1	Allowance	Pressure Wash Entrance Pavers, Blvd Medians, and Curbing	2028	to 5	3	2023		4,000	4,000	4,000	25,726					4,679					5,693
2,420	2,420	Linear Feet	Fences, Chain Link West Portion of Community	2030	to 30	5	Repairs 11/22		19.00	45,980	45,980	58,179								58,179		
70,000	70,000	Square Feet	Irrigation System	2039	to 40	14			1.00	70,000	70,000	126,066										
1	1	Each	Fountains (Main Entrance)																			
1	1	Each	Fountains (Clubhouse)																			
5,164	5,164	Square Feet	Pavers, Clubhouse Circular Drive	2028	15 to 20	3			7.00	36,148	36,148	36,148					36,148					
1,749	1,749	Square Feet	Pavers, Clubhouse Sidewalks	2028	15 to 20	3			7.00	12,243	12,243	12,243					12,243					
18,663	18,663	Square Feet	Pavers, Lake Ashton Blvd and Around Guard House	2023	15 to 20	-2			7.00	130,641	130,641	405,882										
Clubhouse Interior - Common Areas																						
6	6	Each	Rest Rooms, Renovation, Complete	2030	to 25	5	2021-remove wallpaper/paint/co		9,500.00	57,000	57,000	72,123								72,123		
2,875	2,875	Square Feet	Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms	2040	20 to 30	15	2020		17.00	48,875	48,875	91,542										
208	208	Square Feet	Windows - Foyer	2037	to 40	12			50.00	10,400	10,400	17,317										
2	2	Each	Doors, Wooden - Foyer, Set	2024	20 to 25	-1			4,000.00	8,000	8,000	27,612			8,653							
1	1	Each	Doors, Metal with Glass - East Entrance	2032	to 30	7			2,500.00	2,500	2,500	3,421									3,421	
1	1	Allowance	Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)	2035	to 20	10	2020		8,000.00	8,000	8,000	10,123										
14,500	14,500	Square Feet	Ceilings, Acoustical Tiles and Grid	2030	to 30	5	Replaced as needed		4.00	58,000	58,000	73,389								73,389		
1	1	Allowance	Paint Finishes Restrooms (Hallway)	2029	6 to 10	4	2020		3,000.00	3,000	3,000	9,199							3,796			
1	1	Allowance	Paint Finishes Hallway, Foyer and Fitness Center Vestible	2030	6 to 10	5	2021		6,500.00	6,500	6,500	19,931								8,225		
1	1	Allowance	Paint Finishes Restrooms (Fitness Center)	2029	6 to 10	4	2020		2,500.00	2,500	2,500	7,665						3,163				
172	172	Square Yards	Floor Coverings, Tile Fitness Center Restrooms	2030	to 30	9	2021		75.00	12,900	12,900	47,773								16,323		

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Clubhouse Exterior and Other Exterior Property Elements																	
1,500	1,500	Linear Feet	Gutters and Downspouts, Aluminum									47,100					
35,000	35,000	Square Feet	Roofs, Asphalt Shingles (Includes Metal Roofs)														
16	16	Squares	Roofs, Flat														
828	828	Linear Feet	Permanent Roofline Lighting System											68,941			
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs				37,439							49,267			
50	50	Each	Signage														
4,700	4,700	Linear Feet	Fences, Aluminum														
1	1	Allowance	Perimeter Column Caps, Pressure Wash and Paint				12,313					14,981					
1	1	Allowance	Pressure Wash Entrance Pavers, Blvd Medians, and Curbing					6,927					8,427				
2,420	2,420	Linear Feet	Fences, Chain Link West Portion of Community														
70,000	70,000	Square Feet	Irrigation System						126,066								
1	1	Each	Fountains (Main Entrance)														
1	1	Each	Fountains (Clubhouse)														
5,164	5,164	Square Feet	Pavers, Clubhouse Circular Drive														
1,749	1,749	Square Feet	Pavers, Clubhouse Sidewalks														
18,663	18,663	Square Feet	Pavers, Lake Ashton Blvd and Around Guard House										275,241				
Clubhouse Interior - Common Areas																	
6	6	Each	Rest Rooms, Renovation, Complete														
2,875	2,875	Square Feet	Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms							91,542							
208	208	Square Feet	Windows - Foyer				17,317										
2	2	Each	Doors, Wooden - Foyer, Set													18,959	
1	1	Each	Doors, Metal with Glass - East Entrance														
1	1	Allowance	Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)		10,123												
14,500	14,500	Square Feet	Ceilings, Acoustical Tiles and Grid														
1	1	Allowance	Paint Finishes Restrooms (Hallway)					5,403									
1	1	Allowance	Paint Finishes Hallway, Foyer and Fitness Center Vestibule						11,706								
1	1	Allowance	Paint Finishes Restrooms (Fitness Center)					4,502									
172	172	Square Yards	Floor Coverings, Tile Fitness Center Restrooms														

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033
					Useful	Remaining																
Clubhouse Interior Amenities																						
Ballroom																						
660	660	Square Feet	Windows, Southside Ballroom Windows	2053	to 40	28 to 30+	Windows-2018		50.00	33,000	33,000	0										
500	500	Square Feet	Windows, Northside Ballroom Windows	2037	to 40	12			50.00	25,000	25,000	41,627										
3	3	Each	Doors, Metal with Glass, set	2032	to 30	7			2,500.00	7,500	7,500	10,264									10,264	
2	2	Each	Doors, Metal (Dressing Rooms)	2049	to 30	24 to 30+	2019		800.00	1,600	1,600	0										
10	10	Each	Doors, Large Wooden, set	2032	to 30	7			1,300.00	13,000	13,000	17,791									17,791	
10	10	Each	Doors, Wooden	2032	to 30	7			450.00	4,500	4,500	6,159									6,159	
2	2	Each	Restrooms	2027	to 25	2			3,000.00	6,000	6,000	6,749				6,749						
970	970	Square Feet	Moveable Partition, Ballroom	2035	to 35	10			97.00	94,090	94,090	144,847										
1	1	Allowance	Walls, Paint Finishes	2024	6 to 10	-1	2015		8,000.00	8,000	8,000	35,593		8,000								11,386
627	627	Square Yards	Floor Coverings, Carpet	2020	8 to 12	-5	2009		65.00	40,755	40,755	103,495		40,755								
165	165	Square Yards	Floor Coverings, Wood Laminate	2020	18 to 25	-5	2009		150.00	24,750	24,750	62,851		24,750								
1	1	Allowance	Draperies	2024	5 to 10	-1	2014		25,000.00	25,000	25,000	116,784		25,000								
440	440	Each	Furniture, Chairs	2033	to 20	8	2013		155.00	68,200	68,200	97,070										97,070
36	12	Each	Furniture, Tables - Round	2024	to 20	-1	2016 (3 round)		455.00	5,460	16,380	25,506		5,460								
11	5	Each	Furniture, Tables - Rectangle	2024	to 20	-1			400.00	2,000	4,400	9,342		2,000								
12	6	Each	Furniture, Tables - Square	2024	to 20	-1			300.00	1,800	3,600	8,408		1,800								
1	1	Allowance	Kitchen, Ballroom, Renovation	2025	to 25	0			34,000.00	34,000	34,000	35,360		35,360								
520	520	Square Feet	Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen	2040	20 to 30	15	2020		17.00	8,840	8,840	16,557										
1	1	Each	Refrigerator - Ballroom Kitchen	2023	10 to 15	-2	2012		1,500.00	1,500	1,500	4,098										
1	1	Each	Ice Machine - Ballroom Kitchen	2038	10 to 15	13	2023		7,000.00	7,000	7,000	19,122										
1	1	Each	Dishwasher - Ballroom Kitchen	2027	5 to 10	2	2017		500.00	500	500	2,627				562						
122	122	Linear Feet	Cabinets, Laminate - Ballroom Kitchen	2025	15 to 20	0	Laminate replaced in 2013		80.00	9,760	9,760	32,391		10,150								
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen	2025	15 to 20	0	Laminate replaced in 2013		35.00	4,270	4,270	14,171		4,441								
Cinema																						
1	1	Allowance	Cinema, Renovation	2036	to 20	11	2016		40,000.00	40,000	40,000	64,041										
55	55	Each	Chairs	2026	to 20	1	2016 (upholstery only)		420.00	23,100	23,100	79,730			24,985							
94	94	Square Yards	Flooring, Carpet	2026	8 to 12	1	2016		65.00	6,110	6,110	30,871			6,609							
136	136	Square Yards	Walls, Carpet	2026	8 to 12	1	2016		65.00	8,840	8,840	44,664			9,561							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
Clubhouse Interior Amenities																	
Ballroom																	
660	660	Square Feet	Windows, Southside Ballroom Windows														
500	500	Square Feet	Windows, Northside Ballroom Windows				41,627										
3	3	Each	Doors, Metal with Glass, set														
2	2	Each	Doors, Metal (Dressing Rooms)														
10	10	Each	Doors, Large Wooden, set														
10	10	Each	Doors, Wooden														
2	2	Each	Restrooms														
970	970	Square Feet	Moveable Partition, Ballroom		144,847												
1	1	Allowance	Walls, Paint Finishes								16,207						
627	627	Square Yards	Floor Coverings, Carpet		62,740												
165	165	Square Yards	Floor Coverings, Wood Laminate		38,101												
1	1	Allowance	Draperies	37,006										54,778			
440	440	Each	Furniture, Chairs														
36	12	Each	Furniture, Tables - Round	8,082										11,964			
11	5	Each	Furniture, Tables - Rectangle	2,960										4,382			
12	6	Each	Furniture, Tables - Square	2,664										3,944			
1	1	Allowance	Kitchen, Ballroom, Renovation														
520	520	Square Feet	Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen							16,557							
1	1	Each	Refrigerator - Ballroom Kitchen				2,598										
1	1	Each	Ice Machine - Ballroom Kitchen				12,122										
1	1	Each	Dishwasher - Ballroom Kitchen				833										1,232
122	122	Linear Feet	Cabinets, Laminate - Ballroom Kitchen												22,241		
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen												9,730		
Cinema																	
1	1	Allowance	Cinema, Renovation			64,041											
55	55	Each	Chairs													54,745	
94	94	Square Yards	Flooring, Carpet			9,782										14,480	
136	136	Square Yards	Walls, Carpet			14,153										20,950	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Each	Projector	2032	5 to 10	7	2022		5,300.00	5,300	5,300	7,253										7,253	
1	1	Each	Receiver	2033	5 to 10	8	2023		2,400.00	2,400	2,400	3,416											3,416
2	2	Each	Amps	2025	5 to 10	0			2,000.00	4,000	4,000	19,433		4,160									
3	3	Each	Doors, Wood	2032	to 30	7			450.00	1,350	1,350	1,848										1,848	
			<u>Offices</u>																				
153	153	Square Feet	Flooring, LVT - Club Office	2043	20 to 30	18	2023		17.00	2,601	2,601	8,081	2,601										
1	1	Allowance	Wall Finishes, Paint - Club Office	2031	6 to 10	6	2022		940.00	940	940	2,998									1,237		
17	17	Square Yards	Flooring, Carpet - Activities Office	2020	8 to 12	-5	2009		65.00	1,105	1,105	1,105		1,105									
1	1	Allowance	Wall Finishes, Paint - Activities Office	2031	6 to 10	6	2022		1,239.00	1,239	1,239	3,951									1,630		
200	200	Square Feet	Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office	2040	20 to 30	15	2020		17.00	3,400	3,400	6,368											
1	1	Allowance	Wall Finishes, Paint - Community Director's Office	2031	6 to 10	6	2022		1,000.00	1,000	1,000	3,189									1,316		
4	4	Each	Computers - Club Office, Activities Office (2), Community Director's Office	2031	5 to 10	6	12/2023 (CO&AO) 4/2024 (CD)		800.00	3,200	3,200	13,573	3,200									4,379	
74	74	Square Feet	Windows, Store Front (Activities Office)	2042	to 40	17			100.00	7,400	7,400	14,991											
118	118	Square Feet	Windows, Store Front (Community Director's Office))	2042	to 40	17			100.00	11,800	11,800	23,905											
2	2	Each	Doors, Metal with Glass	2032	to 30	7			1,250.00	2,500	2,500	3,421										3,421	
			<u>Game Room</u>																				
102	102	Square Yards	Flooring, Carpet	2022	8 to 12	-3			65.00	6,630	6,630	31,512			7,171								
1	1	Allowance	Wall Finishes, Paint	2026	6 to 10	1			1,953.00	1,953	1,953	5,119			2,112								
1	1	Allowance	Wall Finishes, Wallpaper	2026	to 15	1			1,288.00	1,288	1,288	3,902			1,393								
2	2	Each	Pool Tables	2027	20 to 25	2			3,000.00	6,000	6,000	6,490			6,490								
2	2	Each	Tables, Poker	2027	to 25	2			1,200.00	2,400	2,400	2,700				2,700							
16	16	Each	Chairs	2041	to 20	16	2021		373.00	5,968	5,968	11,625											
74	74	Square Feet	Windows, Store Front	2042	to 40	17			100.00	7,400	7,400	14,991											
1	1	Each	Doors, Wooden	2032	to 30	7			450.00	450	450	616										616	
1	1	Each	Doors, Wooden, Large	2032	to 40	7			1,300.00	1,300	1,300	1,779										1,779	
			<u>Card Room</u>																				
486	486	Square Yards	Flooring, LVT	2043	20 to 30	18	2023		17.00	8,262	8,262	25,669	8,262										
1	1	Allowance	Wall Finishes, Paint	2032	6 to 10	7	2023		2,177.00	2,177	2,177	9,517	2,177										3,099
8	8	Each	Tables, Square (8)	2043	20 to 25	18	2023		250.00	2,000	2,000	2,250				2,250							
32	32	Each	Chairs (32)	2043	to 20	18	2023		373.00	11,936	11,936	16,989											16,989

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Each	Projector														
1	1	Each	Receiver														
2	2	Each	Amps		6,158										9,115		
3	3	Each	Doors, Wood														
			<u>Offices</u>														
153	153	Square Feet	Flooring, LVT - Club Office										5,480				
1	1	Allowance	Wall Finishes, Paint - Club Office							1,761							
17	17	Square Yards	Flooring, Carpet - Activities Office														
1	1	Allowance	Wall Finishes, Paint - Activities Office							2,321							
200	200	Square Feet	Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office							6,368							
1	1	Allowance	Wall Finishes, Paint - Community Director's Office							1,873							
4	4	Each	Computers - Club Office, Activities Office (2), Community Director's Office							5,994							
74	74	Square Feet	Windows, Store Front (Activities Office)									14,991					
118	118	Square Feet	Windows, Store Front (Community Director's Office))									23,905					
2	2	Each	Doors, Metal with Glass														
			<u>Game Room</u>														
102	102	Square Yards	Flooring, Carpet	9,814										14,527			
1	1	Allowance	Wall Finishes, Paint		3,007												
1	1	Allowance	Wall Finishes, Wallpaper								2,509						
2	2	Each	Pool Tables														
2	2	Each	Tables, Poker														
16	16	Each	Chairs								11,625						
74	74	Square Feet	Windows, Store Front									14,991					
1	1	Each	Doors, Wooden														
1	1	Each	Doors, Wooden, Large														
			<u>Card Room</u>														
486	486	Square Yards	Flooring, LVT										17,407				
1	1	Allowance	Wall Finishes, Paint								4,241						
8	8	Each	Tables, Square (8)														
32	32	Each	Chairs (32)														

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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- 2) FY2025 is Fiscal Year beginning October 1, 2024 and ending September 30 2025.

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Each	Buffet	2043	to 20		2023		500.00	500	500	1,053											
1	1	Allowance	Draperies	2025	5 to 10	0			1,500.00	1,500	1,500	7,129			1,622								
48	48	Square Feet	Windows, Store Front	2042	to 40	17			100.00	4,800	4,800	9,724											
2	2	Each	Doors, Wooden (1-8 ft and 1-6 ft)	2032	to 30	7			450.00	900	900	1,232										1,232	
			<u>Craft Room</u>							0	0	0											
51	51	Square Yards	Flooring, Ceramic Tile	2032	to 30	7			75.00	3,825	3,825	5,235										5,235	
1	1	Allowance	Wall Finishes, Paint	2024	6 to 10	-1	2024		1,075.00	1,075	1,075	4,640	1,075									1,471	
8	8	Each	Tables, 6 ft Rectangle	2022	to 20	-3 to 30+			300.00	2,400	2,400	0											
48	48	Linear Feet	Cabinets, Laminate	2022	15 to 20	-3			80.00	3,840	3,840	12,567			4,153								
48	48	Square Feet	Counters, Laminate	2022	15 to 20	-3			35.00	1,680	1,680	5,498			1,817								
100	100	Square Feet	Windows	2042	to 40	17			100.00	10,000	10,000	20,258											
1	1	Each	Doors, Wooden	2032	to 30	7			450.00	450	450	616										616	
			<u>Bowling Lanes</u>							0	0	0											
1	1	Allowance	Bowling Alley, Renovation	2041	to 20	16	2020		50,000.00	50,000	50,000	97,395											
30	30	Square Yards	Flooring, Carpet	2030	8 to 10	5	2020		65.00	1,950	1,950	6,119									2,467		
864	864	Square Feet	Flooring, LVT	2043	20 to 30	18	2023		17.00	14,688	14,688	30,945											
40	40	Square Yards	Flooring, Wood Flooring (Approach)	2035	18 to 25	10			83.00	3,320	3,320	5,111											
315	315	Square Yards	Wall Finishes, Carpet	2027	10 to 20	2	2012		65.00	20,475	20,475	64,511				23,032							
1	1	Each	Doors, Wooden, Large (Set)	2032	to 30	7			1,300.00	1,300	1,300	1,779										1,779	
2	2	Each	Doors, Wooden	2032	to 30	7			450.00	900	900	1,232										1,232	
2	2	Each	Doors, Metal	2032		7			800.00	1,600	1,600	2,190										2,190	
			<u>Media Center</u>							0	0	0											
603	603	Square Feet	Flooring, LVT	2022	8 to 12	-3	2024		17.00	10,251	10,251	45,047	10,251									14,029	
1	1	Allowance	Wall Finishes, Paint	2024	6 to 10	-1	2024		1,068.00	1,068	1,068	4,752	1,068										1,520
1	1	Each	Computers	2024	5 to 10	-1	2016		800.00	800	800	3,458			865							1,095	
74	74	Square Feet	Windows	2042	to 40	17			100.00	7,400	7,400	14,991											
2	2	Each	Doors, Wooden	2032	to 30	7			450.00	900	900	1,232										1,232	
			<u>Fitness Center</u>							0	0	0											
380	380	Square Feet	Windows	2042	to 40	17			100.00	38,000	38,000	76,981											
142	142	Square Yards	Flooring, Wood Laminate	2027	18 to 25	2			83.00	11,786	11,786	13,258				13,258							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Each	Buffet										1,053				
1	1	Allowance	Draperies	2,220										3,287			
48	48	Square Feet	Windows, Store Front									9,724					
2	2	Each	Doors, Wooden (1-8 ft and 1-6 ft)														
			<u>Craft Room</u>														
51	51	Square Yards	Flooring, Ceramic Tile														
1	1	Allowance	Wall Finishes, Paint								2,094						
8	8	Each	Tables, 6 ft Rectangle														
48	48	Linear Feet	Cabinets, Laminate											8,414			
48	48	Square Feet	Counters, Laminate											3,681			
100	100	Square Feet	Windows									20,258					
1	1	Each	Doors, Wooden														
			<u>Bowling Lanes</u>														
1	1	Allowance	Bowling Alley, Renovation								97,395						
30	30	Square Yards	Flooring, Carpet							3,652							
864	864	Square Feet	Flooring, LVT										30,945				
40	40	Square Yards	Flooring, Wood Flooring (Approach)		5,111												
315	315	Square Yards	Wall Finishes, Carpet									41,479					
1	1	Each	Doors, Wooden, Large (Set)														
2	2	Each	Doors, Wooden														
2	2	Each	Doors, Metal														
			<u>Media Center</u>														
603	603	Square Feet	Flooring, LVT									20,767					
1	1	Allowance	Wall Finishes, Paint									2,164					
1	1	Each	Computers							1,498							
74	74	Square Feet	Windows									14,991					
2	2	Each	Doors, Wooden														
			<u>Fitness Center</u>														
380	380	Square Feet	Windows									76,981					
142	142	Square Yards	Flooring, Wood Laminate														

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Allowance	Wall Finishes, Paint	2028	6 to 10	3	2018		2,800.00	2,800	2,800	8,125					3,276						
12	12	Square Feet	Counters, Laminate	2022	15 to 20	-3			35.00	420	420	1,340			420								
6	6	Linear Feet	Cabinets, Laminate	2022	15 to 20	-3			80.00	480	480	1,532			480								
1	1	Each	Equipment, Cardio - Treadmill A	2033	to 10	8	2023		6,500.00	6,500	6,500	29,447											9,252
1	1	Each	Equipment, Cardio - Treadmill B	2033	to 10	8	2023		6,500.00	6,500	6,500	29,447											9,252
1	1	Each	Equipment, Cardio - Treadmill C	2034	to 10	9	May-24		6,500.00	6,500	6,500	30,364	6,500										
1	1	Each	Equipment, Cardio - Treadmill D	2034	to 10	9	May-24		6,500.00	6,500	6,500	30,364	6,500										
1	1	Each	Equipment, Cardio - Elliptical A	2032	to 10	7	2022		4,300.00	4,300	4,300	14,596										5,885	
1	1	Each	Equipment, Cardio - Elliptical B	2032	to 10	7	2022		4,300.00	4,300	4,300	14,596										5,885	
1	1	Each	Equipment, Cardio - Recumbent Bicycle A	2025	to 10	0	2015		3,000.00	3,000	3,000	14,699			3,245								
1	1	Each	Equipment, Cardio - Recumbent Bicycle B	2025	to 10	0	2015		3,000.00	3,000	3,000	14,699			3,245								
1	1	Each	Equipment, Cardio - Recumbent Stepper	2027	to 10	2	2017		3,700.00	3,700	3,700	19,442				4,162							
1	1	Each	Equipment, Strength - Chest-Shoulder Machine	2033	to 15	8	2018		3,800.00	3,800	3,800	5,409											5,409
1	1	Each	Equipment, Strength - Ab-Bicep Machin	2033	to 15	8	2018		3,800.00	3,800	3,800	5,409											5,409
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine	2033	to 15	8	2018		3,800.00	3,800	3,800	5,409											5,409
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	2033	to 15	8	2018		3,800.00	3,800	3,800	5,409											5,409
			Restaurant							0	0	0											
4	1	Allowance	Kitchen Equipment, Grille and Bar, Phased	2022	15 to 20	-3 to 12			15,000.00	15,000	60,000	302,373	15,000		16,224		17,548		18,980		20,529		
500	500	Square Feet	Windows, Storefront	2037	to 40	12			50.00	25,000	25,000	41,627											
30	30	Square Yards	Floor Coverings, Tile (Bar and Server Area)	2032	to 30	7			75.00	2,250	2,250	5,127										5,127	
121	121	Square Yards	Floor Coverings, Tile (Kitchen)	2046	to 30	21	2016		75.00	9,075	9,075	20,680											
61	61	Square Yards	Floor Coverings, Carpet	2031	8 to 12	6	2019		65.00	3,965	3,965	11,322									5,218		
768	768	Square Feet	Flooring, LVT (Luxury Vinyl Tile)	2040	20 to 30	15	2019		17.00	13,056	13,056	28,607											
4	4	Each	Doors, Wooden	2032	to 30	7			650.00	2,600	2,600	3,558											3,558
3	3	Each	Doors, Metal with Glass	2032	to 30	7			2,500.00	7,500	7,500	10,264											10,264
1	1	Each	Doors, Metal with Glass (single)	2032	to 30	7			1,250.00	1,250	1,250	1,711											1,711
1	1	Allowance	Paint Finishes	2031	6 to 10	6	2022		4,100.00	4,100	4,100	11,707									5,395		
24	24	Each	Furniture, Wood Tables - Square	2030	to 20	5			350.00	8,400	8,400	10,629									10,629		
12	12	Each	Furniture, Wood Laminate - Round	2035	to 20	10	2015		500.00	6,000	6,000	9,237											
150	150	Each	Furniture, Metal Chairs with Cushion	2034	to 20	9	2014		100.00	15,000	15,000	18,250											

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Allowance	Wall Finishes, Paint					4,849									
12	12	Square Feet	Counters, Laminate											920			
6	6	Linear Feet	Cabinets, Laminate											1,052			
1	1	Each	Equipment, Cardio - Treadmill A										13,695				
1	1	Each	Equipment, Cardio - Treadmill B										13,695				
1	1	Each	Equipment, Cardio - Treadmill C	9,622										14,242			
1	1	Each	Equipment, Cardio - Treadmill D	9,622										14,242			
1	1	Each	Equipment, Cardio - Elliptical A									8,711					
1	1	Each	Equipment, Cardio - Elliptical B									8,711					
1	1	Each	Equipment, Cardio - Recumbent Bicycle A		4,618										6,836		
1	1	Each	Equipment, Cardio - Recumbent Bicycle B		4,618										6,836		
1	1	Each	Equipment, Cardio - Recumbent Stepper				6,161										9,119
1	1	Each	Equipment, Strength - Chest-Shoulder Machine														
1	1	Each	Equipment, Strength - Ab-Bicep Machin														
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine														
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine														
			Restaurant														
4	1	Allowance	Kitchen Equipment, Grille and Bar, Phased	22,204		24,015		25,975		28,095		30,387		32,867		35,549	
500	500	Square Feet	Windows, Storefront				41,627										
30	30	Square Yards	Floor Coverings, Tile (Bar and Server Area)														
121	121	Square Yards	Floor Coverings, Tile (Kitchen)													20,680	
61	61	Square Yards	Floor Coverings, Carpet										6,104				
768	768	Square Feet	Flooring, LVT (Luxury Vinyl Tile)											28,607			
4	4	Each	Doors, Wooden														
3	3	Each	Doors, Metal with Glass														
1	1	Each	Doors, Metal with Glass (single)														
1	1	Allowance	Paint Finishes							6,312							
24	24	Each	Furniture, Wood Tables - Square														
12	12	Each	Furniture, Wood Laminate - Round		9,237												
150	150	Each	Furniture, Metal Chairs with Cushion	18,250													

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
12	12	Each	Furniture, Metal Chairs with Cushion - Barstools	2034	to 20	9	2014		130.00	1,560	1,560	1,898											
61	61	Each	Furniture, Metal Chairs (Patio)	2030	to 25	5			250.00	15,250	15,250	19,296							19,296				
14	14	Each	Furniture, Metal Hi-Top Chairs (Patio)	2030	to 25	5			300.00	4,200	4,200	5,314							5,314				
12	12	Each	Furniture, Metal Tables - Round	2030	to 25	5			700.00	8,400	8,400	10,629							10,629				
3	3	Each	Furniture, Metal Tables - Hi-Top	2030	to 25	5			800.00	2,400	2,400	3,037							3,037				
3,026	3,026	Square Feet	Pavers, Clubhouse Restaurant Patio	2028	20	3			7.00	21,182	21,182	21,182					21,182						
1,840	1,840	Square Feet	Awning, Vinyl	2035	10 to 15	10	2023		20.00	24,000	36,800	121,100											
			HVAC																				
15	15	Each	Reme Halo LED Cartridge Replacement	2025	to 4	0	2014		495.00	7,425	7,425	71,070		7,722				9,034					10,568
1	1	Each	Ballroom SW #1	2029	15 to 20	4	2014		35,000.00	35,000	35,000	42,583						42,583					
1	1	Each	Ballroom NW #2	2025	15 to 20	0	5/2010		9,500.00	9,500	9,500	9,880		9,880									
1	1	Each	Ballroom SE #3	2030	15 to 20	5	2015		35,000.00	35,000	35,000	44,286							44,286				
1	1	Each	Ballroom NE #4	2025	15 to 20	0	4/2010		9,500.00	9,500	9,500	9,880		9,880									
1	1	Each	Cinema #5	2038	15 to 20	13	2023		8,500.00	8,500	8,500	23,219	8,500										
1	1	Each	Foyer #6	2024	15 to 20	-1	2009		7,500.00	7,500	7,500	7,500	7,500										
1	1	Each	Restaurant Dining Room Bar Side #7	2034	15 to 20	9	2018		20,000.00	20,000	20,000	29,605											
1	1	Each	Restaurant Dining Room Kitchen Side #8	2030	15 to 20	5	2015		20,000.00	20,000	20,000	25,306							25,306				
1	1	Each	Restaurant Kitchen #9	2028	15 to 20	3	2013		9,500.00	9,500	9,500	11,114					11,114						
1	1	Each	Game Room #10	2029	15 to 20	4	2014		9,500.00	9,500	9,500	11,558						11,558					
1	1	Each	Bowling Alley #11	2033	15 to 20	8	2018		9,500.00	9,500	9,500	13,521											13,521
1	1	Each	Card Room #12	2027	15 to 20	2	2012		7,500.00	7,500	7,500	8,436				8,436							
1	1	Each	Craft Room #13	2038	15 to 20	13	2023		7,500.00	7,500	7,500	20,488	7,500										
1	1	Each	Media Center #14	2039	15 to 20	14	Dec-24		7,500.00	7,500	7,500	21,007	7,500										
1	1	Each	Conference Room #15	2039	15 to 20	14	2024		9,500.00	9,500	9,500	17,109											
1	1	Each	Fitness Center #16	2031	15 to 20	6	2016		20,000.00	20,000	20,000	26,319								26,319			
1	1	Each	Gate House #17	2039	15 to 20	14	2024		5,000.00	5,000	5,000	9,005											
Exterior Amenities																							
			Bocce Ball Court																				
2	2	Each	Bocce Courts, Light Poles and Fixtures	2046	to 30	21	2016		2,500	5,000	5,000	11,850											
1	1	Allowance	Bocce Court Carpet	2032	8 to 10	7	2023		19,000	19,000	19,000	82,013										26,003	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
12	12	Each	Furniture, Metal Chairs with Cushion - Barstools	1,898													
61	61	Each	Furniture, Metal Chairs (Patio)														
14	14	Each	Furniture, Metal Hi-Top Chairs (Patio)														
12	12	Each	Furniture, Metal Tables - Round														
3	3	Each	Furniture, Metal Tables - Hi-Top														
3,026	3,026	Square Feet	Pavers, Clubhouse Restaurant Patio														
1,840	1,840	Square Feet	Awning, Vinyl		36,947												59,153
			HVAC														
15	15	Each	Reme Halo LED Cartridge Replacement				12,363				14,463				16,920		
1	1	Each	Ballroom SW #1														
1	1	Each	Ballroom NW #2														
1	1	Each	Ballroom SE #3														
1	1	Each	Ballroom NE #4														
1	1	Each	Cinema #5					14,719									
1	1	Each	Foyer #6														
1	1	Each	Restaurant Dining Room Bar Side #7	29,605													
1	1	Each	Restaurant Dining Room Kitchen Side #8														
1	1	Each	Restaurant Kitchen #9														
1	1	Each	Game Room #10														
1	1	Each	Bowling Alley #11														
1	1	Each	Card Room #12														
1	1	Each	Craft Room #13					12,988									
1	1	Each	Media Center #14						13,507								
1	1	Each	Conference Room #15						17,109								
1	1	Each	Fitness Center #16														
1	1	Each	Gate House #17						9,005								
Exterior Amenities																	
			Bocce Ball Court														
2	2	Each	Bocce Courts, Light Poles and Fixtures													11,850	
1	1	Allowance	Bocce Court Carpet							37,010							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Each	Furniture, Metal - Round Table	2027	to 25	2			2,500.00	2,500	2,500	2,812				2,812							
4	4	Each	Furniture, Metal - Benches	2027	to 25	2			800.00	3,200	3,200	3,600				3,600							
13	13	Each	Furniture, Metal - Chairs	2027	to 25	2			250.00	3,250	3,250	3,656				3,656							
1,070	1,070	Square Feet	Pavers	2032	to 30	7			7.00	7,490	7,490	10,251									10,251		
			<u>Pool/Spa</u>																				
7600	7,600	Square Feet	Deck, Pavers	2032	to 30	7	2002		7.00	53,200	53,200	72,808									72,808		
400	400	Linear Feet	Fences, Aluminum	2027	to 25	2	2002		46.00	18,400	18,400	20,697				20,697							
35	35	Each	Furniture, Metal Chairs	2027	to 25	2			250.00	8,750	8,750	9,843				9,843							
7	7	Each	Furniture, Metal Tables (Round)	2027	to 25	2			700.00	4,900	4,900	5,512				5,512							
13	13	Each	Furniture, Metal Tables (Side)	2027	to 25	2			150.00	1,950	1,950	2,193				2,193							
23	23	Each	Furniture, Lounge Chairs (Rolling)	2027	to 25	2			1,500.00	34,500	34,500	38,808				38,808							
12	12	Each	Furniture, Lounge Chairs (Non-Rolling)	2025	to 10	0	2015		400.00	4,800	4,800	25,222		5,399									
2	1	Allowance	Mechanical Equipment, Pool - Self Priming Pump	2036	to 15	11 to 18	2021		15,000.00	15,000	30,000	32,548											
1	1	Each	Mechanical Equipment, Pool - Gas Heater	2030	7 to 12	5	Nov-24		3,700.00	3,700	3,700	11,994									5,064		
1	1	Each	Mechanical Equipment, Pool - Electric Heater	2020	15 to 20	-5			3,800.00	3,800	3,800	3,952		3,952									
1	1	Each	Mechanical Equipment, Pool - Electric Cooling/Heating Unit	2037	15 to 20	12	2022		6,300.00	6,300	6,300	10,490											
1	1	Each	Mechanical Equipment, Spa - Circulating Motor and Pump	2017	to 15	-8			5,000.00	5,000	5,000	14,205		5,200									
1	1	Each	Mechanical Equipment, Spa - Therapy Motor and Pump	2033	to 15	8	2023		5,000.00	5,000	5,000	17,651											7,117
1	1	Each	Mechanical Equipment, Spa - Gas Heater	2033	7 to 12	8	Jan-25		4,700.00	4,700	4,700	15,845											6,690
1	1	Each	Handicap Lift, Pool	2032	to 10	7	2022		5,000.00	5,000	5,000	16,972									6,843		
1	1	Each	Handicap Lift, Spa	2034	to 10	9	2024		7,000.00	7,000	7,000	25,700											
3	3	Each	Pool, Light Poles and Fixtures	2056	to 40	31 to 30+	2016		4,500.00	13,500	13,500	0											
2760	2,760	Square Feet	Pool Finishes, Plaster	2033	8 to 12	8	2023		11.50	31,740	31,740	143,787											45,176
1	1	Allowance	Finishings, Paint - Concrete Columns	2023	5 to 7	-2	2016		3,225.00	3,225	3,225	20,403	3,225								4,244		
			<u>Shuffleboard Court</u>							0	0	0											
8	8	Each	Shuffleboard Courts, Surface Replacement	2057	to 40	32	2017		2,600.00	20,800	20,800	0											
278	278	Sqaure Yards	Shuffleboard Courts, Color Coat	2023	4 to 6	-2	2017		44.00	12,232	12,232	101,217		12,721							16,096		
8	8	Each	Shuffleboard Court, Light Poles and Fixtures	2027	to 35	2			1,500.00	12,000	12,000	13,498				13,498							
1,700	1,700	Square Feet	Roofs, Asphalt Shingles	2020	12 to 18	-5	2002		6.00	10,200	10,200	11,032			11,032								
266	266	Linear Feet	Gutters and Downspouts, Aluminum	2041	15 to 20	16	Aug-23		9.47	2,519	2,519	7,426	2,519										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Each	Furniture, Metal - Round Table														
4	4	Each	Furniture, Metal - Benches														
13	13	Each	Furniture, Metal - Chairs														
1,070	1,070	Square Feet	Pavers														
			<u>Pool/Spa</u>														
7600	7,600	Square Feet	Deck, Pavers														
400	400	Linear Feet	Fences, Aluminum														
35	35	Each	Furniture, Metal Chairs														
7	7	Each	Furniture, Metal Tables (Round)														
13	13	Each	Furniture, Metal Tables (Side)														
23	23	Each	Furniture, Lounge Chairs (Rolling)														
12	12	Each	Furniture, Lounge Chairs (Non-Rolling)		7,992										11,831		
2	1	Allowance	Mechanical Equipment, Pool - Self Priming Pump			17,548											
1	1	Each	Mechanical Equipment, Pool - Gas Heater						6,930								
1	1	Each	Mechanical Equipment, Pool - Electric Heater														
1	1	Each	Mechanical Equipment, Pool - Electric Cooling/Heating Unit				10,490										
1	1	Each	Mechanical Equipment, Spa - Circulating Motor and Pump						9,005								
1	1	Each	Mechanical Equipment, Spa - Therapy Motor and Pump									10,534					
1	1	Each	Mechanical Equipment, Spa - Gas Heater							9,155							
1	1	Each	Handicap Lift, Pool								10,129						
1	1	Each	Handicap Lift, Spa	10,362										15,338			
3	3	Each	Pool, Light Poles and Fixtures														
2760	2,760	Square Feet	Pool Finishes, Plaster										66,871				
1	1	Allowance	Finishings, Paint - Concrete Columns					5,585							7,349		
			<u>Shuffleboard Court</u>														
8	8	Each	Shuffleboard Courts, Surface Replacement														
278	278	Sqaure Yards	Shuffleboard Courts, Color Coat			19,584					23,827					28,989	
8	8	Each	Shuffleboard Court, Light Poles and Fixtures														
1,700	1,700	Square Feet	Roofs, Asphalt Shingles														
266	266	Linear Feet	Gutters and Downspouts, Aluminum								4,907						

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2030	5 to 7	5	Dec-24		2,245.00	2,245	2,245	13,228	2,245							2,841			
4	4	Each	Door, Metal	2032	to 30	7			800.00	3,200	3,200	4,379										4,379	
Tennis Court																							
1,600	1,600	Square Yards	Tennis Courts, Color Coat	2020	4 to 6	-5	2014		10.24	16,384	16,384	135,573		17,039							21,560		
1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2026	to 25	1			35.00	56,000	56,000	58,240			58,240								
480	480	Linear Feet	Tennis Courts, Fence	2025	to 25	0			35.00	16,800	16,800	17,472		17,472									
9	9	Each	Tennis Courts, Light Poles and Fixtures	2027	to 35	2			2,500.00	22,500	22,500	25,309				25,309							
Pavilion																							
8	8	Each	Furniture, Metal - Square Tables	2042	to 25	17	2017		650.00	5,200	5,200	10,534											
2	2	Each	Furniture, Metal - Rectangle Tables	2042	to 25	17	2017		780.00	1,560	1,560	3,160											
40	40	Each	Furniture, Metal - Chairs	2042	to 25	17	2017		250.00	10,000	10,000	20,258											
1,700	1,700	Square Feet	Roofs, Asphalt Shingles	2030	12 to 18	5	2018		6.00	10,200	10,200	33,569									12,906		
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2030	5 to 7	5	Dec-24		2,565.00	2,565	2,565	15,114	2,565								3,246		
4	4	Each	Charcoal Grills	2029	to 15	4	2014		2,800.00	11,200	11,200	38,168							13,627				
2	2	Each	Doors, Aluminum (Sets)	2049	20 to 25	24	Jun-24		1,446.00	2,892	2,892	2,892	2,892										
Pet Play Park																							
1	1	Allowance	Pet Play Park Furniture, Metal	2027	to 25	2			2,500.00	2,500	2,500	8,974				2,812							
500	500	Linear Feet	Fences, Chain Link	2051	to 30	26 to 30+	2021		19.00	9,500	9,500	0											
Guard House																							
1,400	1,400	Square Feet	Roof, Asphalt Shingles	2028	12	3	2016		6.00	8,400	8,400	25,560					9,827						
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2031	5 to 7	6	Dec-24	2015	2,950.00	2,950	2,950	18,662	2,950								3,882		
200	200	Linear Feet	Permanent Roofline Lighting System	2044	20 to 25	19	Nov-24		38.00	7,600	7,600	24,253	7,600										
233	233	Square Feet	Floor Coverings, Tile	2032	to 30	7			75.00	17,475	17,475	23,916										23,916	
1	1	Each	Rest Rooms, Renovation, Complete	2027	to 25	2			3,000.00	3,000	3,000	3,796									3,796		
4	4	Each	Gate Arms	2033	to 10	8	2023		1,200.00	4,800	4,800	21,745											6,832
4	4	Each	Gate Operators	2033	to 10	8	2023		9,212.50	36,850	36,850	166,936											52,449
Security																							
1	1	Each	Golf Cart - Green Club Car (Hard Sides)	2031	to 10	6	2021		14,000.00	14,000	14,000	67,666									19,160		
1	1	Each	Golf Cart - White 2018 EZGO TXT	2031	to 10	6	2021		14,000.00	14,000	14,000	67,666									19,160		
1	1	Each	Golf Cart - 2021 ICON	2034	to 10	9	2024		14,000.00	14,000	14,000	54,399	3,000										

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs			3,594						4,548					
4	4	Each	Door, Metal														
			Tennis Court														
1,600	1,600	Square Yards	Tennis Courts, Color Coat			26,231					31,914					38,829	
1,600	1,600	Square Yards	Tennis Courts, Surface Replacement														
480	480	Linear Feet	Tennis Courts, Fence														
9	9	Each	Tennis Courts, Light Poles and Fixtures														
			Pavilion														
8	8	Each	Furniture, Metal - Square Tables									10,534					
2	2	Each	Furniture, Metal - Rectangle Tables									3,160					
40	40	Each	Furniture, Metal - Chairs									20,258					
1,700	1,700	Square Feet	Roofs, Asphalt Shingles									20,663					
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs			4,107						5,196					
4	4	Each	Charcoal Grills											24,541			
2	2	Each	Doors, Aluminum (Sets)														
			Pet Play Park														
1	1	Allowance	Pet Play Park Furniture, Metal														6,162
500	500	Linear Feet	Fences, Chain Link														
			Guard House														
1,400	1,400	Square Feet	Roof, Asphalt Shingles							15,733							
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs					5,108							6,722		
200	200	Linear Feet	Permanent Roofline Lighting System											16,653			
233	233	Square Feet	Floor Coverings, Tile														
1	1	Each	Rest Rooms, Renovation, Complete														
4	4	Each	Gate Arms										10,113				
4	4	Each	Gate Operators										77,637				
			Security														
1	1	Each	Golf Cart - Green Club Car (Hard Sides)								34,506						
1	1	Each	Golf Cart - White 2018 EZGO TXT								34,506						
1	1	Each	Golf Cart - 2021 ICON	20,723										30,676			

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2027	to 25	2			15,000.00	15,000	15,000	16,873				16,873							
2	1	Allowance	Security System, Phased	2022	to 15	-3 to 4			15,500.00	15,500	31,000	91,830						18,858					
Pavement Management																							
1	1	Allowance	Pavement Management Report (Updated)	2025	5	0	2020		10,000.00	10,000	10,000	89,566		10,000							12,653		
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat	2025	3 to 5	0			0.50	13,873	51,450	569,938	13,873	14,428	15,005	15,605	16,229	16,879	17,554	18,256	18,986	19,746	
3,033	3,033	Square Yards	Parking Lot Resurface - East Lot	2038	15 to 20	13	2018		12.00	36,396	36,396	63,026											
2,878	2,878	Square Yards	Parking Lot Resurface - West Lot	2038	15 to 20	13	2018		12.00	34,536	34,536	59,805											
2,175	2,175	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive	2022	15 to 20	-3 to -1	2022		41.00	89,175	89,175	89,175											
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)	2022	15 to 20	-3 to 1	2022		41.00	102,500	102,500	102,500											
3,277	3,277	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln	2026	15 to 20	1			41.00	134,357	134,357	139,731		139,731									
812	812	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) MacArthur Palms Dr	2026	15 to 20				41.00	33,292	33,292	37,449				37,449							
6,246	6,246	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Dunmore Dr	2026	15 to 20				41.00	256,086	256,086	299,584					299,584						
1,791	1,791	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Litchfield Loop	2026	15 to 20				41.00	73,431	73,431	92,914								92,914			
1,655	1,655	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Waterford Dr	2026	15 to 20				41.00	67,855	67,855	73,392			73,392								
1,325	1,325	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Aberdeen Ln	2026	15 to 20	1 to 3			41.00	54,325	54,325	80,414											
667	667	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr	2028	15 to 20				41.00	27,347	27,347	43,783											
2,359	2,359	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop	2028	15 to 20				41.00	96,719	96,719	181,153											
1,307	1,307	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr	2028	15 to 20				41.00	53,587	53,587	108,557											
2,650	2,650	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop	2028	15 to 20				41.00	108,650	108,650	238,066											
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound	2028	15 to 20				41.00	93,480	93,480	221,540											
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)	2028	15 to 20				41.00	93,480	93,480	161,877											
407	407	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Troon Ln	2028	15 to 20				41.00	16,687	16,687	0											
1,555	1,555	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Strathmore Dr	2028	15 to 20				41.00	63,755	63,755	0											
1,085	1,085	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Birkdale Dr	2028	15 to 20				41.00	44,485	44,485	0											
395	395	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Roebelenii Dr	2028	15 to 20				41.00	16,195	16,195	0											
850	850	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Dornoch Dr	2028	15 to 20				41.00	34,850	34,850	0											
547	547	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Blackmoor Ln	2028	15 to 20	3 to 30+			41.00	22,427	22,427	0											
3,668	3,668	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Club Dr (N of APD)	2028	15 to 20	3 to 30+			41.00	150,388	150,388	0											
856	856	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr	2030	15 to 20	5 to 30+			41.00	35,096	35,096	0											
766	766	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln	2030	15 to 20	5 to 30+			41.00	31,406	31,406	0											

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
1	1	Allowance	Life Safety System, Control Panel and Emergency Devices														
2	1	Allowance	Security System, Phased			24,816							32,656				
Pavement Management																	
1	1	Allowance	Pavement Management Report (Updated)		15,395					18,730					22,788		
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat	20,535	21,357	22,211	23,100	24,024	24,984	25,984	27,023	28,104	29,228	30,397	31,613	32,878	34,193
3,033	3,033	Square Yards	Parking Lot Resurface - East Lot					63,026									
2,878	2,878	Square Yards	Parking Lot Resurface - West Lot					59,805									
2,175	2,175	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive														
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)														
3,277	3,277	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln														
812	812	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) MacArthur Palms Dr														
6,246	6,246	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Dunmore Dr														
1,791	1,791	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Litchfield Loop														
1,655	1,655	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Waterford Dr														
1,325	1,325	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Aberdeen Ln	80,414													
667	667	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr			43,783											
2,359	2,359	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop							181,153							
1,307	1,307	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr									108,557					
2,650	2,650	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop											238,066			
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound													221,540	
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)					161,877									
407	407	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Troon Ln														
1,555	1,555	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Strathmore Dr														
1,085	1,085	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Birkdale Dr														
395	395	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Roebelenii Dr														
850	850	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Dornoch Dr														
547	547	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Blackmoor Ln														
3,668	3,668	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Club Dr (N of APD)														
856	856	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr														
766	766	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln														

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
772	772	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Heath Land Ln	2030	15 to 20	5 to 30+			41.00	31,652	31,652	0											
1,857	1,857	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Limerick Dr	2030	15 to 20	5 to 30+			41.00	76,137	76,137	0											
370	370	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr	2030	15 to 20	5 to 30+			41.00	15,170	15,170	0											
980	980	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr	2030	15 to 20	5 to 30+			41.00	40,180	40,180	0											
1,457	1,457	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Sable Loop Dr	2030	15 to 20	5 to 30+			41.00	59,737	59,737	0											
Stormwater Management																							
56	56	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	-3 to 5			500.00	28,000	28,000	322,677		29,120									
2,645	2,645	Linear Feet	Concrete Curbs and Gutters, Partial	2022	to 65	-3 to 9			26.00	68,770	68,770	731,115		71,521									
Concrete Pathways, Ponds, and Bridges																							
24,416	24,416	Linear Feet	Golf Course Pathways, Partial	2024	15 to 20	-1			0.41	10,000	10,000	272,500	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
1,864	1,864	Linear Feet	Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)	2024		-1			16.09	30,000	30,000	792,500	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
392	392	Linear Feet	Bridge 1 Substructure Replacement	2033		8			500.00	196,000	196,000	278,969											278,969
3920	3920	Square Feet	Bridge 1 Decking Replacement	2033		8			28.00	109,760	109,760	156,223											156,223
25	25	Linear Feet	Bridge 2 Substructure Replacement						500.00	12,710	12,710	0											
254	254	Square Feet	Bridge 2 Decking Replacement						28.00	7,112	7,112	0											
25	25	Linear Feet	Bridge 3 Substructure Replacement						500.00	12,600	12,600	0											
254	254	Square Feet	Bridge 3 Decking Replacement						28.00	7,112	7,112	0											
201	201	Linear Feet	Bridge 4 Substructure Replacement						500.00	100,500	100,500	0											
2010	2010	Square Feet	Bridge 4 Decking Replacement						28.00	56,280	56,280	0											
58	58	Linear Feet	Bridge 5 Substructure Replacement						500.00	29,000	29,000	0											
580	580	Square Feet	Bridge 5 Decking Replacement						28.00	16,240	16,240	0											
70	70	Linear Feet	Bridge 6 Substructure Replacement						500.00	35,000	35,000	0											
700	700	Square Feet	Bridge 6 Decking Replacement						28.00	19,600	19,600	0											
79	79	Linear Feet	Bridge 7 Substructure Replacement						500.00	39,500	39,500	0											
790	790	Square Feet	Bridge 7 Decking Replacement						28.00	22,120	22,120	0											
90	90	Linear Feet	Bridge 8 Substructure Replacement						500.00	44,750	44,750	0											
895	895	Square Feet	Bridge 8 Decking Replacement						28.00	25,060	25,060	0											
97	97	Linear Feet	Bridge 9 Substructure Replacement						500.00	48,500	48,500	0											
970	970	Square Feet	Bridge 9 Decking Replacement						28.00	27,160	27,160	0											
81	81	Linear Feet	Bridge 10 Substructure Replacement	2035		10			500.00	40,250	40,250	61,963											

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
772	772	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Heath Land Ln														
1,857	1,857	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Limerick Dr														
370	370	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr														
980	980	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr														
1,457	1,457	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Sable Loop Dr														
Stormwater Management																	
56	56	Each	Catch Basins, Inspections and Capital Repairs, Phased			44,829		48,487			52,443		58,992		63,806		
2,645	2,645	Linear Feet	Concrete Curbs and Gutters, Partial			110,103		119,087			128,805		144,888		156,711		
Concrete Pathways, Ponds, and Bridges																	
24,416	24,416	Linear Feet	Golf Course Pathways, Partial	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
1,864	1,864	Linear Feet	Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing)	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
392	392	Linear Feet	Bridge 1 Substructure Replacement														
3920	3920	Square Feet	Bridge 1 Decking Replacement														
25	25	Linear Feet	Bridge 2 Substructure Replacement														
254	254	Square Feet	Bridge 2 Decking Replacement														
25	25	Linear Feet	Bridge 3 Substructure Replacement														
254	254	Square Feet	Bridge 3 Decking Replacement														
201	201	Linear Feet	Bridge 4 Substructure Replacement														
2010	2010	Square Feet	Bridge 4 Decking Replacement														
58	58	Linear Feet	Bridge 5 Substructure Replacement														
580	580	Square Feet	Bridge 5 Decking Replacement														
70	70	Linear Feet	Bridge 6 Substructure Replacement														
700	700	Square Feet	Bridge 6 Decking Replacement														
79	79	Linear Feet	Bridge 7 Substructure Replacement														
790	790	Square Feet	Bridge 7 Decking Replacement														
90	90	Linear Feet	Bridge 8 Substructure Replacement														
895	895	Square Feet	Bridge 8 Decking Replacement														
97	97	Linear Feet	Bridge 9 Substructure Replacement														
970	970	Square Feet	Bridge 9 Decking Replacement														
81	81	Linear Feet	Bridge 10 Substructure Replacement		61,963												

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2024	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	9 FY 2033	
					Useful	Remaining																	
805	805	Square Feet	Bridge 10 Decking Replacement	2035		10			28.00	22,540	22,540	34,699											
487	487	Linear Feet	Bridge 11 Substructure Replacement						500.00	243,500	243,500	0											
4870	4870	Square Feet	Bridge 11 Decking Replacement						28.00	136,360	136,360	0											
199	199	Linear Feet	Bridge 12 Substructure Replacement						500.00	99,500	99,500	0											
1990	1990	Square Feet	Bridge 12 Decking Replacement						28.00	55,720	55,720	0											
60	60	Linear Feet	Bridge 13 Substructure Replacement						500.00	30,000	30,000	0											
600	600	Square Feet	Bridge 13 Decking Replacement						28.00	16,800	16,800	0											
17,500	50,554	Linear Feet	Ponds, Erosion Control, Partial	2029	to 15	4			35	1,769,390	612,500	250,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
			Anticipated Expenditures, By Year									\$12,227,179	255,702	833,494	306,714	318,134	481,830	169,498	592,544	492,979	368,372	826,604	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	10 FY 2034	11 FY 2035	12 FY 2036	13 FY 2037	14 FY 2038	15 FY 2039	16 FY 2040	17 FY 2041	18 FY 2042	19 FY 2043	20 FY 2044	21 FY 2045	22 FY 2046	23 FY 2047
805	805	Square Feet	Bridge 10 Decking Replacement		34,699												
487	487	Linear Feet	Bridge 11 Substructure Replacement														
4870	4870	Square Feet	Bridge 11 Decking Replacement														
199	199	Linear Feet	Bridge 12 Substructure Replacement														
1990	1990	Square Feet	Bridge 12 Decking Replacement														
60	60	Linear Feet	Bridge 13 Substructure Replacement														
600	600	Square Feet	Bridge 13 Decking Replacement														
17,500	50,554	Linear Feet	Ponds, Erosion Control, Partial	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Anticipated Expenditures, By Year				335,981	516,913	478,797	253,270	627,082	261,382	464,503	566,423	627,497	852,966	720,786	422,498	549,449	159,859

RESERVE FUNDING PLAN

Lake Ashton Community Development District Excel - 1-10-25

CASH FLOW ANALYSIS

Lake Ashton

Community Development District

Lake Wales, Florida

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year	361,998	309,127	459,669	661,153	622,568	717,059	800,289	719,826	951,831	760,827	669,134
Recommended Reserve Contributions	349,813	455,901	449,420	496,380	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Additional Assessment											
Total Recommended Reserve Contributions	349,813	455,901	449,420	496,380	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	4,112	18,298	25,254	1,154	1,205	1,364	1,367	1,503	1,540	1,286	1,233
Anticipated Expenditures, By Year	(406,796)	(323,657)	(273,190)	(536,119)	(306,714)	(318,134)	(481,830)	(169,498)	(592,544)	(492,979)	(368,372)
Anticipated Reserves at Year End	<u>\$309,127</u>	<u>\$459,669</u>	<u>\$661,153</u>	<u>\$622,568</u>	<u>\$717,059</u>	<u>\$800,289</u>	<u>\$719,826</u>	<u>\$951,831</u>	<u>\$760,827</u>	<u>\$669,134</u>	<u>\$701,995</u>

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	701,995	276,271	340,845	224,440	145,976	293,101	66,342	205,204	141,012	(25,307)	(52,874)	(306,163)	(427,609)	(250,717)	(200,572)
Recommended Reserve Contributions	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	600,000	600,000	600,000	600,000	600,000	600,000
Additional Assessment															
Total Recommended Reserve Contributions	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	600,000	600,000	600,000	600,000	600,000	600,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	880	555	508	333	395	323	244	311	104	(70)	(323)	(660)	(610)	(406)	(505)
Anticipated Expenditures, By Year	(826,604)	(335,981)	(516,913)	(478,797)	(253,270)	(627,082)	(261,382)	(464,503)	(566,423)	(627,497)	(852,966)	(720,786)	(422,498)	(549,449)	(159,859)
Anticipated Reserves at Year End	<u>\$276,271</u>	<u>\$340,845</u>	<u>\$224,440</u>	<u>\$145,976</u>	<u>\$293,101</u>	<u>\$66,342</u>	<u>\$205,204</u>	<u>\$141,012</u>	<u>(\$25,307)</u>	<u>(\$52,874)</u>	<u>(\$306,163)</u>	<u>(\$427,609)</u>	<u>(\$250,717)</u>	<u>(\$200,572)</u>	<u>(\$360,936)</u>

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

SECTION 2

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	\$17,039	
Project Title	Clubhouse Tennis Court Color Coat	Date Last Event	New Project	
Evaluation Criteria		Proposer #1 Nidy	Proposer #2 Pro Court Surfacing	Proposer #3 Stewart Tennis Courts & Fencing
		\$16,685.00	\$16,800.00	\$20,400.00
Overall price		1 year	1 year	1 year
Warranty on product/service		N/A	N/A	N/A
Shipping costs		Longwood	Lake Mary	Terra Ceia
Company location in relation to Lake Ashton		Waiting on Vendor	End of March	Waiting on Vendor
Time Frame to start project		Waiting on Vendor	Waiting on Vendor	Waiting on Vendor
Time frame to complete project		Previously Used - Great Performance	Never Used - 5 Star Goole Review - 6 Reviews	Never Used - 3 Star Google Review - 16 Reviews
Past performance with customer		No	No	No
LA Times Newsletter Advertiser (other options)		No	No	No
Monday Coffee Vendor				

TENNIS PROPOSAL

Submitted To:

January 6, 2025

Lake Ashton

4141 Ashton Club Dr

Lake Wales, FL 33859

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

Two Courts: \$16,685.00

SCOPE OF WORK:

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

NOTES:

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

CRACKS IN TENNIS COURTS:

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

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

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

WARRANTY:

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

Owner's Name & Billing Address: _____

Job Site's Contact Name & Phone: _____

Authorized Signature

Total Dollar Amount Authorized

Date

Request for Proposal



OWNER INFORMATION

Name Lake Ashton CDD
Address 4141 Ashton Club Drive
City, State ZIP Lake Wales, FL 33859
Phone 863-324-5457
Email mfisher@lakeashtoncdd.com
cwells@lakeashtoncdd.com

CONTRACTOR INFORMATION

Company Pro Court Surfacing LLC
Name Phillip Tannoya
Address 740 Oakland Hills Cir, Suite 200
City, State ZIP Lake Mary, FL 32746
Phone (407) 864-2435
Email procourtsurfacingsales@gmail.com
License Number L19000166664
FIN 84-2200476

Deadline to submit quote 1/14/25

Project Name

Double Tennis Court Color Coating

Scope of Work

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

Estimated Start Date and Length of Time to Complete

With a notice to award on 1/14/25, Pro Court Surfacing, LLC can start this project the week of March 3, 2025 weather permitting.

Shipping Options and Costs (if applicable)

All shipping and tax included in the stated pricing.

Warranty (if applicable)

Pro Court Surfacing LLC provides a warranty against defects in workmanship and materials such as improper application of surfacing materials or defective materials provided by the manufacturer for a period of (1) year from the date of substantial completion. This warranty excludes abuse or neglect of the court surface and any other conditions beyond the control of Pro Court Surfacing LLC such as preexisting drainage issues, sub-base settlement, cracks of any kind, delamination of acrylic surfacing material, water vapor pressure, natural weather phenomenon, etc.

Final Cost of Project

SIXTEEN THOUSAND EIGHT HUNDRED and 00/100 Dollars \$16,800.00

References (please list two recent commercial clients)

Name of Business Playworx Playsets

Doug Howard - (678) 643-1703

Provided resurfacing and equipment installation on multiple athletic court projects.

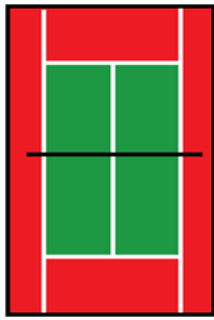
Contact Name & Phone Number

Name of Business

Contact Name & Phone Number

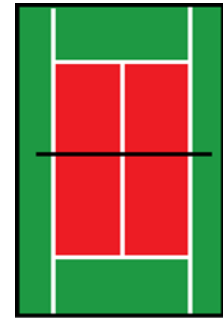
Submitted by (Company Representative)

Date



Stewart Tennis Courts & Fencing, Inc.

PO Box 485 Terra Ceia, FL 34250
Office: 941-746-7718
Fax: 941-746-7116
Toll Free: 1-800-232-3490
Tim.stewarttennis@gmail.com
CBC1252242



Lake Ashton
4141 Ashton Club Drive
Lake Wales, FL 33859
Matt Fisher
863-956-6207
mfisher@lakeashtoncdd.com

Scope of work for 2 Tennis courts.

Surface

Cleaning: Court to be cleaned of all trash, sand, and debris.

Rolling. IF NEEDED. The court will be rolled with a vibratory roller to smooth high spots and help level surface.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day. Any areas holding water will be patched to level.

Cracks: We will hand patch all cracks greater than 1/4". Any damage to courts, STCF will patch these areas.

Coats 1 & 2: Two coats of acrylic resurfacer plus silica sand will be applied to smooth surface of any rough areas.

Coats 3 & 4: Two coats of color to be applied using silica sand, these are the wear and texture courses. Colors can be chosen by Lake Ashton

Playing lines: 2-inch white playing lines will be applied according to USTA standards.

Guarantee: This surface comes with a 1-year guarantee on cracking, lifting, peeling and unusual fading.

STCF will provide new nets and new net posts for the courts.

A 1/3 deposit of **\$6,800.00** will be required upon contract signing.

The remaining balance of **\$13,600.00** will be due upon job completion.

STCF need access to the courts.

Stewart will not be held responsible for damage done to sprinklers, plants, grass and/or sidewalks. However, we can repair them but there will be a charge.

If the weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day or days.

We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$20,400.00.**

All monies due upon completion of each phase. Final pay upon completion of entire job.
Any permits or engineering fees are not included in these prices. If these are required, STCF will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.

Note: The above prices and specifications are subject to change after **30** days.

Authorized Signature _____ Date: _____

SECTION C

Lake Ashton

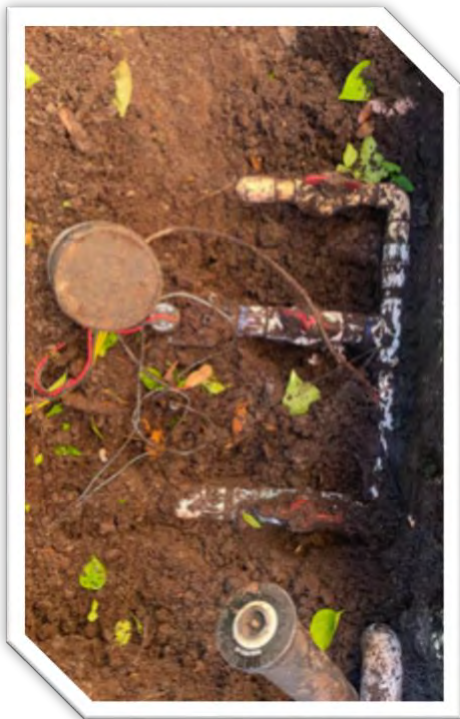
Community Development District



January 21, 2025
Matthew Fisher – Operations Manager

Contracted Services

Landscaping



- + The most recent site visit report is included.
- + River rock touch up to be completed by the end of January.
- + Irrigation inspection is scheduled for January 15th
- + Leaking irrigation water line behind Gate House repaired. Leak adjustment submitted to the City.

Contracted Services

Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics.
- + Biweekly treatments of the storm water ponds are being completed.
- + Conservation area from the boat ramp to the Clubhouse maintenance is completed.
- + Wetland maintenance is completed.

Facility Maintenance

Completed



- ✚ Miller's Central Air replaced the Media Center AC unit.
- ✚ Spies replaced the Spa gas heater.
- ✚ Staff replaced the batteries to the Spa/Pool handicap lift.
- ✚ Kings III emergency phone face plate and phone replaced.
- ✚ Update on broken Verizon Boxes- Staff met with a Frontier employee onsite on 12/26/24 going to each location placing their cone on top on the broken box. The tech said they would order the appropriate boxes and be back on site to replace. This has not happened yet. Staff will continue to follow up until replacement is completed.
- ✚ Clubhouse annual fire inspection completed.

Facility Maintenance Forecaster

- ✚ Replace the garbage disposal in the catering kitchen. Start project the week of 1/20/25.
- ✚ Pressure wash the pavers near the Island green along the Blvd. Also, replace the 4 column light fixtures due to corrosion. Start project the week of 1/20/25.
- ✚ Pressure wash the paver walkway leading to the west parking lot. Start project the week of 1/27/25.

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

Respectfully,

Matthew Fisher

SECTION 1

SECTION (a)

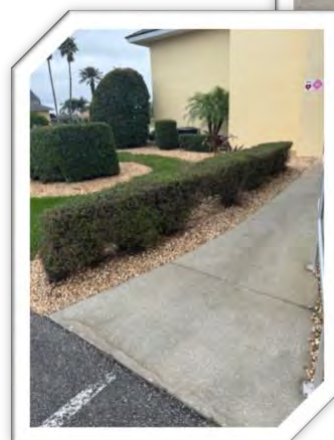
Yellowstone Site Visit Report: 1/13/25

Task	Remarks (Including Specific Areas for improvement)	
<p>Mowing</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.</p> <ul style="list-style-type: none"> When approaching sandy areas around pond disengage blades.
<p>Edging Completed</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report.</p>
<p>String Trimming</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report.</p>
<p>Weed Control Turf/Beds</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Weeds and invasive grass are in several areas of turf. Replacement is needed.</p>
<p>Shrubs/Ground Cover Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.</p> <p>Aberdeen- dead shrubs need to be removed along fence line.</p> <p>Perennial plants replacement is pending at the entrance to the community.</p> <p>Fig vine needs to be removed from the column caps near the Gate House.</p>

<p>Tree Care</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Need to cut back the Oak Tree at the Gate House on both sides. Completed</p>
<p>Litter and Debris</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Litter is being found in bushes.</p>
<p>Pond Maintenance</p>	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.</p> <p>No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.</p>

NOTES

Areas around Pool still need mulch.



Replacement options for this hedge

SECTION 2

SECTION (a)

Applied Aquatic Site Visit Pond Checklist: 1/13/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to report
E2	Good	Yes	Algae treated 1/13/25
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 1/13/25
E5	Good		Grasses continue to be treated
E6	Fair	Yes	Algae present. Treated 1/13/25
E7	Fair		Grass treated 1/13/25
E8	Good		Grass treated 1/13/25
E9	Fair		Grass treated 1/13/25
E10	Good		Nothing to report
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. Treated 1/13/25
GC6	Good	Yes	Algae present
GC7	Fair	Yes	Algae still present in moderate amounts.
GC8	Fair		Eelgrass in the deeper water. Treated
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. Treated 1/13/25

GC20	Good		Nothing to report
GC21	Fair		Nothing to report

LACDD GOLF COURSE PONDS



LACDD PONDS



SECTION VIII

SECTION A

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,452,278	\$ -	\$ -	\$ 1,452,278
Capital Reserve Account	\$ -	\$ -	\$ 2,140	\$ 2,140
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,707	\$ -	\$ -	\$ 1,707
Due from General Fund	\$ -	\$ 166,521	\$ 200,440	\$ 366,961
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 750,278	\$ -	\$ 387,718	\$ 1,137,997
<u>Series 2015</u>				
Reserve	\$ -	\$ 191,375	\$ -	\$ 191,375
Revenue	\$ -	\$ 251,243	\$ -	\$ 251,243
Prepayment 2015-1	\$ -	\$ 4,053	\$ -	\$ 4,053
Prepayment 2015-2	\$ -	\$ 4,567	\$ -	\$ 4,567
Total Assets	\$ 2,264,435	\$ 617,760	\$ 590,298	\$ 3,472,493
Liabilities:				
Accounts Payable	\$ 125,463	\$ -	\$ 37,523	\$ 162,986
Due to Capital Projects	\$ 200,000	\$ -	\$ -	\$ 200,000
Due to Debt Service	\$ 166,961	\$ -	\$ -	\$ 166,961
Due to General Fund	\$ -	\$ -	\$ 1,707	\$ 1,707
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
Total Liabilities	\$ 554,872	\$ -	\$ 39,230	\$ 594,102
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 617,760	\$ -	\$ 617,760
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 551,068	\$ 551,068
Unassigned	\$ 1,709,563	\$ -	\$ -	\$ 1,709,563
Total Fund Balances	\$ 1,709,563	\$ 617,760	\$ 551,068	\$ 2,878,391
Total Liabilities & Fund Balance	\$ 2,264,435	\$ 617,760	\$ 590,298	\$ 3,472,493

SECTION B

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ 500	\$ 125	\$ 6,375	\$ 6,250
Total Revenues	\$ 500	\$ 125	\$ 6,375	\$ 6,250
Expenditures:				
Capital Projects	\$ 312,319	\$ -	\$ -	\$ -
Pavement/Curb Repairs	\$ -	\$ -	\$ 2,900	\$ (2,900)
Restaurant Equipment	\$ -	\$ -	\$ 19,875	\$ (19,875)
Permanent Roofline Lighting	\$ -	\$ -	\$ 28,902	\$ (28,902)
Clubhouse Painting	\$ -	\$ -	\$ 35,185	\$ (35,185)
Seamless Gutters	\$ -	\$ -	\$ 16,400	\$ (16,400)
AED Kits	\$ -	\$ -	\$ 4,232	\$ (4,232)
Stormwater Maintenance	\$ -	\$ -	\$ 8,845	\$ (8,845)
Contingencies	\$ 223,150	\$ 55,788	\$ -	\$ 55,788
Other Current Charges	\$ 650	\$ 163	\$ 121	\$ 42
Total Expenditures	\$ 536,119	\$ 55,950	\$ 116,460	\$ (60,510)
Excess (Deficiency) of Revenues over Expenditures	\$ (535,619)		\$ (110,085)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 496,380	\$ 124,095	\$ -	\$ (124,095)
Total Other Financing Sources (Uses)	\$ 496,380	\$ 124,095	\$ -	\$ (124,095)
Net Change in Fund Balance	\$ (39,239)		\$ (110,085)	
Fund Balance - Beginning	\$ 401,082		\$ 661,153	
Fund Balance - Ending	\$ 361,843		\$ 551,068	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,611	\$ 2,134,218	\$ 2,134,218	\$ -
Rental Income	\$ 40,000	\$ 10,000	\$ 12,050	\$ 2,050
Entertainment Fees	\$ 165,000	\$ 41,250	\$ 30,143	\$ (11,107)
Newsletter Ad Revenue	\$ 95,000	\$ 23,750	\$ 33,269	\$ 9,519
Interest Income	\$ 8,000	\$ 2,000	\$ 278	\$ (1,722)
Restaurant Lease Income	\$ 19,600	\$ 4,900	\$ 2,443	\$ (2,457)
Sponsorship - Advent Health	\$ 8,000	\$ 2,000	\$ -	\$ (2,000)
Miscellaneous Income	\$ 9,000	\$ 2,250	\$ 3,744	\$ 1,494
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 2,660	\$ 2,660
Total Revenues	\$ 2,681,211	\$ 2,220,368	\$ 2,218,805	\$ (1,563)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 900	\$ 2,100
FICA Expense	\$ 918	\$ 230	\$ 69	\$ 161
Engineering	\$ 50,000	\$ 12,500	\$ 17,069	\$ (4,569)
Arbitrage	\$ 600	\$ 150	\$ -	\$ 150
Dissemination	\$ 1,575	\$ 394	\$ 894	\$ (500)
Attorney	\$ 45,000	\$ 11,250	\$ 5,841	\$ 5,409
Annual Audit	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Trustee Fees	\$ 4,310	\$ 1,078	\$ -	\$ 1,078
Management Fees	\$ 69,731	\$ 17,433	\$ 17,433	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 131	\$ -	\$ 131
Accounting System Software	\$ 1,000	\$ 250	\$ 250	\$ 0
Postage	\$ 3,500	\$ 875	\$ 499	\$ 376
Printing & Binding	\$ 500	\$ 125	\$ -	\$ 125
Newsletter Printing	\$ 55,000	\$ 13,750	\$ 13,895	\$ (145)
Marketing	\$ 3,000	\$ 750	\$ -	\$ 750
Rentals & Leases	\$ 4,000	\$ 1,000	\$ 435	\$ 565
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 375	\$ 93	\$ 282
Other Current Charges	\$ 750	\$ 188	\$ 130	\$ 58
Property Taxes	\$ 13,500	\$ 3,375	\$ -	\$ 3,375
Office Supplies	\$ 300	\$ 75	\$ 5	\$ 70
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 361,918	\$ 158,136	\$ 140,927	\$ 17,209

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 521,549	\$ 130,387	\$ 130,387	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 93,109	\$ 88,516	\$ 4,593
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 2,375	\$ 1,018	\$ 1,357
Access Control System	\$ 60,362	\$ 15,091	\$ 16,165	\$ (1,075)
Pest Control	\$ 4,690	\$ 1,173	\$ 645	\$ 528
Telephone/Internet	\$ 8,000	\$ 2,000	\$ 1,831	\$ 169
Electric	\$ 240,000	\$ 60,000	\$ 59,848	\$ 152
Water	\$ 16,000	\$ 4,000	\$ 5,333	\$ (1,333)
Gas-Pool	\$ 25,000	\$ 6,250	\$ 2,426	\$ 3,824
Refuse	\$ 8,000	\$ 2,000	\$ 1,704	\$ 296
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 21,400	\$ 10,602	\$ 10,798
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 750	\$ 658	\$ 92
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 4,250	\$ -	\$ 4,250
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Furniture, Fixtures, Equipment	\$ 10,000	\$ 2,500	\$ 60	\$ 2,440
Repairs and Maintenance-Pool	\$ 15,000	\$ 3,750	\$ 6,961	\$ (3,211)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 1,350	\$ 1,637	\$ (287)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 48,630	\$ 48,630	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 3,750	\$ 3,312	\$ 438
Irrigation Repairs	\$ 8,500	\$ 2,125	\$ 748	\$ 1,377
Lake Maintenance-Contract	\$ 55,237	\$ 13,809	\$ 13,809	\$ 0
Lake Maintenance-Other	\$ 2,000	\$ 500	\$ -	\$ 500
Wetland/Mitigation Maintenance	\$ 46,698	\$ 11,675	\$ -	\$ 11,675
Permits/Inspections	\$ 3,000	\$ 750	\$ -	\$ 750
Office Supplies/Printing/Binding	\$ 5,000	\$ 1,250	\$ 777	\$ 473
Credit Card Processing Fees	\$ 7,500	\$ 1,875	\$ 576	\$ 1,299
Dues & Subscriptions	\$ 9,500	\$ 2,375	\$ 4,429	\$ (2,054)
Decorations	\$ 2,000	\$ 500	\$ -	\$ 500
Special Events	\$ 165,000	\$ 47,045	\$ 47,045	\$ -
Storm Damage	\$ -	\$ -	\$ 8,635	\$ (8,635)
Total Operations & Maintenance	\$ 1,921,492	\$ 486,168	\$ 455,878	\$ 30,290
Total Expenditures	\$ 2,283,409	\$ 644,304	\$ 596,805	\$ 47,500
Excess (Deficiency) of Revenues over Expenditures	\$ 397,801		\$ 1,622,001	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (496,380)	\$ (124,095)	\$ -	\$ 124,095
Total Other Financing Sources/(Uses)	\$ (496,380)	\$ (124,095)	\$ -	\$ 124,095
Net Change in Fund Balance	\$ (98,579)		\$ 1,622,001	
Fund Balance - Beginning	\$ 98,579		\$ 87,562	
Fund Balance - Ending	\$ 0		\$ 1,709,563	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 356,674	\$ 356,674	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 3,214	\$ 3,214
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,481	\$ 3,481
Interest Income	\$ 500	\$ 125	\$ 2,673	\$ 2,548
Total Revenues	\$ 417,371	\$ 356,799	\$ 366,041	\$ 9,243
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 55,625	\$ 55,625	\$ 55,625	\$ -
Interest - 05/01	\$ 55,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ 50,000	\$ 50,000	\$ 100,000	\$ (50,000)
Series 2015-2				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 431,250	\$ 115,625	\$ 165,500	\$ (49,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,879)		\$ 200,541	
Net Change in Fund Balance	\$ (13,879)		\$ 200,541	
Fund Balance - Beginning	\$ 128,342		\$ 417,219	
Fund Balance - Ending	\$ 114,463		\$ 617,760	

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
Revenues:													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,134,218
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,050
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,143
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,269
Interest Income	\$ 84	\$ 0	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,443
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 1,711	\$ 733	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,744
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,660
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 32,997	\$ 614,836	\$ 1,570,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,218,805

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
FICA Expense	\$ -	\$ 34	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,069
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ 631	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 894
Attorney	\$ 175	\$ 3,166	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,841
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,433
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Postage	\$ 80	\$ 274	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,895
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93
Other Current Charges	\$ -	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Office Supplies	\$ 3	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 98,460	\$ 21,517	\$ 20,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,927

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
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,387
Gate/Patrol/Pool Officers	\$ 29,346	\$ 28,632	\$ 30,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,516
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,018
Access Control System	\$ 4,979	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,165
Pest Control	\$ 395	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,831
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,848
Water	\$ 2,452	\$ 1,380	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,333
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,704
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 4,057	\$ 2,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,602
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Repairs and Maintenance-Bowling Lanes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures, Equipment	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,961
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,637
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,630
Landscape Maintenance-Improvements	\$ 1,827	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,312
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 748
Lake Maintenance-Contract	\$ 4,603	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,809
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576
Dues & Subscriptions	\$ 52	\$ 4,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,429
Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 22,960	\$ 4,085	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,045
Storm Damage	\$ 3,138	\$ 5,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,635
Total Operations & Maintenance	\$ 166,402	\$ 140,630	\$ 148,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,878
Total Expenditures	\$ 264,862	\$ 162,148	\$ 169,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 596,805
Excess (Deficiency) of Revenues over Expenditures	\$ (231,865)	\$ 452,688	\$ 1,401,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,622,001
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (231,865)	\$ 452,688	\$ 1,401,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,622,001

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)	(\$100,000.00)
	May 1, 2025 (Mandatory)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,125,000.00

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
Current Bonds Outstanding		\$395,000.00

Total Current Bonds Outstanding	\$2,520,000.00
--	-----------------------

SECTION D

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

January 21, 2025

Date	Check Numbers	Amount
<u>General Fund</u>		
12/10/24	9501-9512	\$202,993.37
12/12/24	9513-9522	\$60,328.63
12/19/24	9523-9526	\$757,050.70
01/08/25	9527-9533	\$50,675.59
01/10/25	9534	\$1,200.00
01/13/25	9535-9563	\$1,106,834.73
General Fund Total		\$2,179,083.02
<u>Capital Projects Fund</u>		
12/10/24	400	\$18,235.00
12/12/24	401-403	\$25,380.20
12/19/24	404-405	\$7,075.00
01/13/25	406-409	\$37,522.60
Capital Projects Fund Total		\$88,212.80

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/10/24	00522	11/20/24	31707389 202411 320-57200-43200 PROPANE 11/24		*	200.77	
		11/26/24	31709616 202411 320-57200-43200 PROPANE 11/24		*	133.73	
				AMERIGAS			334.50 009501
12/10/24	00521	11/03/24	1111443 202411 310-51300-49000 REIMB ETHICS COURSE 2024		*	49.00	
				MICHAEL COSTELLO			49.00 009502
12/10/24	00466	11/27/24	50182 202412 310-51300-42501 LA TIMES NEWSLETTER 12/24		*	4,545.00	
				CUSTOMTRADEPRINTING.COM			4,545.00 009503
12/10/24	00504	11/22/24	105994 202411 320-57200-54500 SVCS 11/24		*	933.66	
		11/22/24	105995 202411 320-57200-54000 SVCS 11/24		*	4,323.67	
				KINCAID ELECTRICAL SERVICES			5,257.33 009504
12/10/24	00429	12/10/24	12102024 202412 300-20700-10200 TRANSFER OF TAX RECEIPTS		*	910.66	
				LAKE ASHTON CDD			910.66 009505
12/10/24	00429	12/10/24	12102024 202412 300-20700-10200 TRANSFER OF TAX RECEIPTS		*	1,372,651.42	
		12/10/24	12102024 202412 300-20700-10200 TRANSFER OF TAX RECEIPTS		V	1,372,651.42-	
				LAKE ASHTON CDD			.00 009506
12/10/24	00538	12/01/24	10160 202412 320-57200-54506 MAINT 12/24		*	172.50	
				PERFORMANCE GOLF CARTS			172.50 009507
12/10/24	00753	12/01/24	10223909 202412 320-57200-45300 SUPPLIES 12/24		*	98.79	
		12/01/24	10223932 202412 320-57200-45300 SUPPLIES 12/24		*	41.25	
				POOL & PATIO CENTER			140.04 009508
12/10/24	00470	11/24/24	112424 202411 320-57200-49400 COFFEE 11/24		*	28.39	
				SHUFFLIN'S SQUARES			28.39 009509
12/10/24	00234	11/25/24	60178680 202411 320-57200-51000 SUPPLES 11/24		*	69.27	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/25/24	60178680	202411 320-57200-54500	SUPPLIES 11/24	*	194.76	
					STAPLES BUSINESS CREDIT			264.03 009510
12/10/24	00780	11/25/24	56305575	202411 320-57200-54500	SUPPLIES 11/24	*	43.01	
		12/02/24	56305619	202412 320-57200-54500	SUPPLIES 12/24	*	43.01	
					VESTIS			86.02 009511
12/10/24	00429	12/10/24	12102024	202412 300-20700-10200	TRANSFER OF TAX RECEIPTS	*	191,205.90	
					LAKE ASHTON CDD			191,205.90 009512
12/12/24	00522	12/04/24	31712979	202412 320-57200-43200	PROPANE 12/24	*	168.31	
					AMERIGAS			168.31 009513
12/12/24	00757	10/09/24	946	202410 320-57200-54500	REPLACE AIR FILTER 10/24	*	720.00	
					CLIMATEGUARD COOLING SERVICES LLC			720.00 009514
12/12/24	00621	11/21/24	1021432	202411 320-57200-54501	SVCS 11/24	*	250.00	
					COUNTRY BOY PEST CONTROL			250.00 009515
12/12/24	00003	12/03/24	87000538	202411 310-51300-42000	DELIVERY THRU 11/27/24	*	75.11	
					FEDEX			75.11 009516
12/12/24	00750	12/05/24	30883	202412 320-57200-54500	SUPPLIES 12/24	*	346.85	
					JANITORIAL SUPERSTORE INC			346.85 009517
12/12/24	00164	12/09/24	133016	202411 310-51300-31500	SVCS 11/24	*	3,166.31	
					LATHAM, LUNA, EDEN & BEAUDINE,LLP			3,166.31 009518
12/12/24	00696	9/30/24	11893113	202409 320-57200-34504	EXPENSES 09/24	*	4,979.00	
		11/30/24	11967899	202411 320-57200-34501	EXPENSES 11/24	*	28,631.96	
		11/30/24	11967899	202411 320-57200-34504	EXPENSES 11/24	*	5,593.18	
					SECURITAS SECURITY SERVICES USA,INC			39,204.14 009519

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/24	00780	12/09/24 56305663	202412 320-57200-54500	SUPPLIES 12/24 VESTIS	*	43.01	43.01 009520
12/12/24	00430	11/13/24 50321063	202412 310-51300-42502	COPIER LEASE 12/24 WELLS FARGO VENDOR FINANCIAL SVCS	*	144.90	144.90 009521
12/12/24	00445	12/01/24 808919	202412 320-57200-46200	LANDSCAPE MAINT 12/24 YELLOWSTONE LANDSCAPE	*	16,210.00	16,210.00 009522
12/19/24	00003	12/10/24 87065353	202412 310-51300-42000	DELIVERY THRU 12/03/24 FEDEX	*	41.06	41.06 009523
12/19/24	00215	12/01/24 471	202412 310-51300-34000	MGMT FEE 12/24	*	5,810.92	
		12/01/24 471	202412 310-51300-35100	INFO TECH 12/24	*	83.33	
		12/01/24 471	202412 310-51300-31300	DISSEMINATION AGENT SVCS	*	131.23	
		12/01/24 471	202412 310-51300-51000	OFFICE SUPPLIES 12/24	*	2.50	
				GMS-CENTRAL FLORIDA, LLC			6,027.98 009524
12/19/24	00038	12/19/24 12192024	202412 300-15100-10000	TRANSFER EXCESS FUNDS STATE BOARD OF ADMINISTRATION	*	750,000.00	750,000.00 009525
12/19/24	00430	12/03/24 1928-112	202411 320-57200-52000	SVCS 11/24 WELLS FARGO VENDOR FINANCIAL SVCS	*	981.66	981.66 009526
1/08/25	00695	12/21/24 16744750	202501 320-57200-41000	SVCS 01/25 CHARTER COMMUNICATIONS	*	470.46	470.46 009527
1/08/25	00772	12/16/24 20735-12	202412 320-57200-43100	SVCS 12/24	*	697.32	
		12/16/24 20740-12	202412 320-57200-43100	SVCS 12/24 CITY OF LAKE WALES	*	683.06	1,380.38 009528
1/08/25	00741	1/01/25 23	202501 320-57200-34000	AMENITY MGMT 01/25	*	43,462.42	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	23	202501	320-57200-49400						REFRESHMENTS FOR VOLUNTER	*	54.39		
									COMMUNITY ASSOCIATIONS AND			43,516.81	009529
1/08/25	00003	12/17/24	87133383	202412	310-51300-42000				DELIVERY THRU 12/10/24	*	46.08		
									FEDEX			46.08	009530
1/08/25	00781	12/09/24	10786509	202412	310-51300-48000				LEGAL ADS #10786509	*	92.96		
									GANNETT FLORIDA LOCALIQ			92.96	009531
1/08/25	00759	1/06/25	010624	202501	320-57200-54502				DEPOSIT FOR FENCE REPAIR	*	2,300.00		
									R & S FENCE LLC			2,300.00	009532
1/08/25	00796	1/03/25	1124	202411	320-57200-49400				EVENT 11/24	*	2,868.90		
									JAMES W. STAFFORD			2,868.90	009533
1/10/25	00748	1/10/25	1780	202501	320-57200-54520				FIRE SUPPRESSION REPAIR	*	1,200.00		
									RIDGE FIRE LLC			1,200.00	009534
1/13/25	00793	1/17/25	011725	202501	320-57200-49400				MAGIC & MENTALISM SHOW	*	1,600.00		
									THE ALANS LIVE LLC			1,600.00	009535
1/13/25	00429	1/13/25	011325	202501	300-20700-10200				TXFER TAX RCPTS TO 2015	*	356,673.55		
		1/13/25	011325	202501	300-20700-10200				TXFER TAX RCPTS TO 2015	V	356,673.55-		
									LAKE ASHTON CDD			.00	009536
1/13/25	00631	1/01/25	1916560	202412	310-51300-31100				SERVICE THRU 12/31/2024	*	7,008.19		
									RAYL ENGINEERING & SURVEYING, LLC			7,008.19	009537
1/13/25	00038	1/13/25	01132025	202501	300-15100-10000				TXFER EXCESS FUNDS TO SBA	*	350,000.00		
									STATE BOARD OF ADMINISTRATION			350,000.00	009538
1/13/25	00038	1/13/25	011325	202501	300-58100-10000				TXFER FY25 TO CAP RESERVE	*	496,380.00		
		1/13/25	011325	202501	600-15100-10000				TXFER FY25 TO CAP RESERVE	*	496,380.00		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/25		011325	202501	600-20700-10000					STATE BOARD OF ADMINISTRATION	*	496,380.00-	496,380.00	009539
									TXFER FY25 TO CAP RESERVE				
1/13/25	00061	12/13/24	DEC-24	202412	320-57200-43000				TECO-ACH	*	19,204.83	19,204.83	009540
									SERVICE THRU 12/13/2024				
1/13/25	00063	2/06/25	020625	202502	320-57200-49400				WILLIAM CLARE ENTERTAINMENT	*	14,800.00	14,800.00	009541
									YOUNG GUNS-FINAL PAYMENT				
1/13/25	00429	1/13/25	011325	202501	300-20700-10200				LAKE ASHTON CDD	*	165,467.65	165,467.65	009542
									TXFER TAX RCPTS TO 2015				
1/13/25	00786	12/23/24	000282	202412	320-57200-54500				ACG BUSINESS SERVICES	*	200.00	200.00	009543
									BUSINESS SERVICE SUPPORT				
1/13/25	00347	11/05/24	16877	202411	320-57200-54500				ACTION SIGNS & ADV. SPECIALTIES	*	375.00	375.00	009544
									PET PLAY 2' X 3' SIGN				
1/13/25	00100	1/09/25	6239	202501	320-57200-54500				BOCK & HOEFT, INC.	*	1,800.00	1,800.00	009545
									EXT. WOOD DOORS				
1/13/25	00757	12/11/24	979	202412	320-57200-54500				CLIMATEGUARD COOLING SERVICES LLC	*	159.00	159.00	009546
									ICE MACHINE CLEANING				
		12/18/24	1005	202412	320-57200-54500					*	154.00	154.00	
									CLOGGED DRAIN LINE				
1/13/25	00214	12/23/24	AR125034	202412	320-57200-51000				DEX IMAGING	*	394.18	394.18	009547
									COPIER OVERAGE				
1/13/25	00768	11/07/24	29408	202411	320-57200-54510				FITNESS MACHINE TECHNICIANS	*	220.00	220.00	009548
									COMMERCIAL SVC. AGREEMENT				
1/13/25	00067	12/16/24	5633782	202412	320-57200-34500				THE HARTLINE ALARM COMPANY, INC.	*	232.84	232.84	009549
									MONITOR MODULE				
		12/27/24	5763298	202412	320-57200-34500					*	590.00	590.00	
									ANNUAL INSPECTION				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/25	00498	11/08/24 56581	202411 320-57200-54502	HURRICANE REPAIRS	*	5,497.00		
		11/20/24 56609	202411 320-57200-54500	SHUFFLEBOARD ROOF	*	200.00		
							JURIN ROOFING SERVICES, INC	5,697.00 009550
1/13/25	00512	12/01/24 2879094	202412 320-57200-41000	POOL PHONES-DEC 2024	*	65.00		
							KINGS III OF AMERICA, INC.	65.00 009551
1/13/25	00429	1/13/25 01132025	202501 300-20700-10200	TRANSFER TAX RECEIPTS	*	1,053.44		
							LAKE ASHTON CDD	1,053.44 009552
1/13/25	00538	12/20/24 367047	202412 320-57200-54506	WINDSHIELD/ENCLOSURE	*	230.95		
		1/06/25 10162	202501 320-57200-54506	JAN 25 MAINTENANCE	*	345.00		
							PERFORMANCE GOLF CARTS	575.95 009553
1/13/25	00753	12/03/24 10223959	202412 320-57200-45300	POOL CHEMICALS	*	265.02		
							POOL & PATIO CENTER	265.02 009554
1/13/25	00345	12/23/24 22550	202412 320-57200-54500	INSTALL FUNCTION LEVEL	*	238.98		
							PRECISION SAFE & LOCK, LLC	238.98 009555
1/13/25	00696	12/31/24 12001421	202412 320-57200-34501	SECURITY SVC-DEC 2024	*	30,537.81		
		12/31/24 12001421	202412 320-57200-34504	SECURITY SVC-DEC 2024	*	5,593.18		
							SECURITAS SECURITY SERVICES USA, INC	36,130.99 009556
1/13/25	00470	1/07/25 010725	202501 320-57200-49400	COFFEE REGULAR, 40.3 OZ	*	29.96		
							SHUFFLIN'S SQUARES	29.96 009557
1/13/25	00681	12/11/24 540280	202412 320-57200-54500	USA FLAGS/POW MIA FLAGS	*	189.85		
							NEIL SMITH	189.85 009558
1/13/25	00238	12/12/24 313010	202412 320-57200-45300	CELAPERL 25 LB	*	296.95		
		1/01/25 313350	202501 320-57200-45300	BULK BLEACH/SULFURIC ACID	*	1,669.95		
							SPIES POOL, LLC	1,966.90 009559

				LAKA LAKE ASHTON			SHENNING	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/25	00234	12/25/24	60201815 202412 320-57200-54500	2PLY CENTERPULL TOWELS	*	194.76		
		12/25/24	60201815 202412 320-57200-54500	2PLY CENTERPULL TOWLE	*	32.46		
		12/25/24	60201815 202412 320-57200-51000	COPY PAPER	*	49.79		
							STAPLES BUSINESS CREDIT	277.01 009560
1/13/25	00780	12/16/24	56305707 202412 320-57200-54500	12/16/24 SERVICE	*	43.01		
		12/23/24	56305750 202412 320-57200-54500	12/23/24 SERVICE	*	43.01		
		12/30/24	56305793 202412 320-57200-54500	12/30/24 SERVICE	*	43.01		
							VESTIS	129.03 009561
1/13/25	00430	12/14/24	50325012 202501 310-51300-42502	COPIER LEASE	*	144.90		
							WELLS FARGO VENDOR FINANCIAL SVCS	144.90 009562
1/13/25	00445	12/06/24	819496 202412 320-57200-46201	REMOVE SHELL FROM BED	*	1,485.01		
							YELLOWSTONE LANDSCAPE	1,485.01 009563
						TOTAL FOR BANK A	2,179,083.02	
						TOTAL FOR REGISTER	2,179,083.02	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/24	00124	11/26/24	112624	202412	600	53800	65000		REPLACE EQUIPMENT 12/24 COMMERCIAL SERVICE COMPANY	*	18,235.00	18,235.00	000400
12/12/24	00125	12/02/24	4187	202412	600	53800	68013		SUPPLIES 12/24 AED ONE-STOP SHOP	*	4,231.80	4,231.80	000401
12/12/24	00124	12/07/24	120724	202412	600	53800	65000		REPLACE EQUIPMENT 12/24 COMMERCIAL SERVICE COMPANY	*	1,640.00	1,640.00	000402
12/12/24	00122	12/04/24	3088	202412	600	53800	68010		HOLIDAY LIGHTS 12/24 RADIANT ROOFLINES	*	19,508.40	19,508.40	000403
12/19/24	00011	12/11/24	6234	202412	600	53800	68011		SVCS 12/24 BOCK & HOEFT	*	3,685.00	3,685.00	000404
12/19/24	00011	12/09/24	6233	202412	600	53800	68011		SVCS 12/24 BOCK & HOEFT	*	3,390.00	3,390.00	000405
1/13/25	00011	12/09/24	6232	202412	600	53800	68011		EXT PAINTING OF CH BOCK & HOEFT	*	23,610.00	23,610.00	000406
1/13/25	00126	12/18/24	4792	202412	600	53800	60007		SUBSOIL INVESTIGATION CARTER GEOTECHNICAL, LLC	*	2,900.00	2,900.00	000407
1/13/25	00127	10/28/24	2662	202410	600	53800	60003		4081 DUNMORE-VAC TRUCK JNS ENVIRONMENTAL	*	8,845.00	8,845.00	000408
1/13/25	00122	12/04/24	3088	202412	600	53800	68010		BALANCE-ROOFLINE LIGHTS RADIANT ROOFLINES	*	2,167.60	2,167.60	000409
TOTAL FOR BANK B											88,212.80		
TOTAL FOR REGISTER											88,212.80		

LAKA LAKE ASHTON SHENNING

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2025

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,512,482.00	\$429,537.06	\$2,942,019.06
								.36300.10100 General Fund 85%	025.36300.10000 21A Debt Svc Fund 15%	Total 100%
11/13/24	10/21/24-10/21/24	\$ 25,061.35	\$ 3,914.43	\$ 1,320.38	\$ 205.51	\$ 549.00	\$ 26,900.89	\$ 23,266.15	\$ 3,634.74	\$ 26,900.89
11/15/24	10/01/24-10/31/24	\$ 5,138.00	\$ 1,028.98	\$ 205.52	\$ 41.16	\$ 118.41	\$ 5,801.89	\$ 4,833.83	\$ 968.06	\$ 5,801.89
11/19/24	11/01/24-11/07/24	\$ 241,486.00	\$ 31,442.87	\$ 9,659.37	\$ 1,257.70	\$ 5,240.24	\$ 256,771.56	\$ 227,190.10	\$ 29,581.47	\$ 256,771.56
11/26/24	11/08/24-11/15/24	\$ 349,384.00	\$ 44,237.40	\$ 13,975.57	\$ 1,769.41	\$ 7,557.53	\$ 370,318.89	\$ 328,700.26	\$ 41,618.63	\$ 370,318.89
12/09/24	11/16/24-11/26/24	\$ 745,010.00	\$ 122,664.61	\$ 29,800.37	\$ 4,906.45	\$ 16,659.36	\$ 816,308.43	\$ 700,905.44	\$ 115,403.00	\$ 816,308.43
12/20/24	11/27/24-11/30/24	\$ 709,709.71	\$ 132,629.85	\$ 28,381.99	\$ 5,302.16	\$ 16,173.11	\$ 792,482.30	\$ 667,701.17	\$ 124,781.14	\$ 792,482.30
12/28/24	12/01/24-12/15/24	\$ 192,667.69	\$ 43,150.37	\$ 7,340.50	\$ 1,633.52	\$ 4,536.88	\$ 222,307.16	\$ 181,620.65	\$ 40,686.51	\$ 222,307.16
		\$ 2,268,456.75	\$ 379,068.51	\$ 90,683.70	\$ 15,115.91	\$ 50,834.51	\$ 2,490,891.14	\$ 2,134,217.59	\$ 356,673.55	\$ 2,490,891.14

Gross Percent Collecte	89.99%
Balance Due	\$294,493.80